

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

Page 1 of 3

VARIOUS Districts

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

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

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

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

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

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

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VARIOUS Districts

NON-CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Collin	FM 545	7	1012-02-031	24
Collin	FM 545	5	1012-02-031	3
Collin	FM 545	6	1012-02-031	6
Dallas	SH 78	3	0009-02-056	2
Denton	FM 2181	11	2054-02-018	108
Denton	FM 2181	1	2054-02-018	9
Denton	FM 2181	10	2054-02-018	82
Denton	FM 2181	9	2054-02-018	81
Denton	FM 2181	8	2054-02-018	78
Denton	FM 423	2	1567-02-030	81
Montgomery	FM 1774	12	1400-04-026	206
Tarrant	SH 26	4	0363-01-123	15A

CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Angelina	SL 287	U	2553-01-102	2
Gregg	SL 281	R	1763-03-039	12
McLennan	IH 35	K	0014-08-082	47, 47AC
McLennan	IH 35	H	0014-08-082	13
McLennan	IH 35	G	0014-08-082	65, 65AC
McLennan	IH 35	M	0014-08-082	64
McLennan	IH 35	I	0014-08-082	39
McLennan	IH 35	BB	0014-08-082	38, 38E, 38AC
Montgomery	IH 45	AA	0675-08-092	1
Tarrant	IH 820	J	0008-14-093	40
Tarrant	IH 820	F	0008-14-093	118
Tarrant	IH 820	E	0008-14-093	105
Tarrant	IH 820	Q	0008-14-093	120
Tarrant	IH 820	D	0008-14-093	17
Tarrant	IH 820	V	0008-14-093	152
Tarrant	IH 820	W	0008-14-093	110
Tarrant	IH 820	S	0008-14-093	117
Tarrant	SH 121	O	0364-01-119	599
Tarrant	SH 121	C	0364-01-119	623
Tarrant	SH 121	B	0364-01-119	604
Tarrant	SH 121	A	0364-01-119	552
Tarrant	SH 121	N	0364-01-119	591
Tarrant	SH 121	X	0364-01-119	503
Tarrant	SH 121	Y	0364-01-119	558
Tarrant	SH 121	Z	0364-01-119	559
Tarrant	SH 183	L	0364-05-038	660
Tarrant	SH 183	T	0364-05-038	633
Tarrant	SH 183	P	0364-05-038	648

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

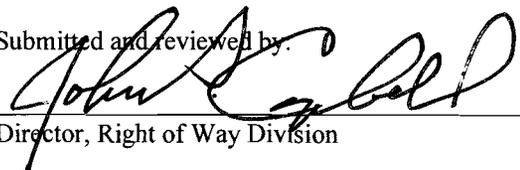
Page 3 of 3

VARIOUS Districts

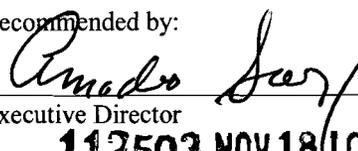
CONTROLLED ACCESS

<u>COUNTY</u>	<u>HIGHWAY</u>	<u>EXHIBIT</u>	<u>ROW CSJ NO.</u>	<u>PARCEL</u>
Tarrant	SH 121	CC	0364-01-119	611
Tarrant	SH 183	DD	0364-05-038	652
Tarrant	SH 121	EE	0364-01-119	608
Tarrant	SH 121	FF	0364-01-119	622

Submitted and reviewed by:

  
\_\_\_\_\_  
Director, Right of Way Division

Recommended by:

  
\_\_\_\_\_  
Executive Director

**112503 NOV 18 10**

Minute  
Number

Date  
Passed

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

Page 1 of 3  
Date: March 17, 2008

Description for Parcel 9

BEING, 200 square feet of land, more or less, in the Steven A. Venters Survey, Abstract No. 1315, City of Denton, Denton County, Texas, and being portion of a tract of land conveyed by deed to Lanny J. Groves and Jason White, as recorded in Document Number 2001-66813 of the Deed Records of Denton County, Texas (D.R.D.C.T), also being a portion of Lot 1, Block E, of Hickory Creek Ranch, an addition to Denton County, Texas, recorded in Cabinet P, Page 165, Plat Records Denton County, Texas, (P.R.D.C.T.), said 200 square feet of land being more particularly described as follows:

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

THENCE, North 89 degrees 47 minutes 50 seconds East along the south line of said Lot 1, a distance of 77.22 feet to a 5/8 inch iron rod set with TxDOT aluminum cap at the southeast corner of said Lot 1, and being on the existing westerly right-of-way line of Farm to Market Road 2181, as established by a 20.0 foot wide right-of-way dedication, by said Hickory Creek Ranch addition; \*\*

THENCE, North 01 degrees 01 minutes 39 seconds West along the east line of said Lot 1 and existing westerly right-of-way line of Farm to Market Road 2181, a distance of 93.81 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new westerly right-of-way line of Farm to Market Road 2181, and being the POINT OF BEGINNING having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7102257.31, and East 2395702.72; \*\*

- 1) THENCE, departing the existing westerly right-of-way line of Farm to Market Road 2181, North 45 degrees 28 minutes 24 seconds West along the new westerly right-of-way line of Farm to Market Road 2181, a distance of 28.56 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the north right-of-way line of said Lot 1, same being the south right-of-way line of Thicket Trail, a variable width right-of-way, as established by said Hickory Creek Ranch addition;\*\*
- 2) THENCE, South 89 degree 55 minutes 09 seconds East along the north line of said Lot 1 and the south right-of-way line of Thicket Trail, a distance of 20.00 feet to a point for corner on the existing westerly right-of-way line of Farm to Market Road 2181;

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

Page 2 of 3  
Date: March 17, 2008

Description for Parcel 9

- 3) THENCE, South 01 degree 01 minutes 39 seconds East along the east line of said Lot 1 and the existing westerly right-of-way line of Farm to Market Road 2181, a distance of 20.00 feet to the POINT OF BEGINNING and containing 200 square feet (0.0046 acres) of land, more or less.

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

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

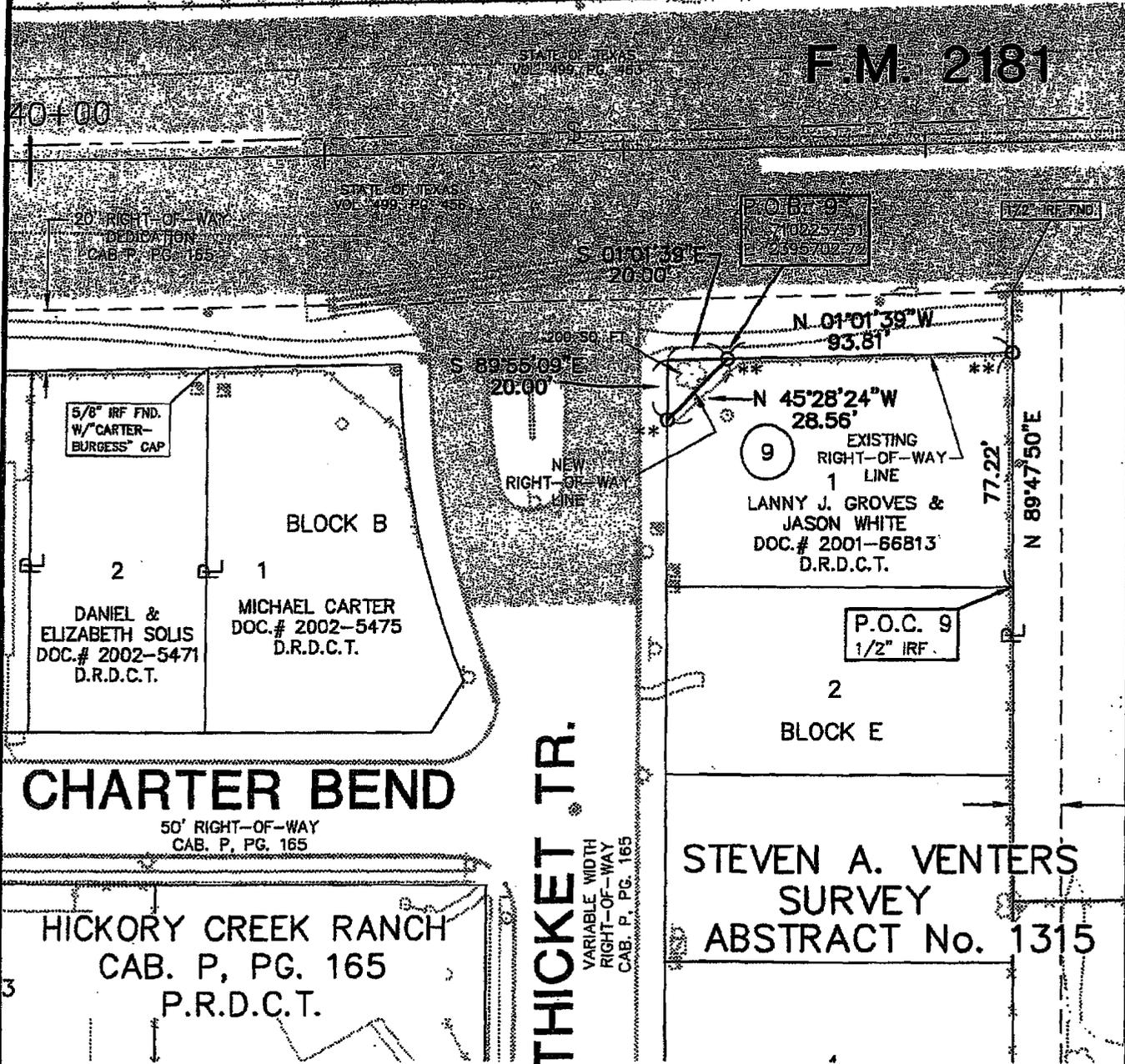
For: Huitt-Zollars, Inc.

*D. Rex Winchester 3/24/2008*

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



F.M. 2181



**LEGEND**

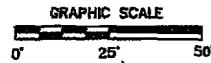
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- D.R.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS
- P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
- IRF = IRON ROD FOUND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

A PLAT OF A SURVEY  
OF PARCEL 9 FOR  
FARM TO MARKET ROAD 2181  
A 200 SQ. FT., [0.0046 AC.]  
TRACT OF LAND IN THE  
STEVEN A. VENTERS SURVEY  
ABSTRACT NO. 1315  
CITY OF DENTON  
DENTON COUNTY, TEXAS  
MARCH 17, 2008

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, NORTH CENTRAL ZONE (4202). ALL COORDINATES SHOWN HEREON ARE SURFACE COORDINATES USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.000157199. CALCULATIONS WERE MADE UTILIZING GPS OBSERVATIONS HOLDING NGS MONUMENTS DYO B (PID AB5965) AND ARLINGTON RRP (PID CS3400) IN JUNE OF 1999. THIS BEARING BASIS DIFFERS FROM THE CURRENT DALLAS DISTRICT TEXAS DEPARTMENT OF TRANSPORTATION RTK VRS NETWORK BY 00 DEGREES 00 MINUTES 15 SECONDS (COUNTERCLOCKWISE). (EXAMPLE - PROJECT DATUM - NORTH 12 DEGREES 08 MINUTES 33 SECONDS WEST) = TxDOT RTK - NORTH 12 DEGREES 08 MINUTES 17 SECONDS WEST.

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

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



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

Page 1 of 3  
February 20, 2008

**Description for Parcel 81**

Being a 9,307 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 5, Block 1 of the Colony Plaza Addition, recorded in Cabinet L, Slide 388 of the Plat Records of Denton County, Texas, and conveyed to TSCA-223 Limited Partnership, recorded in County Clerk's File No. 05-39240 of the Deed Records of Denton County, Texas. Said 9,307 square foot tract being more particularly described by metes and bounds as follows:

**COMMENCING** at Texas Department of Transportation Highway Monument 423-01A found in the existing right-of-way of Farm to Market (F.M.) No. 423 (A variable width right-of-way);

THENCE South 42 degrees 49 Minutes 49 Seconds East, over and across said F.M. No. 423, a distance of 228.24 feet to a point for the southwest corner of said Lot 5, being a common north corner of Lot 4 of said Colony Plaza Addition, and being on the easterly right-of-way line of F.M. No. 423, as conveyed by right-of-way dedication recorded in Cabinet L, Slide 388, of the Plat Records of Denton County, Texas, and being the **POINT OF BEGINNING**;

- (1) THENCE North 29 Degrees 04 Minutes 20 Seconds West, along the west line of said Lot 5, and the easterly right-of-way line of F.M. No. 423, a distance of 416.18 feet to a point for the northwest corner of said Lot 5;
- (2) THENCE North 60 degrees 55 Minutes 40 Seconds East, along the north line of said Lot 5, and along the common south line of lot 6 of said Colony Plaza Addition, a distance of 24.58 feet to a 5/8 inch iron rod with an aluminum cap stamped "TxDOT" set\*\* for corner;

THENCE departing said common line, over and across said Lot 5, the following courses and distances:

- (3) THENCE South 29 Degrees 00 Minutes 12 Seconds East, a distance of 107.34 feet to an "X" cut " set\*\* for corner;
- (4) THENCE South 24 Degrees 25 Minutes 45 Seconds East, a distance of 16.80 feet to an "X" Cut set for corner;
- (5) THENCE South 27 Degrees 51 Minutes 27 Seconds East, a distance of 83.02 feet to a 5/8 inch iron rod with an aluminum cap stamped "TxDOT" set\*\* for corner;

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

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February 20, 2008

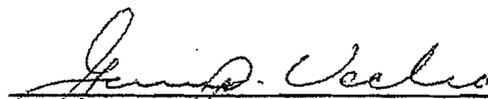
**Description for Parcel 81**

- (6) THENCE South 29 Degrees 00 Minutes 12 Seconds East, a distance of 209.09 feet to an "X" Cut set for corner on the south line of said Lot 5, and the common north line of said Lot 4;
- (7) THENCE South 60 Degrees 55 Minutes 40 Seconds West, along the south line of said Lot 5, and the north line of said Lot 4, a distance of 21.08 feet to the **POINT OF BEGINNING** and containing 9,307 square feet of land, more or less.

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

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

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



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

February 20, 2008





County: Dallas  
Road: State Highway 78 (Garland Road)  
From 500' North of Loop 12 (Buckner Blvd.) to Spur 244 (Northwest Highway)  
R.O.W. CSJ: 0009-02-056

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October 8, 2008

Description for Parcel 2

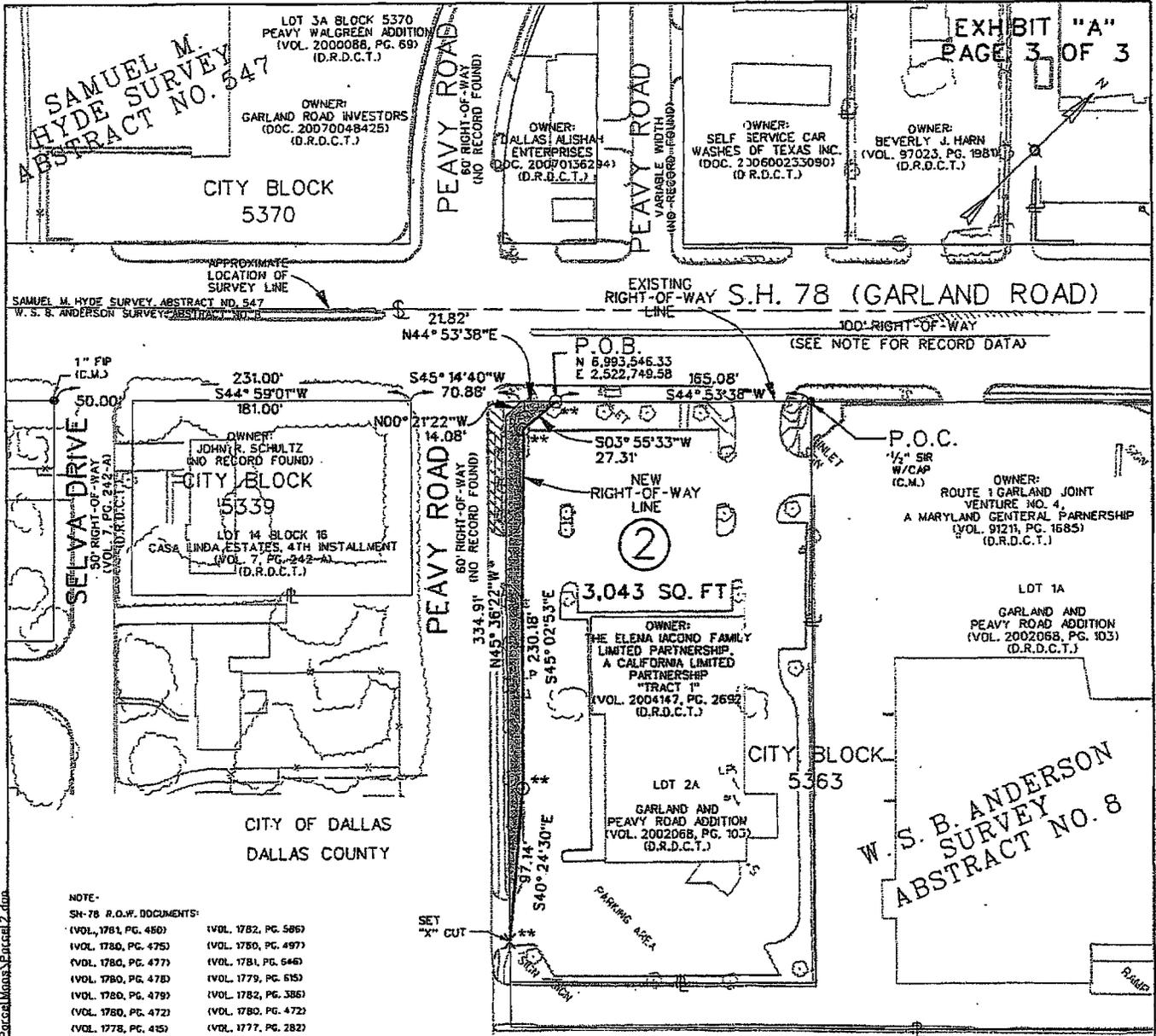
BEING a 3,043 square foot tract of land in the W. S. B. Anderson Survey, Abstract No. 8, City of Dallas, Dallas County, Texas, and being located in City Block 5363, and being a portion of a tract of land described as "Tract 1" in Special Warranty Deed to The Elena Iacono Family Limited Partnership, a California Limited Partnership, dated July 30, 2004, as recorded in Volume 2004147, Page 2692, of the Deed Records of Dallas County, Texas, (D.R.D.C.T.), said tract also being part of Lot 2A of Garland and Peavy Road Addition, an addition to the City of Dallas, as recorded in Volume 2002068, Page 103, D.R.D.C.T., said 3,043 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with a red plastic cap stamped "DAL-TECH" set for the most northerly corner of said Tract 1, and being the most westerly corner of a tract of land described in Special Warranty Deed to Route 1 Garland Joint Venture No. 4, a Maryland General Partnership, dated October 28, 1991, as recorded in Volume 91211, Page 1685, D.R.D.C.T., said point being on the southeast right-of-way line of State Highway 78, also known as Garland Road (100 feet wide);

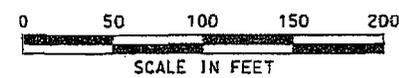
THENCE South 44 degrees 53 minutes 38 seconds West, along the common line between the northwest line of said Tract 1, and the southeast right-of-way line of said State Highway 78, a distance of 165.08 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the POINT OF BEGINNING (surface coordinate of N 6,993,546.33, E 2,522,749.58);\*\*

- 1) THENCE South 03 degrees 55 minutes 33 seconds West, departing said common line and crossing said Tract 1, a distance of 27.31 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point;\*\*
- 2) THENCE South 45 degrees 02 minutes 53 seconds East, continuing across said Tract 1, a distance of 230.18 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point;\*\*
- 3) THENCE South 40 degrees 24 minutes 30 seconds East, continuing across said Tract 1, a distance of 97.14 feet to an "X" cut in concrete set on the common line between the southwest line of said Tract 1, and the northeast right-of-way line of Peavy Road (60 feet wide);\*\*
- 4) THENCE North 45 degrees 36 minutes 22 seconds West, along said common line, a distance of 334.91 feet to the most southerly west corner of said Tract 1, and the most southerly corner of a 10 foot by 10 foot corner-clip at the intersection of the northeast right-of-way line of said Peavy Road with the southeast right-of-way line of said State Highway 78;





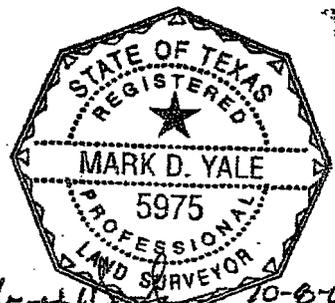
- NOTE -  
SH-78 R.O.W. DOCUMENTS:
- |                      |                      |
|----------------------|----------------------|
| (VOL. 1781, PG. 480) | (VOL. 1782, PG. 586) |
| (VOL. 1780, PG. 475) | (VOL. 1780, PG. 497) |
| (VOL. 1780, PG. 477) | (VOL. 1781, PG. 646) |
| (VOL. 1780, PG. 478) | (VOL. 1779, PG. 613) |
| (VOL. 1780, PG. 479) | (VOL. 1782, PG. 386) |
| (VOL. 1780, PG. 472) | (VOL. 1780, PG. 472) |
| (VOL. 1778, PG. 415) | (VOL. 1777, PG. 282) |
| (VOL. 1782, PG. 586) | (VOL. 1777, PG. 283) |
| (VOL. 1778, PG. 372) | (VOL. 1779, PG. 610) |
| (VOL. 1778, PG. 374) | (VOL. 1778, PG. 406) |
| (VOL. 1778, PG. 47*) |                      |



**A PLAT OF A SURVEY OF  
PARCEL 2  
STATE HIGHWAY 78 (GARLAND RD.)  
FROM 500' NORTH  
OF LOOP 12 (BUCKNER BLVD.) TO  
SPUR 244 (NORTHWEST HIGHWAY)  
RIGHT-OF-WAY CSJ: 0009-02-056  
3,043 SQ. FT. [0.0699 AC.]  
TRACT OF LAND IN THE  
W. S. B. ANDERSON SURVEY  
ABSTRACT NUMBER 8  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS**

BEARINGS ARE ON THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, ACCORDING TO MEASUREMENTS BASED ON TxDOT VRS NETWORK. A SCALE FACTOR OF 1.00020107 WAS USED.

\*\* 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.



Mark D. Yale, R.P.L.S. No. 5975 DATE  
ROW CSJ: 0009-02-056

10/31/2008 2:52:55 PM 01/07/18 TxDOT Work Order No. 4 SH 78 - Garland\_RdStreets\Parcel\Parcel2.dwg

Parcel 15A  
State Highway 26  
CSJ: 0363-01-123  
12-29-05  
Exhibit A, Page 1 of 3

Being 1,301 square feet of land, more or less, a portion of Lot 2, Block 2 of the Andy Felps Addition to the City of Colleyville, Tarrant County, Texas, as recorded in Volume 388Z, Page 109, of the Plat Records, Tarrant County, Texas, which was conveyed to Raw, Inc. by deed dated August 18, 2001 and recorded in Volume 15085, Page 64, of the Deed Records, Tarrant County, Texas, Which 1,301 square feet of land, more or less, are more particularly described as follows;

BEGINNING at a 5/8-inch smooth iron rod with an aluminum cap stamped "Tx D.O.T." set at the intersection of the proposed southeasterly right-of-way line of State Highway 26 and the southwesterly line of said Lot 2, same being the northeasterly line of Lot 1, of said Block 2, said iron being North 44°44'14"West, a distance of 287.28 feet from the south corner of said Lot 2, said beginning iron also being 64.00 feet southeast of and at right angles to the proposed centerline survey station 89+40.07 of said State Highway 26(\*\*);

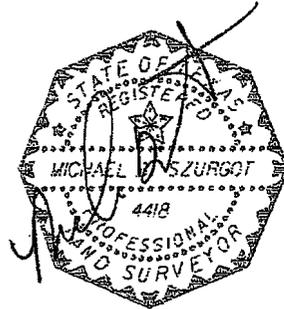
- (1) THENCE North 44°44'14"West, along said common line, at a distance of 11.84 feet passing a 60D nail found and continuing in all a distance of 13.26 feet to the west corner of said Lot 2, same being the north corner of said Lot 1, also being in the existing southeasterly right-of-way line of said State Highway 26;
- (2) THENCE North 45°00'51"East along said existing southeasterly right-of-way line of said State Highway 26, a distance of 100.00 feet to the north corner of said Lot 2, same being the west corner of Lot 3, of said Block 2;
- (3) THENCE South 44°50'36"East, along the northeasterly line of said Lot 2, same being the southwesterly line of said Lot 3, at a distance of 1.29 feet passing a ½ inch iron rod found and continuing in all a distance of 12.76 feet, to a 5/8 inch smooth iron rod with aluminum cap stamped "Tx D.O.T" set at the said proposed southeasterly right-of-way line of State Highway 26;
- (4) THENCE South 44°43'44"West, along said proposed southeasterly rightof-way line a distance of 100.03 feet to the POINT OF BEGINNING.

Parcel 15A  
State Highway 26  
CSJ: 0363-01-123  
12-29-05  
Exhibit a, Page2 of 3

(\*\*) May be replaced with a "TxD.O.T." type II monument at the end of construction under the supervision of an R.P.L.S. either employed or retained by TxD.O.T .

NOTE: Survey sketch to accompany this legal description.

NOTE: Bearings are based on NAD 83 Datum, Texas State Plane Coordinate North Central Zone, with all distances and coordinates adjusted to the surface by a surface factor of 1.00012.



# J.H. Duncan Survey A - 399

State of Texas  
Vol. 108, Pg. 52  
Vol. 125, Pg. 38  
D.R.T.C.T.

N 45° 12' 25" E

N 44° 43' 44" E

Pl. 89+36.38

SEE INSET 15d

SEE INSET 15c

PROPOSED C SH. 26

SEE INSET 15b

90+00

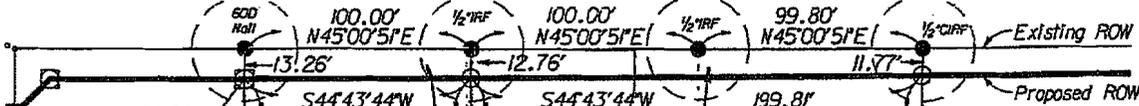
100.00' N45°00'51"E

100.00' N45°00'51"E

99.80' N45°00'51"E

Existing ROW

Proposed ROW



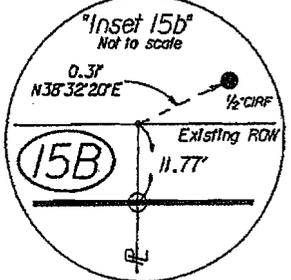
Acuff Street

Marie Mauldin Inc.  
Vol. 6597, Page 459  
D.R.T.C.T.  
Vol. 388-Z, Pg. 109  
P.R.T.C.T.

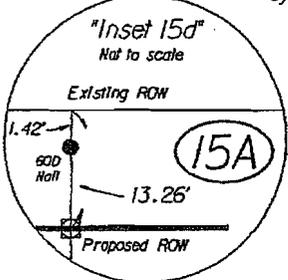
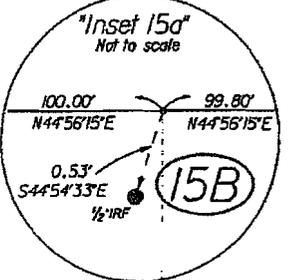
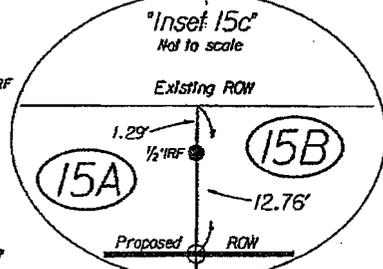
Raw, Inc.  
Vol. 15085, Pg. 064  
D.R.T.C.T.  
Vol. 388-Z, Pg. 109  
P.R.T.C.T.

Jimmy Callahan  
Vol. 17304, Pg. 276  
D.R.T.C.T.  
Vol. 388-Z, Pg. 109  
P.R.T.C.T.

O Lube Inc.  
Vol. 12691, Pg. 2007  
D.R.T.C.T. Lot 5



Andy Felps Add.



Lot 1B  
Raymond Etux Colleen Barrett  
Vol. 13880, Pg. 473  
D.R.T.C.T.

Notes:

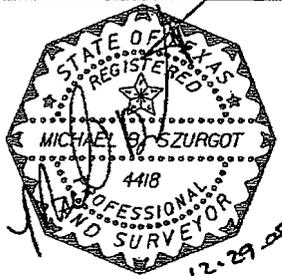
Legal description to accompany this survey sketch.

Bearings are based on NAD 83 Datum, Texas State Plane Coordinate System, North Central Zone, with all distances and coordinates adjusted to the surface by project surface factor of 1.00012

Scale in Feet



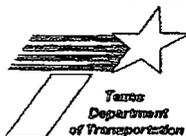
- - 5/8" smooth Iron rod set w/ plastic cap stamped "TxDOT" or other object as noted
- - Marker found "as noted"
- - 5/8" smooth Iron rod w/ aluminum cap stamped "TxDOT"
- - Type II monument to be set at the end of construction
- - 5/8" smooth Iron rod w/ aluminum cap stamped "TxDOT" may be replaced with Type II monument at the end of construction
- ▲ - 60d Nail set
- P.O.B. - Point Of Beginning
- ℙ - Property Line
- ℙ - Survey Line
- Z - Fee Hook
- ℄ - Proposed Centerline
- D.R.T.C.T. - Deed Records, Tarrant County, Texas
- P.R.T.C.T. - Plat Records, Tarrant County, Texas
- [ ] - Record Information
- — - Control of Access



## PARCEL 15A

Raw, Inc.

1,301 Sq. Ft.



STATE		DIST.		COUNTY	
TEXAS	FTW	TARRANT			
CONT.	SECT.	JOB	HIGHWAY NO.		
0363	01	123	SH. 26		

COUNTY: COLLIN  
HIGHWAY: FM 545  
PROJECT LIMITS

Page 1 of 3  
October 22, 2007  
Revised: August 17, 2009

From: State Highway 121  
To: FM 2933

CSJ: 1012-02-031

Field Note Description for Parcel 3

**BEING** 3,560 square feet of land, more or less, in the William Sanders Survey, Abstract Number 867, ETJ of the City of Melissa, Collin County, Texas, and being part of LOTS 8 and 9, BLOCK 2, READY TRIANGLE ADDITION, an addition to Collin County, recorded in Volume 4, Page 94, Map Records of Collin County, Texas, and also being part of a tract of land as described in deed to Harvey Firestone and wife, Valerie Firestone, as recorded in Volume 1005, Page 80, Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

**COMMENCING** at a one-half inch steel rebar with yellow plastic cap marked "AZB" set in the existing west right of way line of Nugent Street (40-foot width right of way), said point being the common east corner of LOT 7 and LOT 9 of said READY TRIANGLE ADDITION;

**THENCE** South 02 degrees 23 minutes 17 seconds East along the existing west right of way line of said Nugent Street, a distance of 134.45 feet to a five-eighths inch steel rebar with TxDOT aluminum disk set in the new north right of way line of Farm to Market Road 545 (FM 545), said point being the POINT OF BEGINNING;

- (1.) **THENCE** South 02 degrees 23 minutes 17 seconds East continuing along the existing west right of way line of said Nugent Street, a distance of 18.86 feet to a point at the intersection of the west right of way line of said Nugent Street and the existing north right of way line of FM 545 (variable width right of way) from which a found one-half inch steel rebar (controlling monument) bears South 89 degrees 56 minutes 31 seconds East, a distance of 190.42 feet;
- (2.) **THENCE** North 88 degrees 16 minutes 37 seconds West along the existing north right of way line of said FM 545, a distance of 205.51 feet to a point at the intersection of the existing north right of way line of said FM 545 and the existing east right of way line of Lillian Drive (variable width right of way) from which a found one-half inch steel rebar (controlling monument) bears North 86 degrees 40 minutes 49 seconds West, a distance of 40.02 feet;
- (3.) **THENCE** North 01 degree 23 minutes 43 seconds East along the existing east right of way line of said Lillian Drive, a distance of 16.09 feet to a five-eighths inch steel rebar with TxDOT aluminum disk set in the new north right of way line of said FM 545;

COUNTY: COLLIN  
HIGHWAY: FM 545  
PROJECT LIMITS

Page 2 of 3  
October 22, 2007  
Revised: August 17, 2009

From: State Highway 121  
To: FM 2933

CSJ: 1012-02-031

Field Note Description for Parcel 3

- (4.) **THENCE** South 88 degrees 53 minutes 02 seconds East along the new north right of way line of said FM 545, a distance of 57.64 feet to a five-eighths inch steel rebar with TxDOT aluminum disk set in the new north right of way line of said FM 545;
- (5.) **THENCE** South 89 degrees 06 minutes 10 seconds East continuing along the new north right of way line of said FM 545, a distance of 146.64 feet to the POINT OF BEGINNING and containing 3,560 square feet (0.082 acres) of land, more or less.

This description accompanies a parcel map of even date herewith.

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

All bearings are based on the Texas Coordinate System of 1983 (1993 Adj.), North Central Zone. All coordinates shown are surface values and may be converted to grid by dividing by the TxDOT conversion factor of 1.000152710.

FIELD NOTES PREPARED FROM FIELDWORK PERFORMED IN 2007.



E. David Utzman  
Registered Professional Land Surveyor  
Texas No. 4607

08/20/09  
Date

Arredondo, Zepeda & Brunz, Inc.  
11355 McCree Road  
Dallas, Texas 75238  
(214) 341-9900/(214) 341-9925 - Fax





COUNTY: COLLIN  
HIGHWAY: FM 545  
PROJECT LIMITS

Page 1 of 3  
October 22, 2007  
Revised: January 11, 2010

From: State Highway 121  
To: FM 2933

CSJ: 1012-02-031

Field Note Description for Parcel 6

**BEING** 2,981 square feet of land, more or less, in the William Sanders Survey, Abstract Number 867, ETJ of the City of Melissa, Collin County, Texas, and being part of LOT 6, BLOCK 3, READY TRIANGLE ADDITION, an addition to Collin County, recorded in Volume 4, Page 94, Map Records of Collin County, Texas, and also being part of a tract of land as described in deed to Harvey Firestone and wife, Valerie Firestone, as recorded in Volume 1005, Page 80, Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

**COMMENCING** at the northeast corner of said LOT 6 from which a found ½-inch steel rebar at the northwest corner of Lot 7, Block 3 of said Ready Triangle Addition, bears North 02 degrees 23 minutes 17 seconds West, a distance of 263.93 feet;

**THENCE** South 02 degrees 23 minutes 17 seconds East along the east line of said Lot 6, a distance of 101.74 feet to a five-eighths inch steel rebar with TxDOT aluminum disk set in the new north right of way line of Farm to Market Road 545 (FM 545), said point being the POINT OF BEGINNING;

- (1) **THENCE** South 02 degrees 23 minutes 17 seconds East continuing along the east line of said Lot 6, a distance of 19.68 feet to the southeast corner of said Lot 6 in the existing north right of way line of FM 545 (variable width right of way) from which a found ½-inch steel rebar (controlling monument) bears North 02 degrees 42 minutes 39 seconds East, a distance of 3.61 feet;
- (2) **THENCE** North 89 degrees 22 minutes 37 seconds West along the existing north right of way line of said FM 545, a distance of 100.19 feet to an angle point;
- (3) **THENCE** North 88 degrees 16 minutes 37 seconds West continuing along the existing north right of way line of said FM 545, a distance of 50.01 feet to a point for the intersection of the existing north right of way line of said FM 545 and the existing east right of way line of Nugent Street (a 40-foot right of way);
- (4) **THENCE** North 02 degrees 23 minutes 17 seconds West along the existing east right of way line of said Nugent Street, a distance of 19.44 feet to a five-eighths inch steel rebar with TxDOT aluminum disk set in the new north right of way line of FM 545;

COUNTY: COLLIN  
HIGHWAY: FM 545  
PROJECT LIMITS

Page 2 of 3  
October 22, 2007  
Revised: January 11, 2010

From: State Highway 121  
To: FM 2933

CSJ: 1012-02-031

Field Note Description for Parcel 6

- (5.) THENCE South 89 degrees 06 minutes 10 seconds East along the new north right of way line of said FM 545, a distance of 150.18 feet to the POINT OF BEGINNING and containing 2,981 square feet (0.069 acres) of land, more or less;

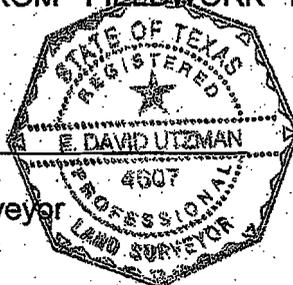
This description accompanies a parcel map of even date herewith.

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

All bearings are based on the Texas Coordinate System of 1983 (1993 Adj.), North Central Zone. All coordinates shown are surface values and may be converted to grid by dividing by the TxDOT conversion factor of 1.000152710.

FIELD NOTES PREPARED FROM FIELDWORK PERFORMED IN 2007 AND UPDATED IN JANUARY 2010.

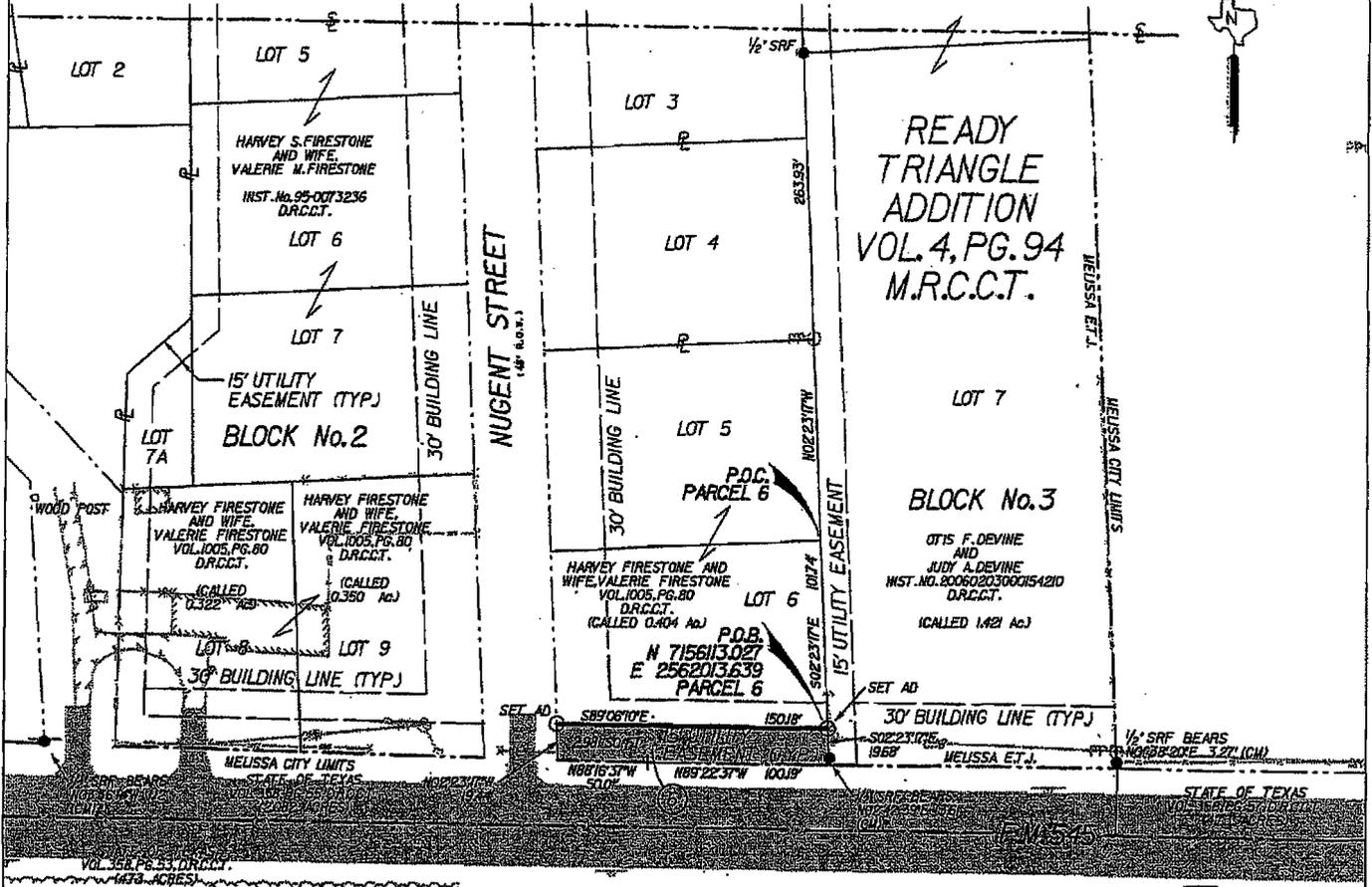
  
E. David Utzman  
Registered Professional Land Surveyor  
Texas No. 4607



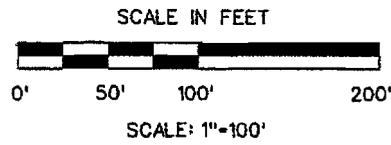
01/20/10  
Date

Arredondo, Zepeda & Brunz, Inc.  
11355 McCree Road  
Dallas, Texas 75238  
(214) 341-9900  
(214) 341-9925 - Fax

WILLIAM SANDERS SURVEY  
ABSTRACT NO. 867

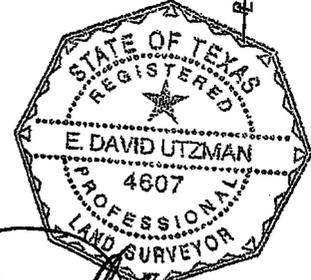


- NOTES:
1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (1993 ADJ.), NORTH CENTRAL ZONE. ALL COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT CONVERSION FACTOR OF 1.000152710.
  2. CONTROL MONUMENTS USED FOR BOUNDARY SOLUTIONS ARE NOTED AS (CM) FOR CONTROLLING MONUMENT.
  3. A FIELD NOTE DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.
  4. REMAINDER ACREAGE IS BY DEED CALL SUBTRACTION UNLESS OTHERWISE NOTED.



ROW ACQUISITION - 2,981 SQ. FT. (0.069 AC.)  
REMAINDER - 14,689 SQ. FT. (0.335 AC.) (APPROX.)

A PLAT OF SURVEY OF  
PARCEL 6  
FOR FARM TO MARKET NO. 545  
A 2,981 S.F. (0.069 AC.)  
TRACT OF LAND IN THE  
WILLIAM SANDERS SURVEY  
ABSTRACT NUMBER 867  
COLLIN COUNTY, TEXAS  
OCTOBER 22, 2007  
EXHIBIT "A"  
PAGE 3 OF 3



*E. David Utzman* 01/20/10  
E. DAVID UTZMAN R.L.S. NO. 4607 DATE  
REVISED: JANUARY 11, 2010

SAY TXDOT 200801004, T. 0001, FH-545, ROW, Acquired from Parcel 6, 6/20/07

PARCEL 6

COUNTY: COLLIN  
HIGHWAY: FM 545  
PROJECT LIMITS

Page 1 of 3  
January 11, 2010

From: State Highway 121  
To: FM 2933

CSJ: 1012-02-031

Field Note Description for Parcel 24

BEING 766 square feet of land, more or less, in the William Sanders Survey, Abstract Number 867, ETJ of the City of Melissa, Collin County, Texas, and being part of Nugent Street (40-foot width right of way), READY TRIANGLE ADDITION, an addition to Collin County, recorded in Volume 4, Page 94, Map Records of Collin County, and being more particularly described by metes and bounds as follows:

**COMMENCING** at a one-half inch steel rebar with yellow plastic cap marked "AZB" set in the existing west right of way line of said Nugent Street, said point being the common east corner of LOT 7 and LOT 9, BLOCK 2 of said READY TRIANGLE ADDITION;

**THENCE** South 02 degrees 23 minutes 17 seconds East along the existing west right of way line of said Nugent Street, a distance of 134.45 feet to a five-eighths inch steel rebar with TxDOT aluminum disk set in the new north right of way line of Farm to Market Road 545 (FM 545), said point being the POINT OF BEGINNING;

- (1.) **THENCE** South 89 degrees 06 minutes 10 seconds East continuing along the new north right of way line of said FM 545, a distance of 40.07 feet to a five-eighths inch steel rebar with TxDOT aluminum disk set at the existing east right of way line of said Nugent Street;
- (2.) **THENCE** South 02 degrees 23 minutes 17 seconds East along the existing east right of way line of said Nugent Street, a distance of 19.44 feet to a point at the intersection of the existing north right of way line of said FM 545 and the existing east right of way line of said Nugent Street from which a found one-half inch steel rebar (controlling monument) bears North 89 degrees 36 minutes 50 seconds East, a distance of 150.34 feet;
- (3.) **THENCE** North 88 degrees 16 minutes 37 seconds West along the existing north right of way line of said FM 545, a distance of 40.10 feet to a point at the intersection of the existing north right of way line of said FM 545 and the existing west right of way line of said Nugent Street from which a found one-half inch steel rebar (controlling monument) bears North 88 degrees 01 minute 03 seconds West, a distance of 245.52 feet;
- (4.) **THENCE** North 02 degrees 23 minutes 17 seconds West along the existing west right of way line of said Nugent Street, a distance of 18.86 feet to the POINT OF BEGINNING and containing 766 square feet (0.018 acres) of land, more or less.

EXHIBIT "A"

COUNTY: COLLIN  
HIGHWAY: FM 545  
PROJECT LIMITS

Page 2 of 3  
January 11, 2010

From: State Highway 121  
To: FM 2933

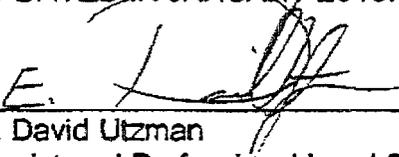
CSJ: 1012-02-031

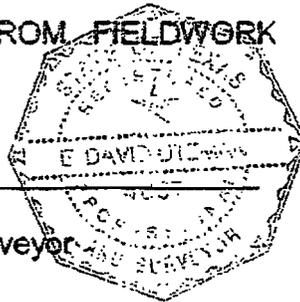
Field Note Description for Parcel 24

This description accompanies a parcel map of even date herewith.

All bearings are based on the Texas Coordinate System of 1983 (1993 Adj.), North Central Zone. All coordinates shown are surface values and may be converted to grid by dividing by the TxDOT conversion factor of 1.000152710.

FIELD NOTES PREPARED FROM FIELDWORK PERFORMED IN 2007 AND  
UPDATED IN JANUARY 2010.

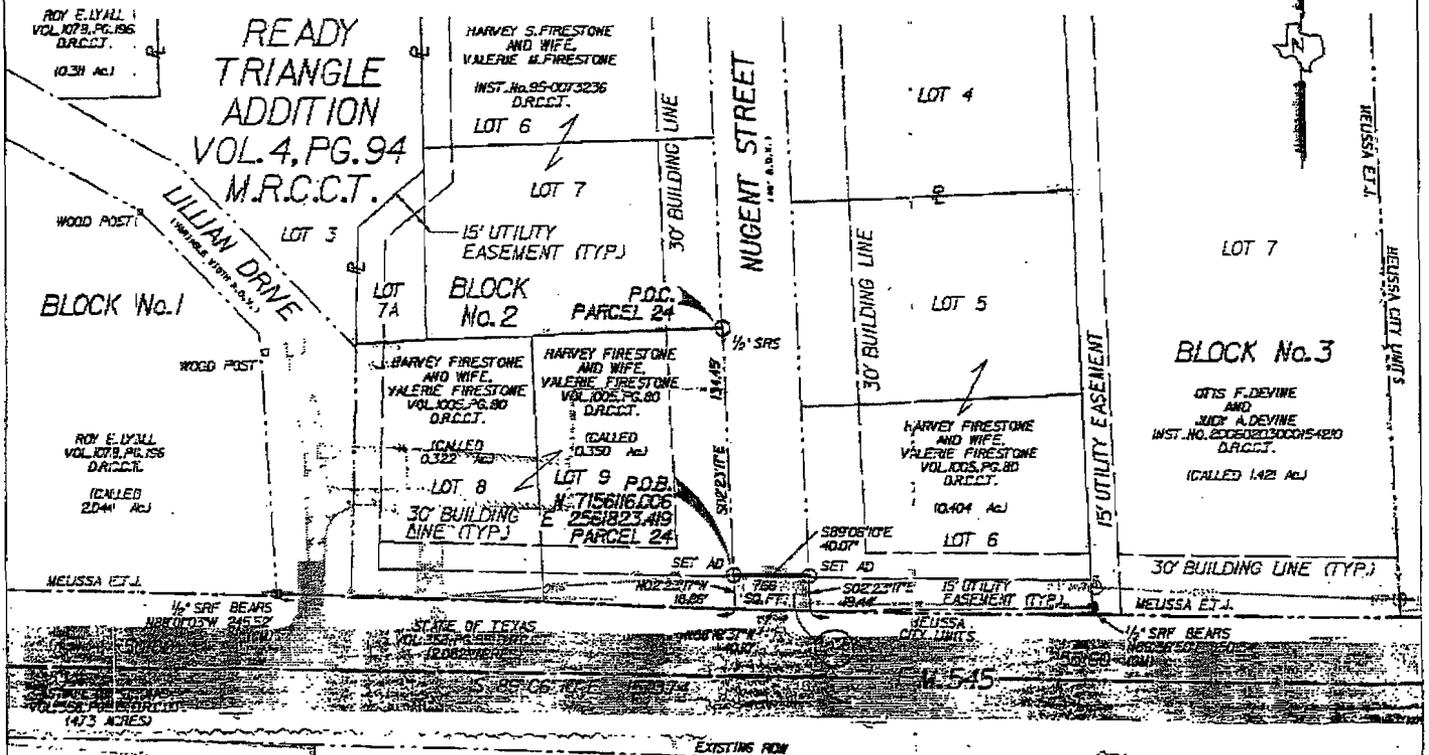
  
E. David Utzman  
Registered Professional Land Surveyor  
Texas No. 4607



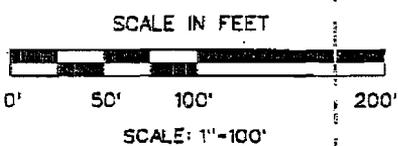
01/20/10  
Date

Arredondo, Zepeda & Brunz, Inc.  
11355 McCree Road  
Dallas, Texas 75238  
(214) 341-9900/(214) 341-9925 - Fax

EXHIBIT "A"  
WILLIAM SANDERS SURVEY  
ABSTRACT NO. 867



- NOTES:
1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (1993 ADJ.), NORTH CENTRAL ZONE. ALL COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDGT CONVERSION FACTOR OF 1.000152718.
  2. CONTROL MONUMENTS USED FOR BOUNDARY SOLUTIONS ARE NOTED AS (CM) FOR CONTROLLING MONUMENT.
  3. A FIELD NOTE DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
  4. REMAINDER ACREAGE IS BY DEED CALL SUBTRACTION UNLESS OTHERWISE NOTED.

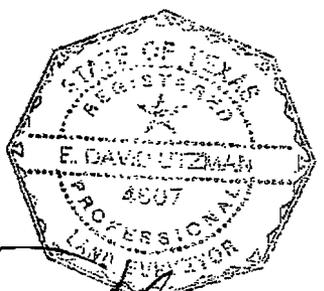


ROW ACQUISITION - 766 SQ. FT. (0.018 AC.)

LEGEND

PROPOSED ROW LINE	---
EXISTING ROW LINE	---
PROPERTY LINE	---
COUNTY LINE 1	---
DENIAL OF ACCESS LINE	---
SURVEY LINE 1	---
FENCE LINE	-x-x-
CITY LIMITS 1	---
EASEMENTS	---
RAILROAD	---
STRUCTURE	---

A PLAT OF SURVEY OF  
PARCEL 24  
FOR FARM TO MARKET NO. :545  
A 766 S.F. (0.018 AC.)  
TRACT OF LAND IN THE  
WILLIAM SANDERS SURVEY  
ABSTRACT NUMBER 867  
COLLIN COUNTY, TEXAS  
JANUARY 11, 2010  
EXHIBIT "A"  
PAGE 3 OF 3



E. David Utzman  
R.P.L.S. NO. 4507  
DATE

S:\1207\00001204-1-0007-FM-545L-ROW-Assestment\Draw\Parcel-24.dwg

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

Page 1 of 3  
Date: March 17, 2008

Description for Parcel 78

BEING, 9,234 square feet of land, more or less, in the B.B.B. & C. R.R. Survey, Abstract No. 153, City of Corinth, Denton County, Texas, and being all of Lot 1X, Block A, of the Replat of Northwood, an addition to the City of Corinth, Denton County, Texas, as recorded in Cabinet V, Page 472 of the Plat Records of Denton County, Texas, and a portion of a tract of land conveyed by deed to Northwood Homeowners Association, as recorded in Cabinet V, Page 472 of the Plat Records of Denton County, Texas, said 9,234 square feet of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at the most northwesterly corner of Lot 3R, of said Northwood addition, said corner being on the southerly right-of-way line of Hidden Springs, a variable width right-of-way, as established by Northwood addition, an addition to the City of Corinth, Denton County, Texas, as recorded in Cabinet Q, Page 265 of the Plat Records of Denton County, Texas;

THENCE, South 47 degrees 22 minutes 35 seconds West along the northwesterly line of said Lot 3R, a distance of 191.17 feet to a 5/8 inch iron rod set with TxDOT aluminum cap at the northwesterly corner of said Lot 1X, said corner being on the new north right-of-way line of Farm to Market Road 2181, and being the POINT OF BEGINNING, having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7098891.19, and East 2402296.69;\*\*

- 1) THENCE, North 89 degrees 39 minutes 04 seconds East along the north line of said Lot 1X and the new north right-of-way line of Farm to Market Road 2181, a distance of 450.70 feet to a point for corner at the northeast corner of said Lot 1X, said corner being on the westerly right-of-way line of Ashwood Lane, a variable width right-of-way, as established by said Northwood addition (Cab. Q, PG. 265);
- 2) THENCE, South 00 degrees 20 minutes 56 seconds East, along the east line of said Lot 1X and the westerly right-of-way line of Ashwood Lane, a distance of 20.00 feet to a 1/2 inch iron rod found with cap stamped "DAA" at the southeast corner of said Lot 1X, said corner being on the existing north right-of-way line of Farm to Market Road 2181, as established by a tract of land conveyed by deed to the State of Texas, as recorded in Volume 499, Page 423 of the Deed Records of Denton County, Texas;
- 3) THENCE, South 89 degrees 39 minutes 04 seconds West, along the south line of said Lot 1X and the existing north right-of-way line of Farm to Market Road 2181, a distance of 472.70 feet to a point for corner at the southwest corner of said Lot 1X;

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

Page 2 of 3  
Date: March 17, 2008

Description for Parcel 78

- 4) THENCE, departing the existing north right-of-way line of Farm to Market Road 2181, North 47 degrees 22 minutes 35 seconds East along the northwesterly line of said Lot 1X, a distance of 29.73 feet to the POINT OF BEGINNING and containing 9,234 square feet (0.2120 acres) of land, more or less.

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

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

For: Huitt-Zollars, Inc.

*D. Rex Winchester 3/24/2008*

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





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

Page 1 of 3  
Date: March 17, 2008

Description for Parcel 81

BEING, 13,327 square feet of land, more or less, in the B.B.B. & C. R.R. Survey, Abstract No. 153, City of Corinth, Denton County, Texas, and being all of Lot 42X, Block A, of the Replat of Northwood, an addition to the City of Corinth, Denton County, Texas, as recorded in Cabinet V, Page 472 of the Plat Records of Denton County, Texas, and a portion of a tract of land conveyed by deed to Northwood Homeowners Association, as recorded in Cabinet V, Page 472 of the Plat Records of Denton County, Texas, said 13,327 square feet of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at the northeast corner of Lot 34R, of said Northwood addition;

THENCE, South 00 degrees 31 minutes 07 seconds West along the east line of said Lot 34R, a distance of 121.94 feet to a point for corner at the southeast corner of said Lot 34R, said corner being the northeast corner of said Lot 42X, and being the POINT OF BEGINNING, having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7098895.26, and East 2403488.82, from which a 1/2 inch iron rod found with cap stamped "DAA", bears South 00 degrees 31 minutes 48 seconds East, a distance of 0.22 feet;

- 1) THENCE, South 00 degrees 31 minutes 07 seconds West along the east line of said Lot 42X, a distance of 20.03 feet to a point for corner at the southeast corner of said Lot 42X, from which a wooden TxDOT monument found, bears North 79 degrees 58 minutes 22 seconds East, a distance of 0.67 feet, said corner being on the existing north right-of-way line of Farm to Market Road 2181, as established by a tract of land conveyed by deed to the State of Texas, as recorded in Volume 499, Page 423 of the Deed Records of Denton County, Texas, and being the beginning of a non-tangent curve to the left having a radius of 1,195.92 feet;
- 2) THENCE, along the south line of said Lot 42X and the existing north right-of-way line of Farm to Market Road 2181 along said curve to the left through a central angle of 04 degrees 12 minutes 30 seconds, an arc distance of 87.84 feet and being subtended by a chord bearing North 88 degrees 14 minutes 41 seconds West, a distance of 87.82 feet to a point for corner at the end of said curve;
- 3) THENCE, South 89 degrees 39 minutes 04 seconds West continuing along the south line of said Lot 42X and the existing north right-of-way line of Farm to Market Road 2181, a distance of 578.37 feet to a 1/2 inch iron rod found with cap stamped "DAA" at the southwest corner of said Lot 42X, said corner being on the east right-of-way line of Ashwood Lane, a variable width right-of-way, as established by Northwood, an addition to the City of Corinth, Denton County, Texas, as recorded in Cabinet Q, Page 265 of the Plat Records of Denton County, Texas;

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

Page 2 of 3  
Date: March 17, 2008

Description for Parcel 81

- 4) THENCE, North 00 degrees 20 minutes 56 seconds West along the west line of said Lot 42X and the east right-of-way line of Ashwood Lane, a distance of 20.00 feet to a point for corner at the northwest corner of said Lot 42X;
- 5) THENCE, departing the east right-of-way line of Ashwood Lane, North 89 degrees 39 minutes 04 seconds East along the north line of said Lot 42X, a distance of 578.37 feet to a 5/8 inch iron rod set with TxDOT aluminum cap at the beginning of a curve to the right having a radius of 1,215.92 feet;\*\*
- 6) THENCE, continuing the north line of said Lot 42X along said curve to the right through a central angle of 04 degrees 09 minutes 12 seconds, an arc distance of 88.14 feet and being subtended by a chord bearing South 88 degrees 16 minutes 20 seconds East, a distance of 88.12 feet to the POINT OF BEGINNING and containing 13,327 square feet (0.3060 acres) of land, more or less.

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

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

For: Huitt-Zollars, Inc.



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

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

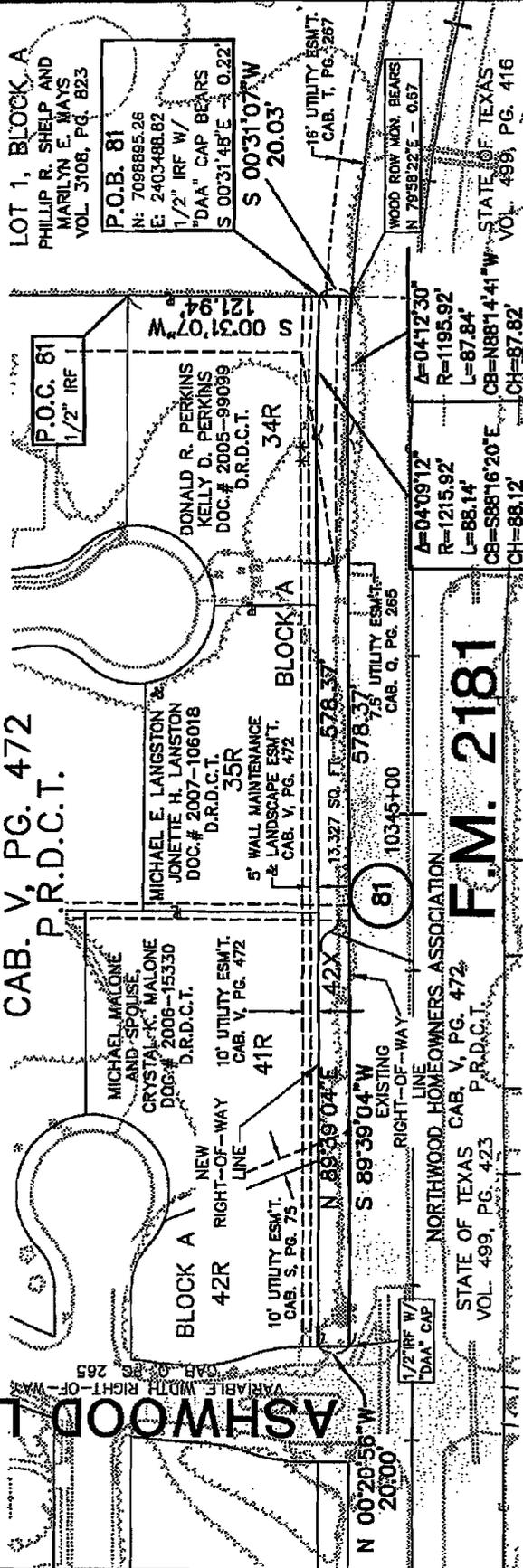


OAK SPRINGS  
BRANCH  
CAB. T,  
PG. 267  
P.R.D.C.T.

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

REPLAT  
NORTHWOOD  
CAB. V, PG. 472  
P. R.D.C.T.

ASHWOOD LANE



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

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

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

A PLAT OF A SURVEY  
 OF PARCEL 81 FOR  
 FARM TO MARKET ROAD 2181  
 A 13,327 SQ. FT., [0.3060 AC.]  
 TRACT OF LAND IN THE  
 B.B.B. & C. R.R. SURVEY  
 ABSTRACT NO. 153  
 CITY OF CORINTH  
 DENTON COUNTY, TEXAS  
 MARCH 17, 2008

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

Page 1 of 3  
Date: March 17, 2008

Description for Parcel 82

BEING, 83 square feet of land, more or less, in the B.B.B. & C. R.R. Survey, Abstract No. 153, City of Corinth, Denton County, Texas, and being a portion of Lot 34R, Block A, of the Replat of Northwood, an addition to the City of Corinth, Denton County, Texas, as recorded in Cabinet V, Page 472 of the Plat Records of Denton County, Texas, and a portion of a tract of land conveyed by deed to Donald R. Perkins and Kelly D. Perkins, as recorded in Document Number 2005-99099 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said 83 square feet of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at the northeast corner of said Lot 34R;

THENCE, South 00 degrees 31 minutes 07 seconds West along the east line of said Lot 34R, a distance of 118.77 feet to a point on the new north right-of-way line of Farm to Market Road 2181, and being the POINT OF BEGINNING, having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7098898.43, and East 2403488.85;\*\*

- 1) THENCE, South 00 degrees 31 minutes 07 seconds West continuing along the east line of said Lot 34R, a distance of 3.17 feet to a point for corner at the southeast corner of said Lot 34R, and being the beginning of a non-tangent curve to the left having a radius of 1,215.92 feet, from which a 1/2 inch iron rod found with cap stamped "DAA", bears South 00 degrees 31 minutes 48 seconds East, a distance of 0.22 feet;
- 2) THENCE, along the south line of said Lot 34R along said curve to the left through a central angle of 02 degrees 48 minutes 18 seconds, an arc distance of 59.53 feet and being subtended by a chord bearing North 87 degrees 35 minutes 53 seconds West, a distance of 59.52 feet to 5/8 inch iron rod set with TxDOT aluminum cap on the new north right-of-way line of Farm to Market Road 2181;\*\*
- 3) THENCE, departing the south line of said Lot 34R, North 89 degrees 20 minutes 54 seconds East along the new north right-of-way line of Farm to Market Road 2181, a distance of 59.50 feet to the POINT OF BEGINNING and containing 83 square feet (0.0019 acres) of land, more or less.

Basis of Bearing: Texas State Plane Coordinate System, N.A.D. 83, North Central Zone (4202), All coordinates shown hereon are surface coordinates using a combined surface adjustment factor of 1.000157199. Calculations were made utilizing GPS observations holding NGS monuments DTO B (PID AB5965) and Arlington RRP (PID CS3400) in June of 1999.

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

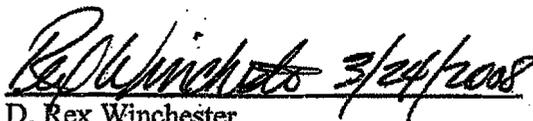
Page 2 of 3  
Date: March 17, 2008

Description for Parcel 82

This bearing basis differs from the current Dallas District Texas Department of Transportation RTK VRS Network by 00 degrees 00 minutes 15 seconds (counterclockwise). (Example - Project Datum - North 12 degrees 08 minutes 33 seconds West) = TXDOT RTK - North 12 degrees 08 minutes 17 seconds West.

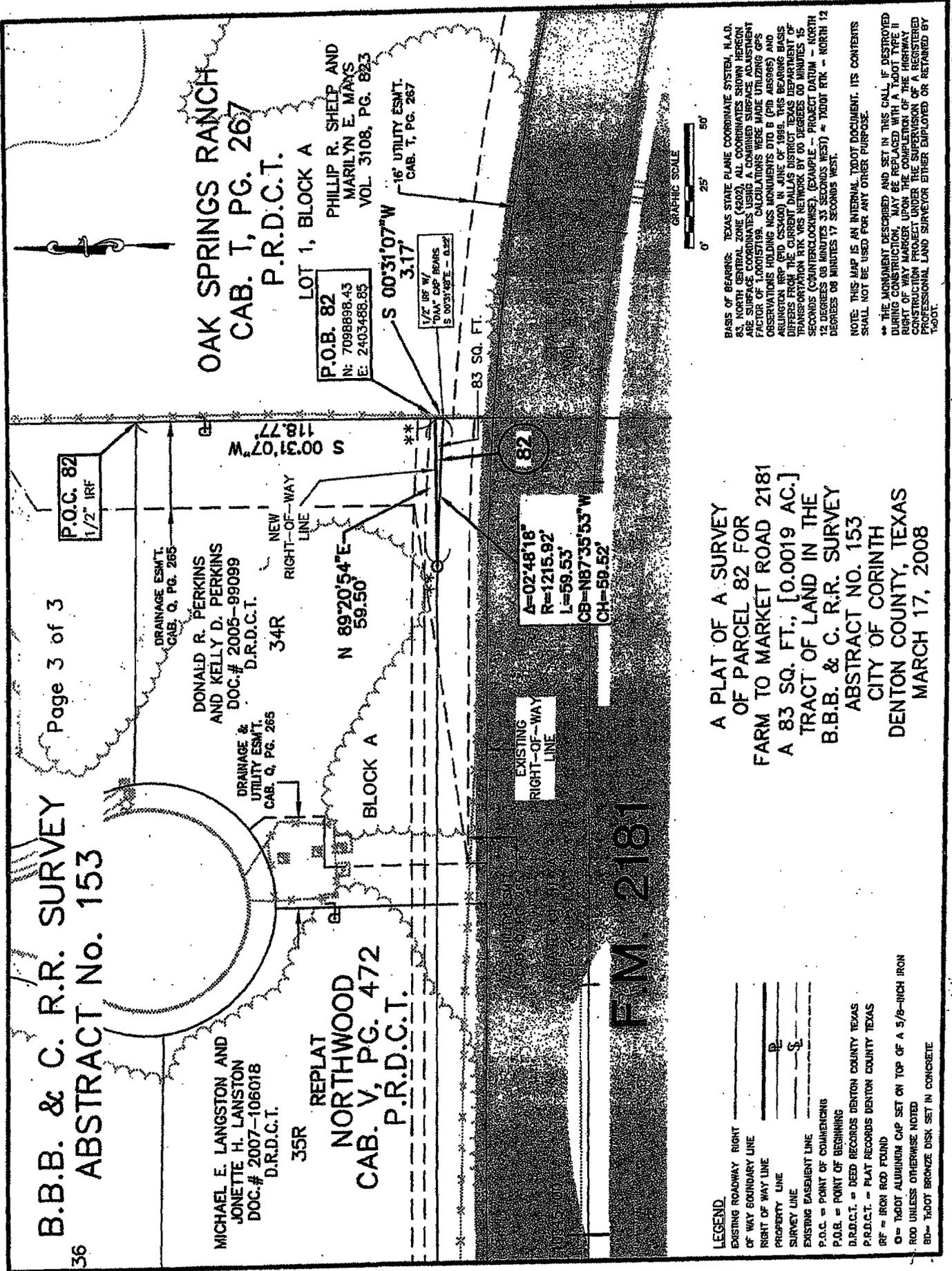
\*\* The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

For: Huitt-Zollars, Inc.



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





R.O.W. CSJ: 2054-02-018

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

Page 1 of 5  
Date: March 17, 2008

Description for Parcel 108

BEING, 29,582 square feet of land, more or less, in the B.B.B. & C. R.R. Survey, Abstract No. 153, and the M.E.P. & P. R.R. Survey, Abstract No. 915 City of Corinth, Denton County, Texas, and being a portion of Canyon Lake Ranch, Inc. Addition, an addition to the City of Corinth, Denton County, Texas, as recorded in Cabinet H, Page 184 of the Plat Records of Denton County, Texas, and being a portion tract of land conveyed by deed to Canyon Lake Ranch, Inc., as recorded in Volume 3136, Page 289 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said 29,582 square feet of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found with cap stamped "L/JA" at the southeast corner of Lot 1, Block 2, of Serendipity Hills, Phase 1, an addition to the City of Corinth, Denton County, Texas, as recorded in Cabinet K, Page 163 of the Plat Records of Denton County, Texas;

THENCE, North 01 degrees 06 minutes 57 seconds West along the east line of said Lot 1, a distance of 174.71 feet to a 1/2 inch iron rod found at the northeast corner of Lot 1, said corner being on the existing south right-of-way line of Farm to Market Road 2181, as established by a tract of land conveyed by deed to the State of Texas, Tract No. 1, as recorded in Volume 499, Page 447 of the Deed Records of Denton County, Texas,

THENCE, North 87 degrees 11 minutes 14 seconds East along the existing south right-of-way line of Farm to Market Road 2181, a distance of 196.37 feet to a point for corner, from which a wood TxDOT right-of-way monument found bears, South 46 degrees 47 minutes 55 seconds West, a distance of 0.48 feet;

THENCE, North 84 degrees 50 minutes 54 seconds East continuing along the existing south right-of-way line of Farm to Market Road 2181, a distance of 98.92 feet to a wood TxDOT right-of-way monument found;

THENCE, North 76 degrees 59 minutes 10 seconds East continuing along the existing south right-of-way line of Farm to Market Road 2181, a distance of 101.01 feet to a point for corner;

THENCE, North 85 degrees 05 minutes 29 seconds East continuing along the existing south right-of-way line of Farm to Market Road 2181, a distance of 97.87 feet to a point for corner at the northwest corner of said Canyon Lake Ranch tract, as per boundary line agreement recorded in Volume 2861, Page 713 (D.R.D.C.T.), said corner being on the existing south right-of-way line of Farm to Market Road 2181, as established by a tract of land conveyed by deed to the State of Texas, Tract No. 1, as recorded in Volume 500, Page 465 of the Deed Records of Denton County, Texas, and being the POINT OF BEGINNING, having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7098028.96, and East 2406820.73;

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

Page 2 of 5  
Date: March 17, 2008

Description for Parcel 108

- 1) THENCE, North 85 degrees 05 minutes 29 seconds East continuing along the existing south right-of-way line of Farm to Market Road 2181, a distance of 500.77 feet to a wood TxDOT right-of-way monument found;
- 2) THENCE, North 89 degrees 16 minutes 40 seconds East continuing along the existing south right-of-way line of Farm to Market Road 2181, a distance of 198.83 feet to a wood TxDOT right-of-way monument found;
- 3) THENCE, North 83 degrees 35 minutes 37 seconds East continuing along the existing south right-of-way line of Farm to Market Road 2181, a distance of 203.06 feet to a point for corner;
- 4) THENCE, North 85 degrees 05 minutes 46 seconds East continuing along the existing south right-of-way line of Farm to Market Road 2181, a distance of 322.95 feet to a 5/8 inch iron rod found at the northeast corner of said Canyon Lake Ranch tract;
- 5) THENCE, departing the existing south right-of-way line of Farm to Market Road 2181, South 03 degrees 28 minutes 16 seconds East along the east line of said Canyon Lake Ranch tract, a distance of 19.32 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new southerly right-of-way line of Farm to Market Road 2181;\*\*
- 6) THENCE, departing the east line of said Canyon Lake Ranch tract, South 84 degrees 59 minutes 09 seconds West along the new south right-of-way line of Farm to Market Road 2181, a distance of 1,228.07 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the west line of said Canyon Lake Ranch tract;\*\*
- 7) THENCE, departing the new south right-of-way line of Farm to Market Road 2181, North 01 degrees 39 minutes 14 seconds East along the west line of said Canyon Lake Ranch tract, a distance of 31.01 feet to the POINT OF BEGINNING and containing 29,582 square feet (0.6791 acres) of land, more or less.

Basis of Bearing: Texas State Plane Coordinate System, N.A.D. 83, North Central Zone (4202), All coordinates shown hereon are surface coordinates using a combined surface adjustment factor of 1.000157199. Calculations were made utilizing GPS observations holding NGS monuments DTO B (PID AB5965) and Arlington RRP (PID CS3400) in June of 1999.

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

Page 3 of 5  
Date: March 17, 2008

Description for Parcel 108

This bearing basis differs from the current Dallas District Texas Department of Transportation RTK VRS Network by 00 degrees 00 minutes 15 seconds (counterclockwise). (Example - Project Datum - North 12 degrees 08 minutes 33 seconds West) = TXDOT RTK - North 12 degrees 08 minutes 17 seconds West.

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

For: Huitt-Zollars, Inc.

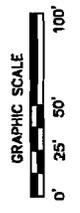
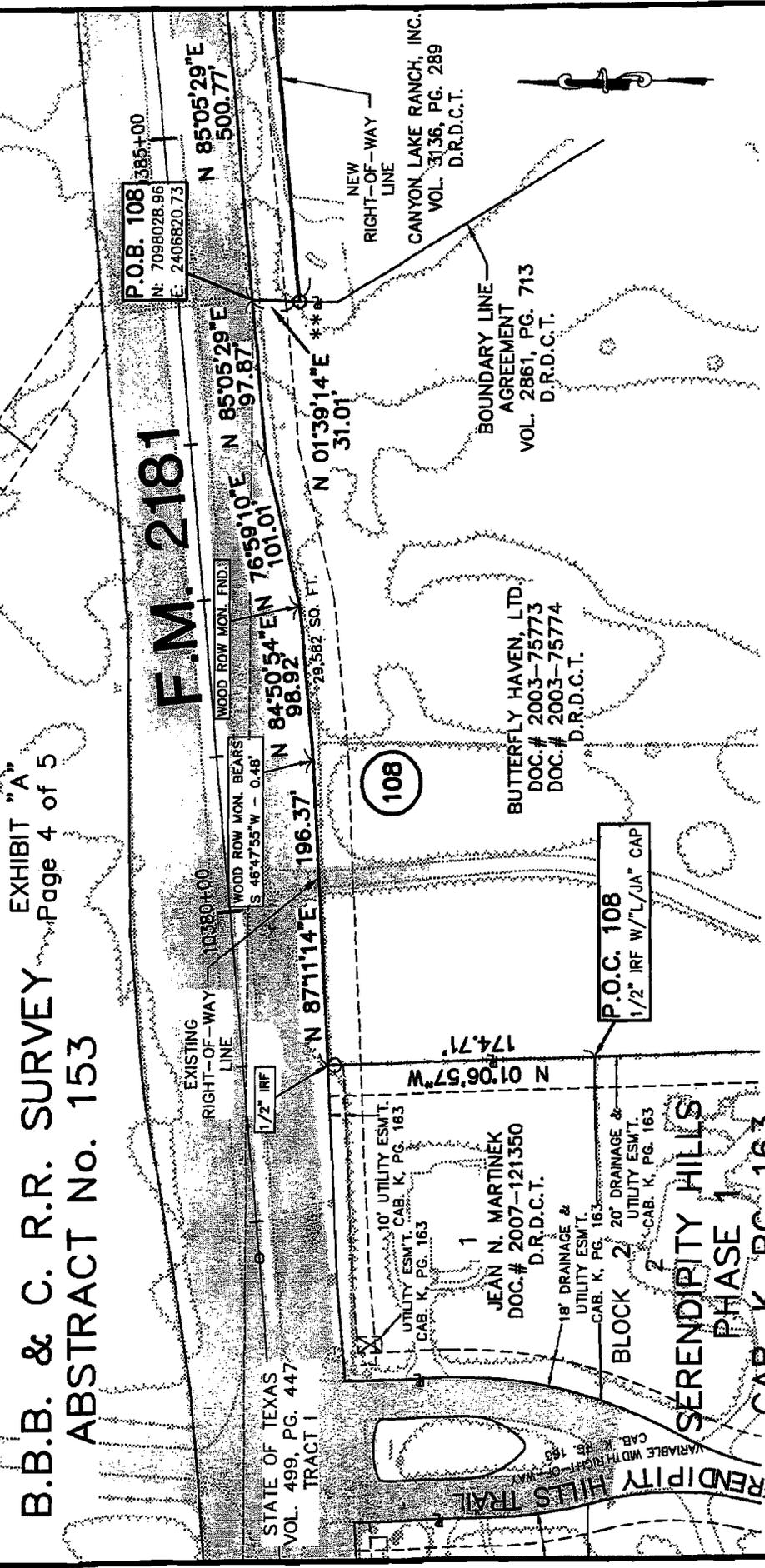
 6/13/2008

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



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

**F.M. 2181**



BAISIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, NORTH ZONE (ZONE 1027). ALL COORDINATES SHOWN HEREON ARE SURFACE COORDINATES USING THE CHANGED SURFACE ADJUSTMENT FACTOR OF 1.000157199. CALCULATIONS WERE MADE UTILIZING GPS OBSERVATIONS HOLDING NGS MONUMENTS DTD B (PID A89885) AND ARLINGTON BRP (PID C53400) IN JUNE OF 1999. THIS BEARING BASIS DIFFERS FROM THE CURRENT DALLAS DISTRICT TEXAS DEPARTMENT OF TRANSPORTATION RTK VRS NETWORK BY 00 DEGREES 00 MINUTES 15 SECONDS (COUNTERCLOCKWISE). (EXAMPLE - PROTRACT DATUM - NORTH 12 DEGREES 08 MINUTES 33 SECONDS WEST) = TDDOT RTK - NORTH 12 DEGREES 08 MINUTES 17 SECONDS WEST.

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

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

A PLAT OF A SURVEY  
OF PARCEL 108 FOR  
FARM TO MARKET ROAD 2181  
A 29,582 SQ. FT., [0.6791 AC.]  
TRACT OF LAND IN THE  
B.B.B. & C. R.R. SURVEY  
ABSTRACT NO. 153 &  
M.E.P. & P.R.R. SURVEY  
ABSTRACT NO. 915  
CITY OF CORINTH  
DENTON COUNTY, TEXAS  
MARCH 17, 2008

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

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

**EXHIBIT "A"**  
Page 5 of 5  
ACME BRICK COMPANY  
VOL. 3127, PG. 930  
D.R.D.C.T.  
TRACT No. 23

DRAINAGE EASEMENT  
STATE OF TEXAS  
VOL. 500, PG. 463

STATE OF TEXAS  
VOL. 500, PG. 465

WOOD ROW MON. FND.

N 85°05'29"E  
500.77

N 89°16'40"E  
198.83

29,582 SQ. FT.

S 84°59'09"W

108

CANYON LAKE RANCH, INC.  
VOL. 3136, PG. 289  
D.R.D.C.T.

**CANYON LAKE RANCH**  
**INC. ADDITION**  
**CAB. H, PG. 184**  
**P.R.D.C.T.**

EXISTING  
RIGHT-OF-WAY  
LINE

N 83°35'37"E  
203.06

1228.07

NEW  
RIGHT-OF-WAY  
LINE

20' INGRESS & EGRESS EASEMENT  
RICHARD WALLIS WILLIAMSON JR.  
DOC. # 96-R0021931  
(D.R.D.C.T.)

10395.00

322.95

N 85°05'46"E

S 03°28'16"E  
19.32

5/8" IRF

**M.E.P. & P.R.R. SURVEY**  
**ABSTRACT No. 915**  
CORINTH JOINT VENTURE  
VOL. 1639, PG. 510  
D.R.D.C.T.



**A PLAT OF A SURVEY**  
**OF PARCEL 108 FOR**  
**FARM TO MARKET ROAD 2181**  
**A 29,582 SQ. FT., [0.6791 AC.]**  
**TRACT OF LAND IN THE**  
**B.B.B. & C. R.R. SURVEY**  
**ABSTRACT NO. 153 &**  
**M.E.P. & P.R.R. SURVEY**  
**ABSTRACT NO. 915**  
**CITY OF CORINTH**  
**DENTON COUNTY, TEXAS**  
**MARCH 17, 2008**

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

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, NORTH CENTRAL ZONE (2002). ALL COORDINATES SHOWN HEREON ARE SURFACE COORDINATES USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.0000000. CALCULATIONS WERE MADE UTILIZING PERMANENT SURVEY MONUMENTS AND TYPICAL OBSERVATIONS INCLUDING THE FOLLOWING: THIS SURVEY WAS PERFORMED BY THE CURRENT DALLAS DISTRICT TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) NETWORK BY 00 DEGREES 00 MINUTES 15 SECONDS (COUNTERCLOCKWISE) (EXAMPLE - PROJECT DATUM - NORTH 12 DEGREES 08 MINUTES 33 SECONDS WEST) = TADOT RTK - NORTH 12 DEGREES 08 MINUTES 17 SECONDS WEST.

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

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

March, 2010  
Parcel 206  
Page 1 of 4

County: Montgomery  
Highway: F.M. 1774  
Project Limits: From Waller County Line to 0.348 Miles South of F.M. 1488  
RCSJ: 1400-04-026

PROPERTY DESCRIPTION FOR PARCEL NO. 206

Being a 0.0142 of one acre (617 square feet) parcel of land situated in Montgomery County, Texas, located in the WM. T. Dunlavy Survey Abstract No. 168, and being out of a 41.717 acre remainder of a tract of land described as 43.535 acres conveyed from Danny L. Yelverton to Magnolia F.M. 1774 Land by deed dated February 17, 2000 and recorded under Document No. 2000031628 of the Montgomery County Official Public Records of Real Property (M.C.O.P.R.R.P.), said 0.0142 of one acre parcel being more particularly described as follows:

COMMENCING at a found 5/8 inch iron rod marking the northwest corner of said 43.535 acre tract and the northeast corner of a 43.68 acre remainder of that certain tract of land described as the west half of 90-8/11 acres conveyed to E. Dean Rosier by deed dated March 20, 1990 and recorded under County Clerk's File No. 9016785 of the M.C.O.P.R.R.P. thence as follows:

South 03° 08' 47" East, along the west line of said 43.535 acre tract and the east line of said 43.68 acre remainder, a distance of 1,630.48 feet to a set 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum disk in the proposed north right-of-way line of Farm to Market Road 1774 (width varies) marking the POINT OF BEGINNING of the herein described parcel having surface coordinates of N=10,071,583.19 and E=3,740,724.25;

- 1) THENCE, South 60° 11' 41" East, along the proposed north right-of-way line of said Farm to Market Road 1774 and crossing said 43.535 acre tract, a distance of 73.84 feet to a set 5/8 inch iron rod with a TxDOT aluminum disk in the existing north right-of-way line of Farm to Market Road 1774 described as 60 feet wide (width varies - approximately 70 feet wide as occupied) in that deed dated April 18, 1939 and recorded in Volume 206, Page 480 of the Montgomery County Deed Records (M.C.D.R.); \*\*
- 2) THENCE, North 75° 03' 35" West, along the existing north right-of-way line of said Farm to Market Road 1774 and the south line of said 43.535 acre tract, a distance of 65.18 feet to a found 5/8 inch iron rod marking the southwest corner of said 43.535 acre tract and the southeast corner of said 43.68 acre remainder;

March, 2010  
Parcel 206  
Page 2 of 4

- 3) THENCE, North 03° 08' 47" West, along the west line of said 43.535 acre tract and the east line of said 43.68 acre remainder, a distance of 19.93 feet to the POINT OF BEGINNING and containing 0.0142 of one acre (617 square feet) of land.

Access will be permitted to the remainder property abutting the highway facility.

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

All bearings and coordinates are based on the Texas Coordinate System, Central Zone, North American 1983 Datum, 1993 adjustment. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00003.

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

I hereby certify that this property description and accompanying parcel plat represent the results of an on the ground survey conducted under my supervision.

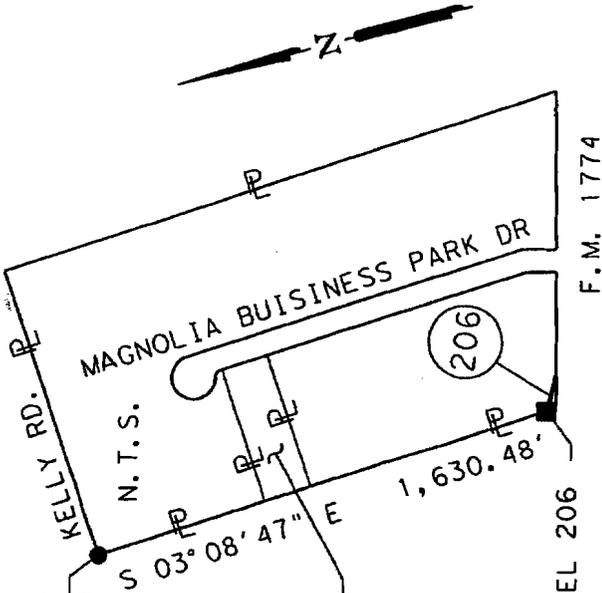


*AS/10*

---

Arthur M. Story, RPLS  
Texas Registration No. 4034  
RODS Surveying, Inc.  
6810 Lee Road  
Spring, Texas 77379  
Phone (281) 257-4020

P.O.C. PARCEL 206  
FND. 5/8" I.R.



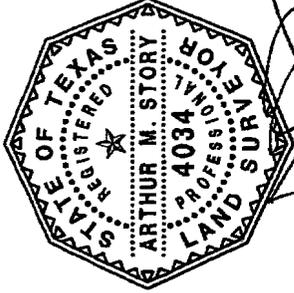
DON CARPENTER AND WIFE  
JANET CARPENTER  
CALLED 1.818 ACRES  
DOC. NO. 2003075962  
AUGUST 26, 2002  
M.C.O.P.R.R.P.

P.O.B. PARCEL 206

F.M. 1774

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN 1983 DATUM, 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00003.
2. \*\*: THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
3. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.
  - : SET 5/8" IRON ROD WITH TXDOT ALUMINUM DISK.
  - : PROPERTY CORNER MARKED AS DESCRIBED.
  - : PROPERTY CORNER UNMARKED.



*Handwritten signature and scribbles*

EXISTING	TAKING	REMAINING
41.717 AC.	0.0142 AC.	41.703 AC LT
	617 S.F.	

**RODS**  
Surveying, Inc.

6810 LEE ROAD  
SPRING, TEXAS 77379  
TEL (281) 257-4020  
FAX (281) 257-4021

PARCEL PLAT  
SHOWING  
PARCEL 206  
F.M. 1774 MONTGOMERY COUNTY  
RCSJ 1400-04-026  
MARCH, 2010

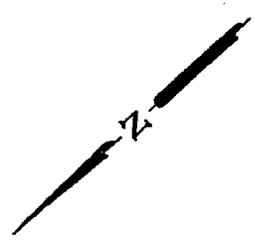
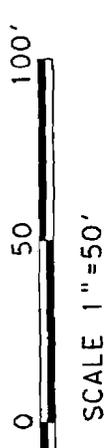
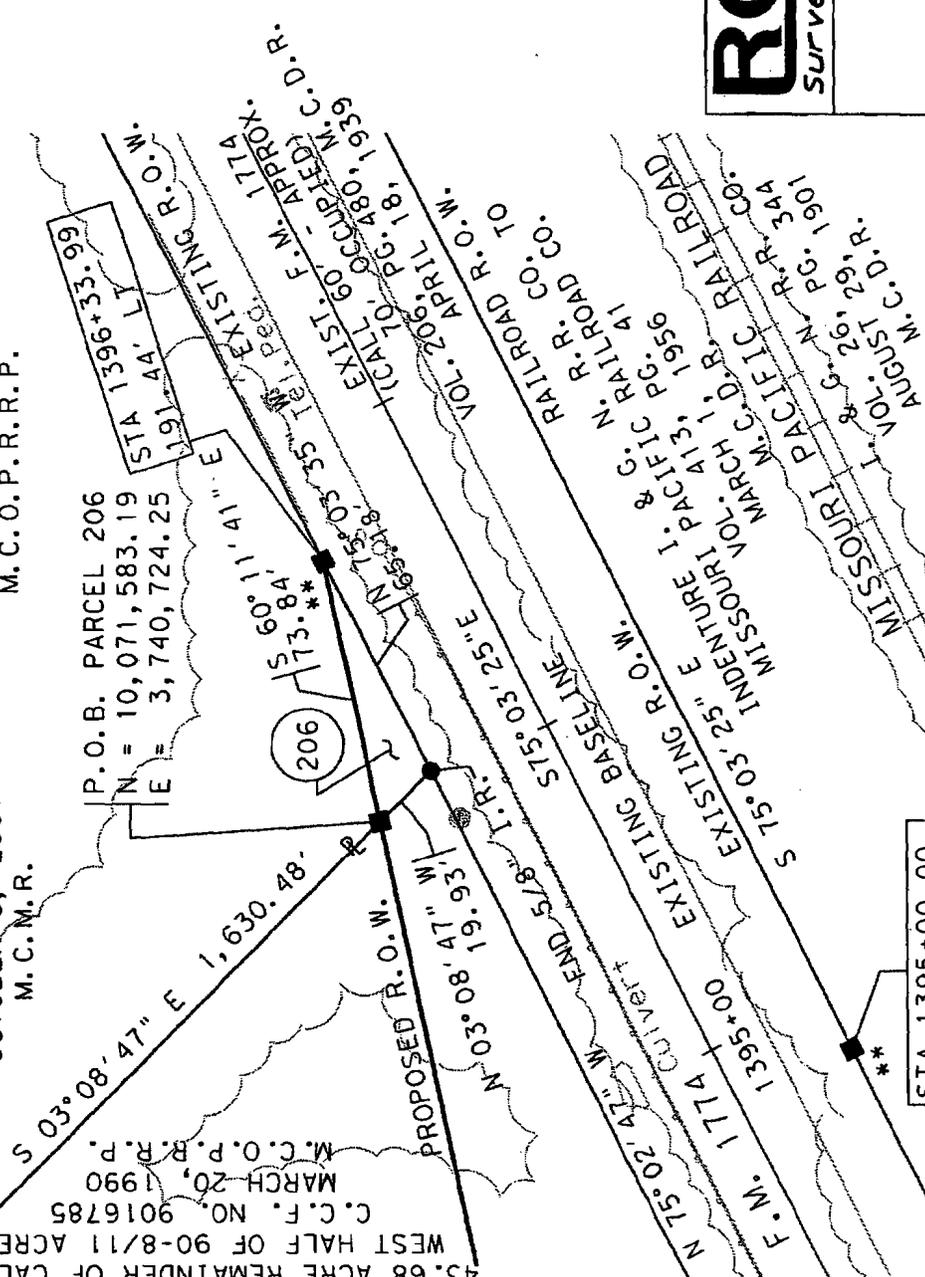
SHEET  
3 OF 4

WM. T. DUNLAVY SURVEY, ABSTRACT 168

MAGNOLIA FM 1774 LAND  
41.717 ACRE REMAINDER OF  
CALLED 43.535 ACRES  
DOC. NO. 2000031628  
FEBRUARY 17, 2000  
M.C.O.P.R.R.P.

MAGNOLIA BUSINESS PARK  
CABINET Q, SHEET 169  
OCTOBER 3, 2001  
M.C.M.R.

E. DEAN ROSIER  
43.68 ACRE REMAINDER OF CALLED  
WEST HALF OF 90-8/11 ACRES  
C.C.F. NO. 9016785  
MARCH 20, 1990  
M.C.O.P.R.R.P.



**RODS**  
Surveying, Inc.

6810 LEE ROAD  
SPRING, TEXAS 77379  
TEL (281) 257-4020  
FAX (281) 257-4021

PARCEL PLAT  
SHOWING  
PARCEL 206

F.M. 1774 MONTGOMERY COUNTY  
RCSJ 1400-04-026  
MARCH, 2010

SCALE: 1" = 50'

PROPOSED BASELINE  
S 48° 01' 25" E  
1395+00

STA 1395+00.00  
44.88' LT

SHEET  
4 OF 4

County: Tarrant  
Parcel No.: 552  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

Page 1 of 7  
4/16/2010



DESCRIPTION FOR PARCEL 552

BEING a 6,676 square foot tract of land situated in the Greenfield Beeler Survey, Abstract Number 166 and the William W. Wallace Survey, Abstract Number 1607, City of Bedford, Tarrant County, Texas, and being part of Lot 1R, Tract 3, Block 1, Exxon Brown Trail Addition, an addition to the City of Bedford, as recorded in Cabinet A, Slide 2633 of the Plat Records of Tarrant County, Texas, (P.R.T.C.T.), said tract also being part of that tract of land described in Special Cash Warranty Deed to W.G. Enterprises, LLC, as recorded in Document Number D209024746 of the Official Public Records of Tarrant County, Texas, said 6,676 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a set 1/2-inch iron rod with yellow cap stamped "HALFF" for the common northeast corner of said Lot 1R, Tract 3, Block 1 and an interior "ell" corner of Lot B, Block 26, Stonegate Addition, an addition to the City of Bedford, as recorded in Volume 388-44, Page 93, P.R.T.C.T.;

THENCE South 28 degrees 10 minutes 31 seconds East, with the common line of said Lot 1R, Tract 3, Block 1 and said Lot B, Block 26, a distance of 109.65 feet to a set 1/2-inch iron rod with TxDOT aluminum cap for the POINT OF BEGINNING, being located 196.75 feet left of S.H. 121 Baseline Station 149+54.44, said point being the intersection of said common line with the proposed north right-of-way line of S.H. 121 (a variable width right-of-way);

- 1) THENCE South 28 degrees 10 minutes 31 seconds East, departing said proposed north right-of-way line and continuing with said common line, a distance of 24.07 feet to a calculated point for the common southeast corner of said Lot 1R, Tract 3, Block 1 and the southwest corner of said Lot B, Block 26, said point being at the intersection of said common line with the existing north right-of-way line of S.H. 121 (a variable width right-of-way), from which a found 1/2-inch iron rod for witness bears South 28 degrees 10 minutes 31 seconds East, a distance of 1.49 feet;

County: Tarrant  
Parcel No.: 552  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

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4/16/2010



DESCRIPTION FOR PARCEL 552

- 2) THENCE South 89 degrees 03 minutes 45 seconds West, departing said common line and with said existing north right-of-way line, a distance of 159.30 feet to a calculated point for the southerly southwest corner of said Lot 1R, Tract 3, Block 1, from which a found 5/8-inch iron rod for witness bears South 25 degrees 32 minutes 53 seconds West, a distance 0.49 feet;
- 3) THENCE North 46 degrees 33 minutes 02 seconds West, continuing with said existing north right-of-way line, a distance of 42.12 feet to a calculated point for the westerly southwest corner of said Lot 1R, Tract 3, Block 1, said point being at the intersection of said existing north right-of-way line with the existing east right-of-way line of Brown Trail (an 80-foot wide right-of-way, as shown on plat of said Exxon Brown Trail Addition);
- 4) THENCE North 01 degree 24 minutes 10 seconds West, departing said existing north right-of-way line and with said existing east right-of-way line, a distance of 0.11 feet to a calculated point for the point of curvature of a tangent circular curve to the left having a radius of 795.40 feet and whose chord bears North 06 degrees 26 minutes 42 seconds West, a distance of 139.82 feet;
- 5) THENCE Northerly, continuing with said existing east right-of-way line and said curve, through a central angle of 10 degrees 05 minutes 05 seconds, an arc distance of 140.00 feet to a found 5/8-inch iron rod for the common northwest corner of said Lot 1R, Tract 3, Block 1 and the northerly southwest corner of said Lot B, Block 26, said point being the intersection of said existing east right-of-way line with the common line of said Lot 1R, Tract 3, Block 1 and said Lot B, Block 26;
- 6) THENCE South 71 degrees 32 minutes 33 seconds East, departing said existing east right-of-way line and with said common line, a distance of 20.13 feet to a set 1/2-inch iron rod with TxDOT aluminum cap for the beginning of this Access Denial Line, being located 337.33 feet left of S.H. 121 Baseline Station 147+81.55, said point being the intersection of said common line with said proposed north right-of-way line of S.H. 121;

County: Tarrant  
Parcel No.: 552  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

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4/16/2010



DESCRIPTION FOR PARCEL 552

- 7) THENCE South 15 degrees 26 minutes 52 seconds East, departing said common line, over and across said Lot 1R, Tract 3, Block 1 and with said proposed north right-of-way line and said Access Denial Line, a distance of 42.01 feet to a set TxDOT Type II Brass Disk in concrete for corner;
- 8) THENCE South 08 degrees 07 minutes 44 seconds East, continuing over and across said Lot 1R, Tract 3, Block 1 and with said proposed north right-of-way line and said Access Denial Line, passing at a distance of 27.05 feet a set 3-inch aluminum cap in concrete stamped "TXDOT ADL" for the end of this Access Denial Line, being located 269.83 feet left of S.H. 121 Baseline Station 147+95.50, and continuing over and across said Lot 1R, Tract 3, Block 1 and with said proposed north right-of-way line, passing at a distance of 65.29 feet a set 3-inch aluminum cap in concrete stamped "TXDOT ADL" for the beginning of this Access Denial Line, being located 231.88 feet left of S.H. 121 Baseline Station 148+00.30, and continuing over and across said Lot 1R, Tract 3, Block 1 and with said proposed north right-of-way line and said Access Denial Line, in all, a total distance of 74.54 feet to a set TxDOT Type II Brass Disk in concrete for corner;
- 9) THENCE South 44 degrees 37 minutes 00 seconds East, continuing over and across said Lot 1R, Tract 3, Block 1 and with said proposed north right-of-way line and said Access Denial Line, a distance of 44.58 feet to a set TxDOT Type II Brass Disk in concrete for corner;

County: Tarrant  
Parcel No.: 552  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

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4/16/2010



DESCRIPTION FOR PARCEL 552

10) THENCE North 86 degrees 09 minutes 23 seconds East, continuing over and across said Lot 1R, Tract 3, Block 1 and with said proposed north right-of-way line and said Access Denial Line, passing at a distance of 64.35 feet a set 3-inch aluminum cap in concrete stamped "TXDOT ADL" for the end of this Access Denial Line, being located 193.78 feet left of S.H. 121 Baseline Station 148+96.54, and continuing over and across said Lot 1R, Tract 3, Block 1 and with said proposed north right-of-way line, passing at a distance 101.37 feet a set "X" cut in concrete for the beginning of this Access Denial Line, being located 195.68 feet left of S.H. 121 Baseline Station 149+33.51, and continuing over and across said Lot 1R, Tract 3, Block 1 and with said proposed north right-of-way line and said Access Denial Line, in all, a total distance of 122.33 feet to the end of this Access Denial Line and the POINT OF BEGINNING and containing 6,676 square feet or 0.1533 of an acre of land, more or less.

NOTES:

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

All bearings shown hereon are based upon the Texas Coordinate System of 1983, North Central Zone as observed by GPS on Julian day 320 of 2009 from CORS stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS. All distances shown hereon are surface distances. All coordinates shown hereon are Segment 2W project values. The State Plane Grid to Segment 2W project coordinate combined scale factor is 1.00012.



6 OF 7  
4/16/2010

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

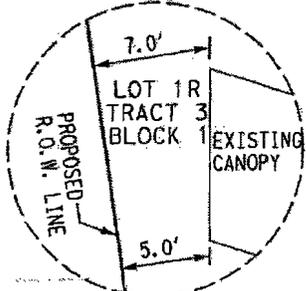
CITY OF BEDFORD  
TARRANT COUNTY

REMAINDER OF  
LOT B, BLOCK 26  
STONEGATE ADDITION  
VOL. 388-44, PG. 93  
P. R. T. C. T.

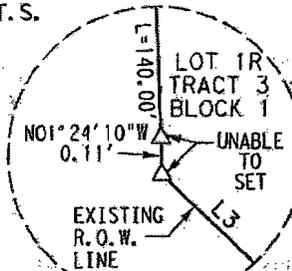


(BASED UPON OUR RESEARCH, VESTING APPEARS TO BE NO RECORDED RIGHT-OF-WAY DEED FOR AS SHOWN HEREIN)

(DEED)  
 $\Delta = 10^{\circ}06'13''$   
 $R = 795.40'$   
 $L = 140.26'$   
 $CL = 140.08'$   
 $CB = N06^{\circ}01'42''W$   
 $\Delta = 10^{\circ}05'05''$  (LT)  
 $R = 795.40'$   
 $L = 140.00'$   
 $CL = 139.82'$   
 $CB = N06^{\circ}26'42''W$



DETAIL "B"  
N. T. S.



DETAIL "C"  
N. T. S.

WILLIAM W. WALLACE SURVEY  
ABSTRACT NO. 1607

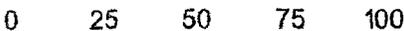
GREENFIELD BEELER SURVEY  
ABSTRACT NO. 166

(OWNER)  
W. G. ENTERPRISES, LLC  
DOC. # 0209024746  
O. P. R. T. C. T.

LOT 1R, TRACT 3, BLOCK 1  
EXXON BROWN TRAIL ADDITION  
CAB. A, SLIDE 2633  
P. R. T. C. T.  
(22,105 SQ. FT.)

S. H. 121  
(VARIABLE WIDTH R. O. W.)

6,676 SQ. FT.



SCALE: 1"=50'

A PLAT OF A SURVEY OF PARCEL  
552

PARCEL NUMBER  
552



A PLAT OF A SURVEY OF PARCEL 552			PARCEL NUMBER 552		
FILE	TURNPIKE PROJECT	DIVISION	ACQUISITION	ACRES	SQUARE FEET
	S. H. 121	TTA		0.1533	6,676
SCALE	FEDERAL AID PROJECT NO.	R. O. W. - C. S. J. NO.	DEED AREA	0.5075	22,105
1" = 50'		0364-01-119	REMAINDER AREA	0.3542	15,429
		COUNTY TARRANT			

4/16/2010 8:28:45 AM \\s270005\27119\MACT\CADD\VE\11-552-27119.dgn



PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

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 (UNLESS NOTED)
●	IRON ROD FOUND (SIZE NOTED)
⬢	SQUARE-HEAD BOLT FOUND
⊙	IRON PIPE FOUND (SIZE NOTED)
▲	FOUND "X" CUT (UNLESS NOTED)
△	CALCULATED POINT
○	FENCE POST
N. T. S.	NOT TO SCALE
(XXX)	RECORD INFORMATION
R. O. W.	RIGHT-OF-WAY
ESMT.	EASEMENT
P. U. E.	PUBLIC UTILITY EASEMENT
D. R. T. C. T.	DEED RECORDS OF TARRANT COUNTY TEXAS
P. R. T. C. T.	PLAT RECORDS OF TARRANT COUNTY TEXAS
O. P. R. T. C. T.	OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS
DOC. #	DOCUMENT NUMBER
D. E.	DRAINAGE EASEMENT
B. L.	BUILDING SETBACK LINE
---	DISTANCE NOT SHOWN TO SCALE
---	PROPERTY LINE
---	S.H. 121 BASE LINE
---	S.H. 121 PROPOSED RIGHT-OF-WAY LINE
X---X	FENCE
---	DENIAL OF ACCESS LINE
---	ACCESS IS DENIED ACROSS THE DENIAL OF ACCESS LINE
---	APPROXIMATE SURVEY LINE
---	EXISTING TXDOT RIGHT-OF-WAY
---	EXISTING TXDOT RIGHT-OF-WAY BASELINE
---	PROPOSED E OR B
---	PROPOSED EASEMENT LINE
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
U.T.S.	UNABLE TO SET
(C.M.)	CONTROL MONUMENT
ADL	ACCESS DENIAL LINE

- ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AS OBSERVED BY GPS ON JULIAN DAY 320 OF 2009 FROM CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES SHOWN HEREON ARE SEGMENT 2W PROJECT VALUES. THE STATE PLANE GRID TO SEGMENT 2W PROJECT COORDINATE COMBINED SCALE FACTOR IS 1.00012.
- IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 121 BASELINE) UNLESS OTHERWISE NOTED.
- ACCESS TO AND FROM THE S.H. 121 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- THE EASEMENTS SHOWN OR NOTED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, G.F. NO. 704-5566, EFFECTIVE DATE NOVEMBER 30, 2009.
- THE EASEMENT TO SINCLAIR PIPELINE COMPANY AS RECORDED IN VOLUME 1483, PAGE 531 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AFFECTS THE SUBJECT TRACT.

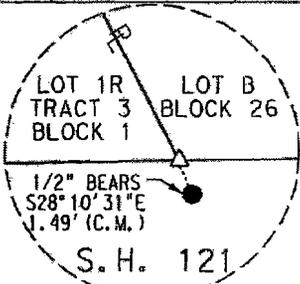
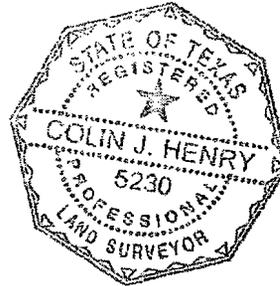
LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S28°10'31"E	24.07'
L2	S89°03'45"W	159.30'
(L2)	(S89°37'00"W)	(160.14')
L3	N46°33'02"W	42.12'
(L3)	(N46°05'07"W)	(42.30')
L4	S71°32'33"E	20.13'
L5	S15°26'52"E	42.01'
L6	S08°07'44"E	74.54'
L7	S44°37'00"E	44.58'
L8	N86°09'23"E	122.33'

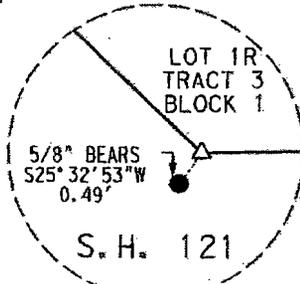
I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND

*Colin J. Henry* 4/16/10

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



DETAIL "D"  
N. T. S.



DETAIL "F"  
N. T. S.

A PLAT OF A SURVEY OF PARCEL  
552

PARCEL NUMBER  
552



FILE			ACQUISITION	
TURNPIKE PROJECT			0.1533	6,676
S. H. 121			DEED AREA	22,105
SCALE 1" = 50'			REMAINDER AREA	15,429
FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	DEVISION TTA	ACRES	SQUARE FEET
0364-01-119		COUNTY TARRANT	0.3542	15,429

County: Tarrant  
Parcel No.: 604  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

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5/7/2010



DESCRIPTION FOR PARCEL 604

BEING a 1,648 square foot tract of land situated in the William O. Yantis Survey, Abstract Number 1752, City of Bedford, Tarrant County, Texas, and being part of Lot 1-R, Block 1 of Lot 1-R, Block 1 Smith Addition, an addition to the City of Bedford, Tarrant County, Texas, as recorded in Cabinet A, Slide 2272 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), said 1,648 square foot tract also being part of that tract of land described in Warranty Deed (With Vendor's Lien) to Donald Reed Smith and Kenneth Dale Smith as recorded in Volume 6074, Page 110 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and in Owelty Deed With Vendor's Lien to Donald Reed Smith as recorded in Volume 09785, Page 0923, D.R.T.C.T., said 1,648 square foot tract also being part of that tract of land described in Warranty Deed With Vendor's Lien to Donald R. Smith as recorded in Volume 10130, Page 1469, D.R.T.C.T., said 1,648 square foot tract being more particularly described by metes and bounds as follows:

COMMENCING at a set 1/2-inch iron rod with yellow cap stamped "HALFF" for the common northwest corner of said Lot 1-R and the northeast corner of Lot 1, Block 1 of The Oaks Addition, an addition to the City of Bedford, Tarrant County, Texas, as recorded in Volume 388-168, Page 49, P.R.T.C.T., said point also being on the south line of Lot 1-R, Block 1 of Lot 1-R, Block 1; Lot 3, Block 1; Texas American Bankshares Addition, an addition to the City of Bedford, Tarrant County, Texas, as recorded in Volume 388-166, Page 99, P.R.T.C.T.;

THENCE South 01 degree 17 minutes 55 seconds East, with the common west line of said Lot 1-R and east line of said Lot 1, a distance of 262.95 feet to a set 1/2-inch iron rod with TxDOT aluminum cap located 187.78 feet left of S.H. 121 Baseline Station 215+61.44 for the POINT OF BEGINNING at the intersection of said common line with the proposed northerly right-of-way line of State Highway 121 (a proposed variable width right-of-way), said point also being the beginning of an Access Denial Line;

County: Tarrant  
Parcel No.: 604  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

Page 2 of 6  
5/7/2010



DESCRIPTION FOR PARCEL 604

- 1) THENCE North 89 degrees 20 minutes 25 seconds East, departing said common line, over and across said Lot 1-R, with said proposed northerly right-of-way line of State Highway 121 and said Access Denial Line, at a distance of 19.10 feet passing a set 3-inch aluminum cap in concrete stamped "TXDOT ADL" located 187.78 feet left of S.H. 121 Baseline Station 215+80.55 for the end of this Access Denial Line, continuing over and across said Lot 1-R and with said proposed northerly right-of-way line, at a cumulative distance of 38.87 feet passing a set 1/2-inch iron rod with orange cap stamped "TXDOT ADL" located 187.78 feet left of S.H. 121 Baseline Station 216+00.32 for the beginning of an Access Denial Line, continuing over and across said Lot 1-R and with said proposed northerly right-of-way line, with said Access Denial Line, in all a total cumulative distance of 182.58 feet to a set TxDOT Type II Brass Disk in concrete for the southwest corner of a corner clip for the intersection of said proposed northerly right-of-way line with the existing west right-of-way line of Parkwood Drive (a 40 foot wide right-of-way as shown on said Lot 1-R, Block 1 Smith Addition plat, the westerly 15 feet of which was dedicated by the plat of Smith Addition, an addition to the City of Bedford, Tarrant County, Texas, as recorded in Volume 388-103, Page 585, P.R.T.C.T.);
- 2) THENCE North 37 degrees 03 minutes 16 seconds East, continuing over and across said Lot 1-R and with said Access Denial Line, with said corner clip, a distance of 4.20 feet to a set TxDOT Type II Brass Disk in concrete located 191.12 feet left of S.H. 121 Baseline Station 217+46.60 for the northeast corner of said corner clip in the common east line of said Lot 1-R and said existing west right-of-way line of Parkwood Drive, said point also being the end of this Access Denial Line;
- 3) THENCE South 01 degree 20 minutes 30 seconds East, with said common line, a distance of 12.19 feet to a point for the southeast corner of said Lot 1-R on the existing northerly right-of-way line of State Highway 121 (a variable width right-of-way), and from which point a found 1/2-inch rod for witness bears North 60 degrees 58 minutes 32 seconds West a distance of 0.26 of a foot;

County: Tarrant  
Parcel No.: 604  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

Page 3 of 6  
5/7/2010



**DESCRIPTION FOR PARCEL 604**

- 4) THENCE South 89 degrees 20 minutes 06 seconds West, departing said common line, with the common south line of said Lot 1-R and said existing northerly right-of-way line of State Highway 121, a distance of 185.20 feet to a leaning found 1/2-inch iron rod for the common southwest corner of said Lot 1-R and the southeast corner of the aforementioned Lot 1;
- 5) THENCE North 01 degree 17 minutes 55 seconds West, departing said common line and with the aforementioned common west line of said Lot 1-R and the east line of said Lot 1, a distance of 8.88 feet to the POINT OF BEGINNING and containing 1,648 square feet or 0.0378 of an acre of land, more or less.

**NOTES:**

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

All bearings shown hereon are based upon the Texas Coordinate System of 1983, North Central Zone as observed by GPS on Julian day 320 of 2009 from CORS stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS. All distances shown hereon are surface distances. All coordinates shown hereon are Segment 2W project values. The State Plane Grid to Segment 2W project coordinate combined scale factor is 1.00012.

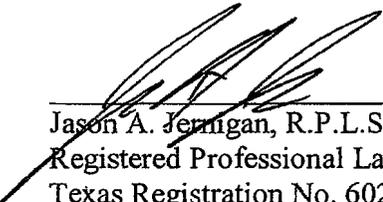
County: Tarrant  
Parcel No.: 604  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

Page 4 of 6  
5/7/2010



DESCRIPTION FOR PARCEL 604

That I, Jason A. Jernigan, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.

  
\_\_\_\_\_  
Jason A. Jernigan, R.P.L.S.                      Date  
Registered Professional Land Surveyor  
Texas Registration No. 6023  
Halff Associates, Inc.,  
1201 North Bowser Rd.  
Richardson, Texas 75081  
214-346-6212

07 MAY 2010





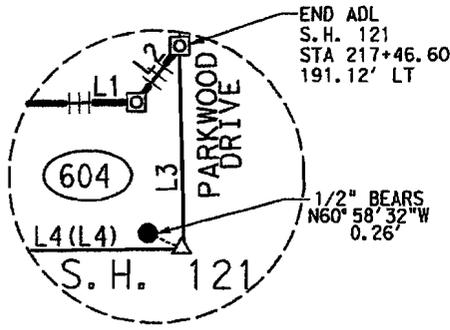


PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

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 (UNLESS NOTED)
- IRON ROD FOUND (SIZE NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ FOUND "X" CUT (UNLESS NOTED)
- △ CALCULATED POINT
- FENCE POST
- N. T. S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- R. O. W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P. U. E. PUBLIC UTILITY EASEMENT
- D. R. T. C. T. DEED RECORDS OF TARRANT COUNTY TEXAS
- P. R. T. C. T. PLAT RECORDS OF TARRANT COUNTY TEXAS
- O. P. R. T. C. T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS
- DOC. # DOCUMENT NUMBER
- D. E. DRAINAGE EASEMENT
- B. L. BUILDING SETBACK LINE
- — — — — DISTANCE NOT SHOWN TO SCALE
- — — — — PROPERTY LINE
- — — — — S.H. 121 BASE LINE
- — — — — S.H. 121 PROPOSED RIGHT-OF-WAY LINE
- X — X FENCE
- — — — — DENIAL OF ACCESS LINE
- — — — — ACCESS IS DENIED ACROSS THE DENIAL OF ACCESS LINE
- — — — — APPROXIMATE SURVEY LINE
- — — — — EXISTING TXDOT RIGHT-OF-WAY
- — — — — EXISTING TXDOT RIGHT-OF-WAY BASELINE
- — — — — PROPOSED E OR B
- — — — — PROPOSED EASEMENT LINE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- U.T.S. UNABLE TO SET
- (C.M.) CONTROL MONUMENT
- ADL ACCESS DENIAL LINE

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AS OBSERVED BY GPS ON JULIAN DAY 320 OF 2009 FROM CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES SHOWN HEREON ARE SEGMENT 2W PROJECT VALUES. THE STATE PLANE GRID TO SEGMENT 2W COORDINATE COMBINED SCALE FACTOR IS 1.00012.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 4) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 121 BASELINE) UNLESS OTHERWISE NOTED.
- 5) ACCESS TO AND FROM THE S.H. 121 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 7) THE EASEMENTS SHOWN OR NOTED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, G.F. NO. 704-5623, EFFECTIVE DATE MARCH 15, 2010.
- 8) THE EASEMENT TO SINCLAIR PIPE LINE COMPANY AS RECORDED IN VOLUME 1471, PAGE 429 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), DOES NOT AFFECT THE SUBJECT TRACT.
- 9) THE EASEMENT TO TEXAS POWER & LIGHT COMPANY AS RECORDED IN VOLUME 1488, PAGE 11, D.R.T.C.T., DOES NOT AFFECT THE SUBJECT TRACT.
- 10) THE EASEMENT TO TEXAS POWER & LIGHT COMPANY AS RECORDED IN VOLUME 2834, PAGE 504, D.R.T.C.T., DOES NOT AFFECT THE SUBJECT TRACT.
- 11) THE EASEMENT TO TEXAS POWER & LIGHT COMPANY AS RECORDED IN VOLUME 4911, PAGE 346, D.R.T.C.T., DOES NOT AFFECT THE SUBJECT TRACT.



DETAIL "B"  
N. T. S.

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



*Jason A. Jernigan*  
JASON A. JERNIGAN DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6023

A PLAT OF A SURVEY OF PARCEL  
604

PARCEL NUMBER	604	
	ACRES	SQUARE FEET
ACQUISITION	0.0378	1,648
DEED AREA	1.1533	50,237
REMAINDER AREA	1.1154	48,589

FILE	TURNPIKE PROJECT S.H. 121	DIVISION TTA
SCALE 1" = 100'	FEDERAL AID PROJECT NO. 0364-01-119	COUNTY TARRANT



County: Tarrant  
Parcel No.: 623  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

Page 1 of 5  
4/16/2010



DESCRIPTION FOR PARCEL 623

BEING a 12,545 square foot tract of land situated in the W. W. Smith Survey, Abstract Number 1392, City of Bedford, Tarrant County, Texas, said 12,545 square foot tract being part of that tract of land described in Special Warranty Deed to Harris Methodist H-E-B as recorded in Volume 10244, Page 317 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), said 12,545 square foot tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2-inch iron rod with yellow cap stamped "WEIR" for the southeast corner of Lot 1, Block 1 of Razzoo's / Cajun Cafe, an addition to the City of Bedford, Tarrant County, Texas, as recorded in Cabinet A, Page 4331 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.);

THENCE North 00 degrees 35 minutes 15 seconds West, with said east line of said Lot 1, a distance of 199.35 feet to a set 1/2-inch iron rod with TxDOT aluminum cap located 349.66 feet right of S.H. 121 Baseline Station 247+87.01 for the POINT OF BEGINNING at the intersection of said east line with the proposed southerly right-of-way line of State Highway 121 (a proposed variable width right-of-way);

- 1) THENCE North 00 degrees 35 minutes 15 seconds West, continuing with said east line of Lot 1, a distance of 99.33 feet to a set 1/2-inch iron rod with yellow cap stamped "HALFF" for the intersection of said east line of Lot 1 with the existing southerly right-of-way line of State Highway 121 (a variable width right-of-way) as established in Deed to the State of Texas as recorded in Volume 4057, Page 608, D.R.T.C.T.;
- 2) THENCE North 89 degrees 20 minutes 06 seconds East, departing said east line, with said existing southerly right-of-way line of State Highway 121, a distance of 133.05 feet to a set 1/2-inch iron rod with yellow cap stamped "HALFF" for the intersection of said existing southerly right-of-way line of State Highway 121 with the west line of Lot 1R, Block 1 of Harris Methodist Health Systems Addition, an addition to the City of Bedford, Tarrant County, Texas, as recorded in Cabinet A, Page 3377, P.R.T.C.T.;

County: Tarrant  
Parcel No.: 623  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

Page 2 of 5  
4/16/2010



DESCRIPTION FOR PARCEL 623

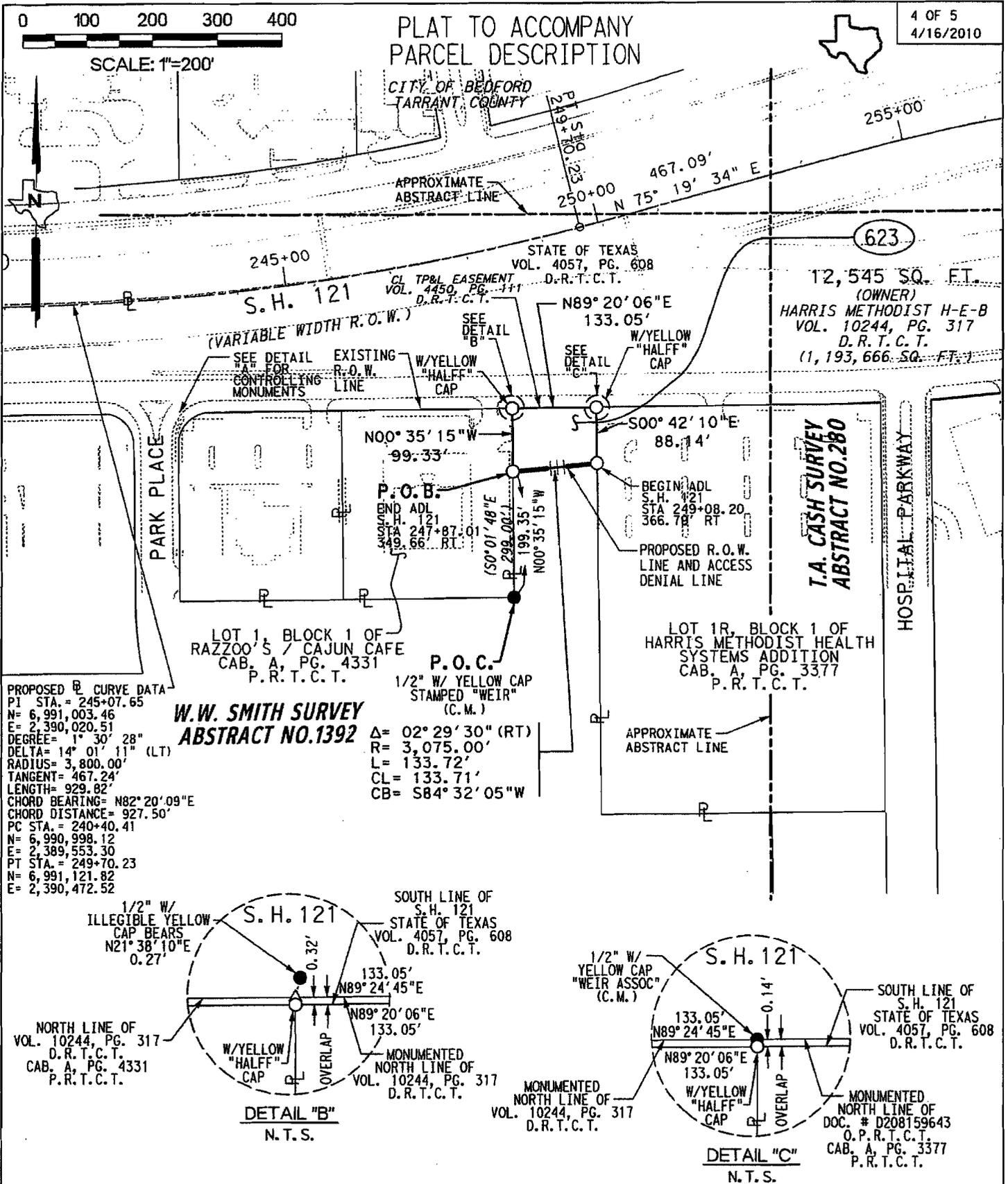
- 3) THENCE South 00 degrees 42 minutes 10 seconds East, departing said existing southerly right-of-way line of State Highway 121, with said west line of Lot 1R, a distance of 88.14 feet to a set 1/2-inch iron rod with TxDOT aluminum cap located 366.79 feet right of S.H. 121 Baseline Station 249+08.20 for the beginning of an Access Denial Line on the aforementioned proposed southerly right-of-way line of State Highway 121, said point also being the point of curvature of a non-tangent circular curve to the right having a radius of 3,075.00 feet whose chord bears South 84 degrees 32 minutes 05 seconds West a distance of 133.71 feet;
- 4) THENCE Westerly, departing said west line, over and across said Harris Methodist tract, with said proposed southerly right-of-way line of State Highway 121 and said Access Denial Line and with said curve to the right, through a central angle of 02 degrees 29 minutes 30 seconds, an arc distance of 133.72 feet to the POINT OF BEGINNING and containing 12,545 square feet or 0.2880 of an acre of land, more or less.

NOTES:

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

All bearings shown hereon are based upon the Texas Coordinate System of 1983, North Central Zone as observed by GPS on Julian day 320 of 2009 from CORS stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS. All distances shown hereon are surface distances. All coordinates shown hereon are Segment 2W project values. The State Plane Grid to Segment 2W project coordinate combined scale factor is 1.00012.





A PLAT OF A SURVEY OF PARCEL 623				PARCEL NUMBER	623	
FILE	TURNPIKE PROJECT S.H. 121		DIVISION TTA	ACQUISITION	0.2880	12,545
SCALE 1" = 200'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J. NO. 0364-01-119	COUNTY TARRANT	DEED AREA	27.4028	1,193,666
				REMAINDER AREA	27.1148	1,181,121



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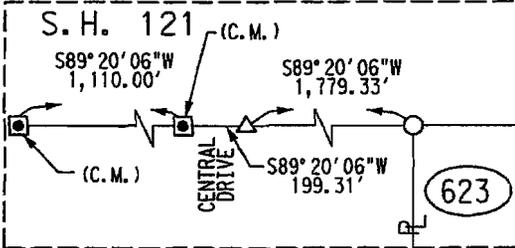


PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

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 ALLUM. CAP (UNLESS NOTED)
- IRON ROD FOUND (SIZE NOTED)
- ⊕ SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ FOUND "X" CUT (UNLESS NOTED)
- △ CALCULATED POINT
- FENCE POST
- N.T.S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- R. O. W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P. U. E. PUBLIC UTILITY EASEMENT
- D. R. T. C. T. DEED RECORDS OF TARRANT COUNTY TEXAS
- P. R. T. C. T. PLAT RECORDS OF TARRANT COUNTY TEXAS
- O. P. R. T. C. T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS
- DOC. # DOCUMENT NUMBER
- D. E. DRAINAGE EASEMENT
- B. L. BUILDING SETBACK LINE
- — — — — DISTANCE NOT SHOWN TO SCALE
- — — — — PROPERTY LINE
- — — — — S.H. 121 BASE LINE
- — — — — S.H. 121 PROPOSED RIGHT-OF-WAY LINE
- X — X FENCE
- — — — — DENIAL OF ACCESS LINE
- — — — — ACCESS IS DENIED ACROSS THE DENIAL OF ACCESS LINE
- — — — — APPROXIMATE SURVEY LINE
- — — — — EXISTING TXDOT RIGHT-OF-WAY
- — — — — EXISTING TXDOT RIGHT-OF-WAY BASELINE
- — — — — PROPOSED E OR B
- — — — — PROPOSED EASEMENT LINE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- U.T.S. UNABLE TO SET
- (C.M.) CONTROL MONUMENT
- ADL ACCESS DENIAL LINE

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AS OBSERVED BY GPS ON JULIAN DAY 320 OF 2009 FROM CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES SHOWN HEREON ARE SEGMENT 2W PROJECT VALUES. THE STATE PLANE GRID TO SEGMENT 2W PROJECT COORDINATE COMBINED SCALE FACTOR IS 1.00012.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 4) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 121 BASELINE) UNLESS OTHERWISE NOTED.
- 5) ACCESS TO AND FROM THE S. H. 121 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 7) THE EASEMENTS SHOWN OR NOTED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, G.F. NO. 704-5646, EFFECTIVE DATE DECEMBER 1, 2009.
- 8) THE EASEMENT TO TEXAS POWER & LIGHT COMPANY AS RECORDED IN VOLUME 1349, PAGE 599 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), IS NOT LOCATABLE BASED UPON THE DESCRIPTION LOCATED THEREIN.
- 9) THE DESCRIPTIONS OF THE TRACTS OF LAND IN EXHIBITS "A," "B," "C," AND "D" OF THE UTILITY AND PEDESTRIAN EASEMENT AS RECORDED IN VOLUME 7992, PAGE 1237, D.R.T.C.T., DO NOT INCLUDE THE SUBJECT TRACT.
- 10) THE DESCRIPTIONS OF "PARCEL NO. 10" AND "TEMPORARY CONSTRUCTION EASEMENT" IN EXHIBITS "A" AND "B" OF THE EASEMENT AND RIGHT-OF-WAY TO THE TRINITY RIVER AUTHORITY OF TEXAS AS RECORDED IN VOLUME 6903, PAGE 30, D.R.T.C.T., AND AS AFFECTED BY THE RELEASE OF EASEMENT RECORDED IN VOLUME 7821, PAGE 662, D.R.T.C.T., DO NOT INCLUDE THE SUBJECT TRACT.
- 11) THE "EASEMENT DESCRIPTION" IN EXHIBIT "B" OF THE AMENDMENT TO RIGHT-OF-WAY AGREEMENT AS RECORDED IN VOLUME 13085, PAGE 175, D.R.T.C.T., WHICH AMENDS THE "EASEMENT" ORIGINALLY ESTABLISHED IN THE RIGHT-OF-WAY TO SINCLAIR PIPELINE COMPANY AS RECORDED IN VOLUME 2842, PAGE 407, D.R.T.C.T., AS AFFECTED BY THE ASSIGNMENT AND ASSUMPTION AGREEMENT AS RECORDED IN VOLUME 11747, PAGE 0001, D.R.T.C.T., DOES NOT INCLUDE THE SUBJECT TRACT.
- 12) THE DESCRIPTION OF THE EASEMENT TO TEXAS POWER & LIGHT COMPANY AS RECORDED IN VOLUME 4450, PAGE 115, D.R.T.C.T., DOES NOT INCLUDE THE SUBJECT TRACT.



DETAIL "A"  
N. T. S.

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



*Jason A. Jernigan*  
16 APR 2010  
JASON A. JERNIGAN DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6023

A PLAT OF A SURVEY OF PARCEL  
623

PARCEL NUMBER	623	
	ACRES	SQUARE FEET
ACQUISITION	0.2880	12,545
DEED AREA	27.4028	1,193,666
REMAINDER AREA	27.1148	1,181,121

FILE	TURNPIKE PROJECT		DIVISION	ACQUISITION
	S. H. 121		TTA	DEED AREA
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.L. NO.	COUNTY	REMAINDER AREA
1" = 200'		0364-01-119	TARRANT	



© 2009

County: Tarrant  
Parcel: 17  
Segment: Segment 1  
Highway: Interstate 820  
Limits: From I-35W to Northeast Interchange  
Federal Aid Project No.:  
R.O.W. CSJ: 0008-14-093

Page 1 of 5  
April 15, 2010



Description for Parcel 17

BEING a 5,251 square foot tract of land in the J.M. Robinson Survey, Abstract Number 1346, Haltom City, Tarrant County, Texas, and being out of and a portion of Tract 2R, Green B. Stanley Survey Abstract 1378, an addition to Haltom City, Tarrant County, Texas, as recorded in Volume 388-177, Page 26, Plat Records, Tarrant County, Texas, said Tract 2R is described in a Warranty Deed with Vendor's Lien dated October 31, 1991, to DJK, Inc., as recorded in Volume 10454, Page 1984, Deed Records, Tarrant County, Texas, said 5,251 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found in the existing Northeast right-of-way line of Haltom Road (80' ROW) (No Recording Found), same being South corner of Tract 4R, of said Green B. Stanley Survey Abstract 1378 addition, same also being the Southwest corner of that certain tract of land described in deed to Norcliff IV, LLC, as recorded in Document Number D206158484, Official Public Records, Tarrant County, Texas, said POINT OF COMMENCING being 956.39 feet South of and at right angles to centerline survey station 777+26.78 of the proposed centerline of Interstate 820, said POINT OF COMMENCING also being in a curve to the right, whose long chord bears North 47 degrees 35 minutes 36 seconds West, a distance of 373.80 feet;

THENCE Northeasterly, along said Northeast right-of-way line of Haltom Road and the Southwest line of said Tract 4R, curving to the right, having a radius of 624.50 feet, a central angle of 34 degrees 49 minutes 44 seconds, for an arc distance of 379.62 feet to the West corner of said Tract 4R, same being the Southwest corner of said Tract 2R;

THENCE North 55 degrees 27 minutes 19 seconds East, along the common line between said Tract 2R and said Tract 4R, a distance of 162.98 feet to an angle point;

THENCE North 89 degrees 05 minutes 54 seconds East, continuing along the common line between said Tract 2R and said Tract 4R, a distance of 258.61 feet to the Southeast corner of said Tract 2R, same being the Southwest corner of Tract 3R, of said Green B. Stanley Survey Abstract 1378 addition;

County: Tarrant  
Parcel: 17  
Segment: Segment 1  
Highway: Interstate 820  
Limits: From I-35W to Northeast Interchange  
Federal Aid Project No.:  
R.O.W. CSJ: 0008-14-093

Page 2 of 5  
April 15, 2010



Description for Parcel 17

THENCE North 00 degrees 20 minutes 20 seconds West, along the common line between said Tract 2R and said Tract 3R, a distance of 413.80 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set at the intersection of the common line between said Tract 2R and said Tract 3R with the proposed South right-of-way line of Interstate 820 for the POINT OF BEGINNING, said POINT OF BEGINNING being 195.18 feet South of and at right angles to centerline survey station 778+48.56 of the proposed centerline of Interstate 820, said POINT OF BEGINNING also being the beginning of an Access Denial Line;

- (1) THENCE South 89 degrees 25 minutes 52 seconds West, crossing said Tract 2R, along said proposed South right-of-way line of Interstate 820 and said Access Denial Line, a distance of 261.38 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set in the Northerly West line of said Tract 2R, same being the East line of Tract 1R, of said Green B. Stanley Survey Abstract 1378 addition, said point also being the end of said Access Denial Line;
- (2) THENCE North 00 degrees 54 minutes 54 seconds East, along the common line between said Tract 2R and said Tract 1R, a distance of 20.15 feet to the Northwest corner of said Tract 2R and the Northeast corner of said Tract 1R, same being in the existing South right-of-way line of Interstate 820 (350" ROW), as recorded in Volume 3805, Page 618, Deed Records, Tarrant County, Texas, from which a 3/8 inch iron rod found bears North 00 degrees 54 minutes 54 seconds East, a distance of 5.68 feet;
- (3) THENCE North 89 degrees 26 minutes 44 seconds East, along the existing South right-of-way line of Interstate 820 and the North line of said Tract 2R, a distance of 260.94 feet to the Northeast corner of said Tract 2R and the Northwest corner of the aforesaid Tract 3R, from which a 3/8 inch iron rod found bears North 00 degrees 20 minutes 20 seconds West, a distance of 7.04 feet;
- (4) THENCE South 00 degrees 20 minutes 20 seconds East, along the common line between said Tract 2R and said Tract 3R, a distance of 20.07 feet to the POINT OF BEGINNING, and containing 5,251 square feet [0.1206 acres] of land, more or less.

County: Tarrant  
Parcel: 17  
Segment: Segment 1  
Highway: Interstate 820  
Limits: From I-35W to Northeast Interchange  
Federal Aid Project No.:  
R.O.W. CSJ: 0008-14-093

Page 3 of 5  
April 15, 2010



Description for Parcel 17

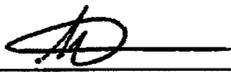
NOTES:

All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances. All coordinates are I-820 Project Values. The I-820 State Plane Grid to Surface Adjustment factor is 1.00012, based on CORS Stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS.

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

\*\* The monument described by metes and bounds and set in this call, after acquisition, will be replaced with a TxDOT Type II right-of-way marker under the supervision of a Registered Professional Land Surveyor.

I hereby certify that this plat and the accompanying description of even date herewith are true and correct to the best of my knowledge and belief and that the property shown herein was determined by a survey made on the ground under my direction and supervision.

 4/15/10

Michael Dan Davis  
Registered Professional Land Surveyor No. 4838  
DANNENBAUM ENGINEERING CORPORATION  
T.B.P.L.S. REGISTRATION NO. 101188-00  
6421 CAMP BOWIE BLVD. SUITE 400  
FORT WORTH, TEXAS 76116  
Office (817) 763-8883 Fax (817) 377-2956



HALTOM CITY  
TARRANT COUNTY

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION



J.M. ROBINSON SURVEY  
A-1346

State of Texas  
Vol. 3805, Pg. 618  
D.R.T.C.T.

PROPOSED  $\frac{1}{2}$  I-820  
owner:  
DJK, INC.  
Vol. 10454, Pg. 1984  
D.R.T.C.T.  
5.251 SQ. FT.  
(350' R.O.W.)

EXISTING I-820 R.O.W.

17

Lot 1, Block 1  
William Watt Addition  
Vol. 388-146 Pg. 175  
P.R.T.C.T.

FD 1/2" IR BEARS  
N03300W, 4.42'

12'x20' SIGN ESMT  
Vol. 8648, Pg. 36  
D.R.T.C.T.

N00°54'54"E  
20.15'

FD 3/8" IR BEARS  
N00202W, 7.04'

S00°20'20"E  
20.07'

PERARCO PIPELINE ESMT  
Vol. 1424, Pg. 343, D.R.T.C.T.  
Vol. 388-177, Pg. 26 P.R.T.C.T.

30' BUILDING LINE

ARCO PIPELINE ESMT  
Vol. 8648, Pg. 36  
D.R.T.C.T.

(END ADJ.  
PARCEL 17)  
STA. 775+87.18  
195.23' RT

P.O.B.  
PARCEL 17  
STA. 778+48.56  
195.18' Rt.  
(BEGIN ADJ.  
PARCEL 17)

PROPOSED R.O.W. &  
ACCESS DENIAL LINE

Tract 2R  
Green B. Stanley  
Survey A-1378  
Vol. 388-177, Page 26  
P.R.T.C.T.

Lot 1, Block 1  
Bluebonnet Heights Addition  
Cab A. Slide. 699  
P.R.T.C.T.

HALTOM RD.  
(180' R.O.W.)  
(No recording found)

N89°05'54"E 258.61'

Tract 4R

C 17-5

G.B. STANLEY SURVEY  
A-1378

Norcliff IV, LLC.  
Document Number D206158484  
D.R.T.C.T.

P.O.C.  
PARCEL 17  
STA. 777+26.78  
956.39' Rt.



Curve	Radius	Delta	Length	Chord Bearing	Distance
C 17-5	624.50'	34° 49' 44" (Rt.)	379.62'	N 47° 35' 36" W	373.80'



A PLAT OF A SURVEY OF PARCEL 17			PARCEL NUMBER	17	
FILE	I-820	DIVISION TTA	ACQUISITION	ACRES	SQUARE FEET
SCALE	AS SHOWN	COUNTY	DEED AREA	0.1206	5,251
				3.8856	169,255



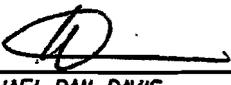
PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II CONCRETE MONUMENT FOUND
- 5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED) TO BE REPLACED BY TXDOT TYPE II CONCRETE MONUMENT
- 5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED)
- ◊ 5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP STAMPED "ACCESS DENIAL" (UNLESS NOTED)
- MONUMENT FOUND (TYPE & SIZE NOTED)
- △ CALCULATED POINT / CENTRAL ANGLE
- N. T. S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- R. O. W. RIGHT-OF-WAY
- ESMT. EASEMENT
- U. E. UTILITY EASEMENT
- D. R. T. C. T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P. R. T. C. T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O. P. R. T. C. T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- D12345 (typ) COUNTY CLERK DOCUMENT NUMBER
- D. E. DRAINAGE EASEMENT
- B. L. BUILDING SETBACK LINE
- +— DISTANCE NOT SHOWN TO SCALE
- |— PROPERTY LINE
- +— I-820 CENTERLINE
- +— I-820 PROPOSED RIGHT-OF-WAY LINE
- +— I-820 PROPOSED RIGHT-OF-WAY AND ACCESS DENIAL LINE
- S--- APPROXIMATE SURVEY LINE
- +--- EXISTING TXDOT RIGHT-OF-WAY
- +--- EXISTING TXDOT RIGHT-OF-WAY BASELINE
- +--- PROPOSED C OR R
- +--- PROPOSED EASEMENT LINE
- CB CHORD BEARING
- CD CHORD DISTANCE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- P.O.R. POINT OF REFERENCE
- ADL ACCESS DENIAL LINE
- D DEGREES
- ' MINUTES / FEET
- " SECONDS
- N NORTH
- S SOUTH
- E EAST
- W WEST
- L LENGTH
- R RADIUS
- (C.M.) CONTROLLING MONUMENT
- \*\* AFTER ACQUISITION MONUMENT WILL BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (CORS) TEXAS NORTH CENTRAL ZONE (4202). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE I-820 PROJECT VALUES. THE I-820 STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00012. BASED ON CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY Lawyers Title Insurance Corporation, FILE NO. 704-5126, EFFECTIVE DATE MARCH 9, 2010.
- 4) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: ESMT. VOL. 5494, PG. 684
- 5) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 6) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (I-820 BASELINE) UNLESS OTHERWISE NOTED.
- 7) ACCESS TO AND FROM THE I-820 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 8) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".

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

 4/15/10  
 MICHAEL DAN DAVIS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 4838



A PLAT OF A SURVEY OF PARCEL 17			PARCEL NUMBER	17	
FILE	I-820	DIVISION TTA	ACQUISITION	ACRES	SQUARE FEET
SCALE	FEDERAL AID PROJECT NO.	R.O.W. - C. S. J. NO.	DEED AREA	3.8856	169,255

County: Tarrant  
Parcel: 105  
Segment: Segment 1  
Highway: Interstate 820  
Limits: From I-35W to Northeast Interchange  
Federal Aid Project No.:  
R.O.W. CSJ: 0008-14-093

Page 1 of 5  
March 31, 2010  
Rev. April 12, 2010



**Description for Parcel 105**

BEING a 8,943 square foot tract of land in the Telitha Akers Survey, Abstract Number 19, North Richland Hills, Tarrant County, Texas, being out of and a portion of that certain Lot 3-R, Block 6, Tapp Addition to the City of North Richland Hills, Tarrant County, Texas, as recorded in Cabinet A, Slide 9517, Plat Records, Tarrant County, Texas, said Lot 3-R is described in a Special Warranty Deed, dated August 27, 1998, to Sam's Real Estate Business Trust, as recorded in Volume 13398, Page 512, Deed Records, Tarrant County, Texas, and a Warranty Deed, dated November 14, 2001, to Sam's Real Estate Business Trust, as recorded in Volume 15289, Page 237, Deed Records, Tarrant County, Texas, said 8,943 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail found at an interior ell corner in the West line of said Lot 3-R, same being the Northeast corner of Lot 5R, Block 6, Tapp Addition to the City of North Richland Hills, as recorded in Cabinet A, Slide 7089, Plat Records, Tarrant County, Texas, said POINT OF COMMENCING being 431.58 feet North of and at right angles to centerline survey station 856+23.91 of the proposed centerline of Interstate 820;

THENCE South 00 degrees 44 minutes 20 seconds East, along the common lines between said Lot 3-R and said Lot 5R, a distance of 216.59 feet to a PK nail set at the intersection of the common lines between said Lot 3-R and said Lot 5R with the proposed North right-of-way line of Interstate 820 for the POINT OF BEGINNING, said POINT OF BEGINNING being 215.02 feet North of and at right angles to centerline survey station 856+27.53 of the proposed centerline of Interstate 820;

- (1) THENCE North 89 degrees 12 minutes 27 seconds East, along the proposed North right-of-way line of Interstate Highway 820, passing at a distance of 14.03 feet, a 5/8-inch smooth iron rod with aluminum cap stamped ACCESS DENIAL set for the beginning of an Access Denial Line, and continue, a total distance of 617.98 feet to a 5/8-inch smooth iron rod with aluminum cap stamped "TxDOT" set at the intersection of the proposed North right-of-way line of Interstate 820 with the East line of said Lot 3-R, same being the West line of Lot 1-R, Block 6, Tapp Addition to the City of North Richland Hills, as recorded in Cabinet A, Slide 4852, Plat Records, Tarrant County, Texas, and being the end of said Access Denial Line;

County: Tarrant  
Parcel: 105  
Segment: Segment 1  
Highway: Interstate 820  
Limits: From I-35W to Northeast Interchange  
Federal Aid Project No.:  
R.O.W. CSJ: 0008-14-093

Page 2 of 5  
March 31, 2010  
Rev. April 12, 2010



Description for Parcel 105

- (2) THENCE South 00 degrees 01 minute 04 seconds East, along the common line between said Lot 3-R and said Lot 1-R, a distance of 14.72 feet to an Aluminum Monument stamped "RPLS4873" found for the Southeast corner of said Lot 3-R, same being the Southwest corner of said Lot 1-R, said point also being in the existing North right-of-way line of Interstate Highway 820 (350' ROW), as recorded in Volume 3784, Page 540, Deed Records, Tarrant County, Texas;
- (3) THENCE South 89 degrees 15 minutes 12 seconds West, along the existing North right-of-way line of Interstate 820 and the South line of said Lot 3-R, a distance of 617.79 feet to the Southwest corner of said Lot 3-R, same being the Southeast corner of the aforesaid Lot 5R;
- (4) THENCE North 00 degrees 44 minutes 20 seconds West, along the common line between said Lot 3-R and said Lot 5R, a distance of 14.23 feet to the POINT OF BEGINNING, and containing 8,943 square feet [0.2053 acres] of land, more or less.

NOTES:

All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances. All coordinates are I-820 Project Values. The I-820 State Plane Grid to Surface Adjustment factor is 1.00012, based on CORS Stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS.

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

\*\* The monument described by metes and bounds and set in this call, after acquisition, will be replaced with a TxDOT Type II right-of-way marker under the supervision of a Registered Professional Land Surveyor.

County: Tarrant  
Parcel: 105  
Segment: Segment 1  
Highway: Interstate 820  
Limits: From I-35W to Northeast Interchange  
Federal Aid Project No.:  
R.O.W. CSJ: 0008-14-093

Page 3 of 5  
March 31, 2010  
Rev. April 12, 2010



Description for Parcel 105

I hereby certify that this plat and the accompanying description of even date herewith are true and correct to the best of my knowledge and belief and that the property shown herein was determined by a survey made on the ground under my direction and supervision.

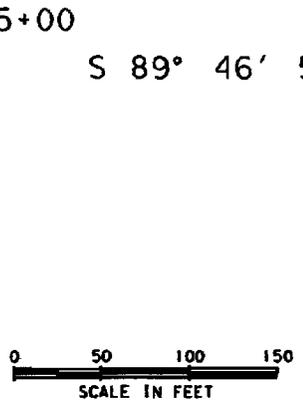
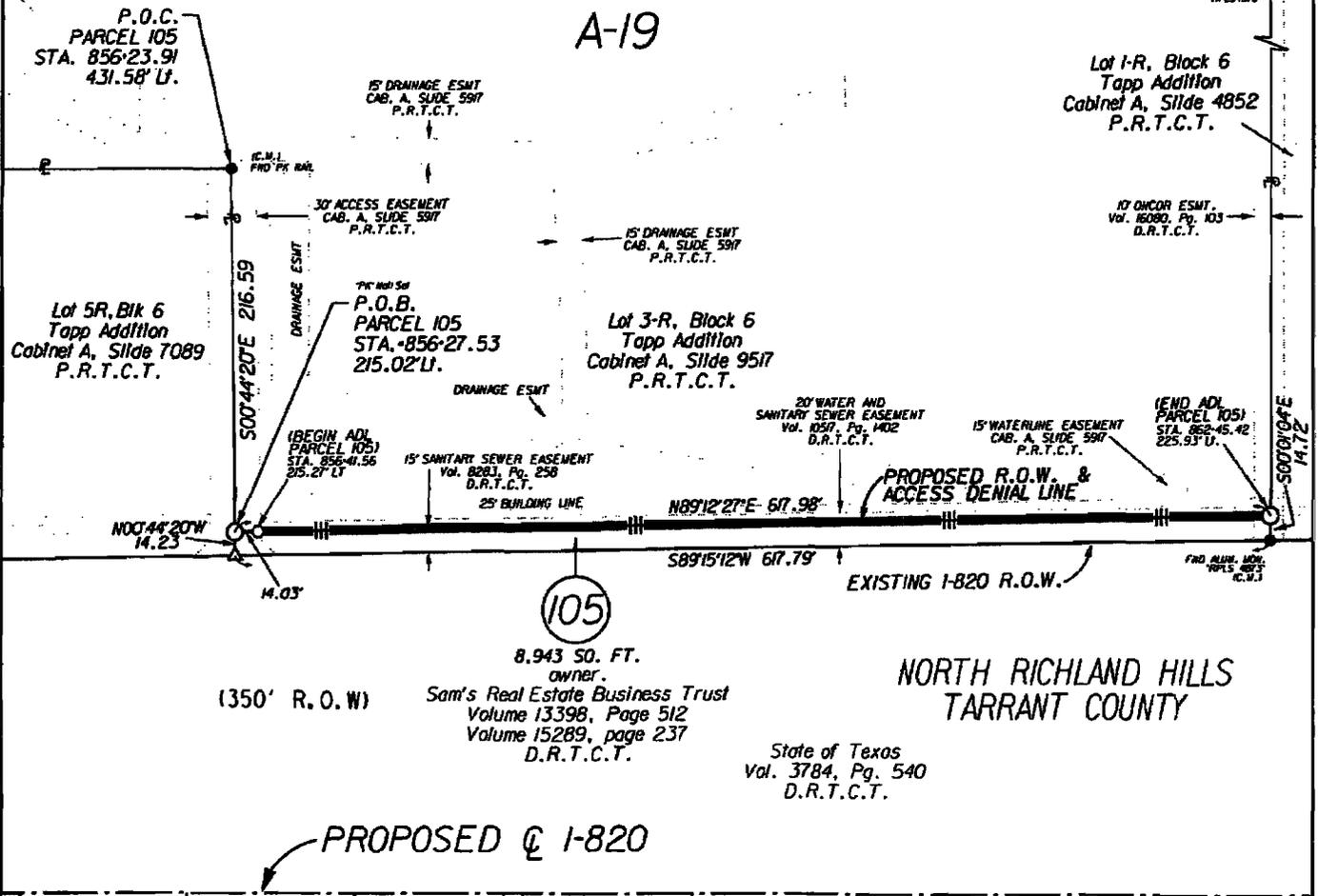
 4/12/10  
DATE:  
Michael Dan Davis  
Registered Professional Land Surveyor No. 4838  
DANNENBAUM ENGINEERING CORPORATION  
T.B.P.L.S. REGISTRATION NO. 101188-00  
6421 CAMP BOWIE BLVD. SUITE 400  
FORT WORTH, TEXAS 76116  
Office (817) 763-8883 Fax (817) 377-2956



PLAT TO ACCOMPANY  
PARCEL DESCRIPTION



TELITHA AKERS SURVEY  
A-19



 <p>Texas Department of Transportation © 2010</p>	A PLAT OF A SURVEY OF PARCEL 105			PARCEL NUMBER	105	
	FILE	I-820		ACQUISITION	0.2053	8,943
	SCALE	FEDERAL AID PROJECT NO.	R.O.R.-C.S.J. NO.	DEED AREA	15.5968	679,396
	1" = 100'		0008-14-093	REMAINDER AREA	15.3915	670,453
			DIVISION	TARRANT		

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION



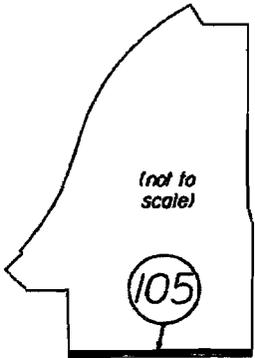
LEGEND

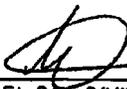
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II CONCRETE MONUMENT FOUND
- 5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED) TO BE REPLACED BY TXDOT TYPE II CONCRETE MONUMENT
- 5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED)
- ◊ 5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP STAMPED "ACCESS DENIAL" (UNLESS NOTED)
- MONUMENT FOUND (TYPE & SIZE NOTED)
- △ CALCULATED POINT / CENTRAL ANGLE
- N. T. S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- R. O. W. RIGHT-OF-WAY
- ESMT. EASEMENT
- U. E. UTILITY EASEMENT
- D. R. T. C. T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P. R. T. C. T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O. P. R. T. C. T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- D12345 (typ) COUNTY CLERK DOCUMENT NUMBER
- D. E. DRAINAGE EASEMENT
- B. L. BUILDING SETBACK LINE
- +— DISTANCE NOT SHOWN TO SCALE
- +— PROPERTY LINE
- +— I-820 CENTERLINE
- +— I-820 PROPOSED RIGHT-OF-WAY LINE
- +— I-820 PROPOSED RIGHT-OF-WAY AND ACCESS DENIAL LINE
- S--- APPROXIMATE SURVEY LINE
- I--- EXISTING TXDOT RIGHT-OF-WAY
- B--- EXISTING TXDOT RIGHT-OF-WAY BASELINE
- E--- PROPOSED E. OR R.
- E--- PROPOSED EASEMENT LINE
- CB CHORD BEARING
- CD CHORD DISTANCE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- P.O.R. POINT OF REFERENCE
- ADL ACCESS DENIAL LINE
- ° DEGREES
- ' MINUTES / FEET
- " SECONDS
- N NORTH
- S SOUTH
- E EAST
- W WEST
- L LENGTH
- R RADIUS
- (C.M.) CONTROLLING MONUMENT
- \*\* AFTER ACQUISITION MONUMENT WILL BE REPLACED WITH A "TXDOT" TYPE II RIGHT-OF-WAY MARKER UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (CORS) TEXAS NORTH CENTRAL ZONE (4202). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE I-820 PROJECT VALUES. THE I-820 STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00012. BASED ON CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY Lawyers Title Insurance Corporation, FILE NO. 704-5168, EFFECTIVE DATE NOVEMBER 18, 2009.
- 4) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: NONE
- 5) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 6) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (I-820 BASELINE) UNLESS OTHERWISE NOTED.
- 7) ACCESS TO AND FROM THE I-820 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 8) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".

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

PARENT TRACT



 DATE 4/12/10  
MICHAEL DAN DAVIS REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4838



A PLAT OF A SURVEY OF PARCEL 105				PARCEL NUMBER		105	
				ACRES	SQUARE FEET		
FILE	I-820		DIVISION	ACQUISITION	0.2053	8,943	
			TTA	DEED AREA	15.5968	679,396	
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY	REMAINDER AREA	15.3915	670,453	
1" = 100'		0008-14-093	TARRANT				

County: Tarrant  
Parcel: 118  
Segment: Segment 1  
Highway: Interstate 820  
Limits: From I-35W to Northeast Interchange  
Federal Aid Project No.:  
R.O.W. CSJ: 0008-14-093

Page 1 of 5  
March 18, 2010



Description for Parcel 118

BEING a 1,570 square foot tract of land in the W. W. Wallace Survey, Abstract Number 1606, North Richland Hills, Tarrant County, Texas, and being out of and a portion of that certain called 2,671.41 square foot tract of land described in a General Warranty Deed dated March 4, 2005, to 7000 Investors, LP., as recorded in Document Number D205066999, Official Public Records, Tarrant County, Texas, said 1,570 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for the Southeast corner of Lot 8, Block 20, Snow Heights Addition, Second Filing to the City of North Richland Hills, Tarrant County, Texas, as recorded Volume 388-24, Page 34, Plat Records, Tarrant County, Texas, same being the Southwest corner of Lot 9, Block 20, said Snow Heights Addition, Second Filing, said POINT OF COMMENCING being 337.67 feet South of and at right angles to centerline survey station 916+63.81 of the proposed centerline of Interstate 820;

THENCE North 00 degrees 13 minutes 55 seconds West, along the common line between said Lot 8 and said Lot 9, a distance of 150.14 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set at the intersection of the proposed South right-of-way line of Interstate 820 and the South line of the said 7000 Investors, LP. tract for the POINT OF BEGINNING, said POINT OF BEGINNING being the Northeast corner of said Lot 8 and the Northwest corner of said Lot 9, said POINT OF BEGINNING also being 193.98 feet South of and at right angles to centerline survey station 916+17.63 of the proposed centerline of Interstate 820 and being the beginning of an Access Denial Line;

- (1) THENCE North 74 degrees 49 minutes 39 seconds West, crossing said 7000 Investors, LP tract, along said proposed South right-of-way line of Interstate 820 and said Access Denial Line, a distance of 92.29 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set at the intersection of said proposed South right-of-way line and the West line of said 7000 Investors, LP tract, same being the East line of Lot 16R, Block 20, Snow Heights Addition to the City of North Richland Hills, Tarrant County, Texas, as recorded in Cabinet A, Slide 207, Plat Records, Tarrant County, Texas and being the end of said Access Denial Line;

County: Tarrant  
Parcel: 118  
Segment: Segment 1  
Highway: Interstate 820  
Limits: From I-35W to Northeast Interchange  
Federal Aid Project No.:  
R.O.W. CSJ: 0008-14-093

Page 2 of 5  
March 18, 2010



Description for Parcel 118

- (2) THENCE North 00 degrees 23 minutes 38 seconds West, along the common line between said Lot 16R and said 7000 Investors, LP tract, a distance of 16.51 feet to the Northwest corner of said 7000 Investors, LP tract, same being the Northeast corner of said Lot 16R, and being in the existing South right-of-way line of Interstate 820 (350' ROW), as recorded in Volume 3561, Page 534, Deed Records, Tarrant County, Texas, said point being in a curve to the right whose long chord bears South 72 degrees 27 minutes 25 seconds East, a distance of 134.57 feet;
- (3) THENCE Southeasterly, along said existing South right-of-way line of Interstate 820, same being the North line of said 7000 Investors, LP tract, curving to the right, having a radius of 5,554.58 feet, a central angle of 01 degree 23 minutes 17 seconds, for an arc distance of 134.57 feet to the East corner of said 7000 Investors, LP tract, same being the Northernmost corner of the aforesaid Lot 9;
- (4) THENCE South 89 degrees 51 minutes 25 seconds West, along the common line between said 7000 Investors, LP tract and said Lot 9, a distance of 39.13 feet to the POINT OF BEGINNING, and containing 1,570 square feet [0.0360 acres] of land, more or less.

NOTES:

All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances. All coordinates are I- 820 Project Values. The I- 820 State Plane Grid to Surface Adjustment factor is 1.00012, based on CORS Stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS.

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

\*\* The monument described by metes and bounds and set in this call, after acquisition, will be replaced with a TxDOT Type II right-of-way marker under the supervision of a Registered Professional Land Surveyor.

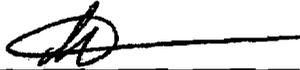
County: Tarrant  
Parcel: 118  
Segment: Segment 1  
Highway: Interstate 820  
Limits: From I-35W to Northeast Interchange  
Federal Aid Project No.:  
R.O.W. CSJ: 0008-14-093

Page 3 of 5  
March 18, 2010



Description for Parcel 118

I hereby certify that this plat and the accompanying description of even date herewith are true and correct to the best of my knowledge and belief and that the property shown herein was determined by a survey made on the ground under my direction and supervision.

 3/18/10

Michael Dan Davis  
Registered Professional Land Surveyor No. 4838  
DANNENBAUM ENGINEERING CORPORATION  
T.B.P.L.S. REGISTRATION NO. 101188-00  
6421 CAMP BOWIE BLVD. SUITE 400  
FORT WORTH, TEXAS 76116  
Office (817) 763-8883 Fax (817) 377-2956



PLAT TO ACCOMPANY  
PARCEL DESCRIPTION



W.W. WALLACE SURVEY  
A-1606

€ CURVE DATA  
P.I. Station - 921+79.67  
N - 6991413.08  
E - 2359246.26  
Radius = 4,593.17'  
Length = 1,510.39'  
Delta = 185° 27' (RT)

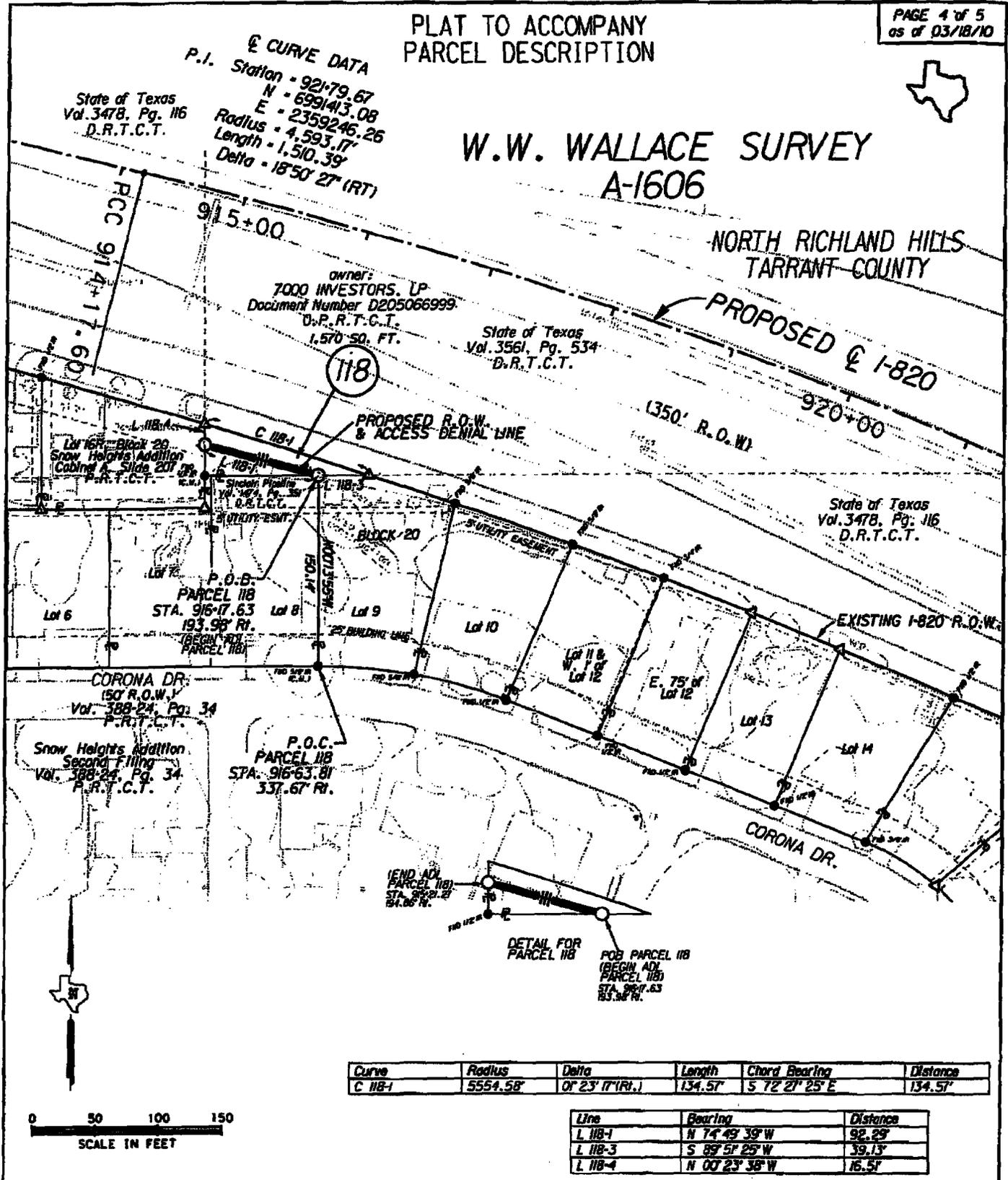
State of Texas  
Vol. 3478, Pg. 116  
D.R.T.C.T.

State of Texas  
Vol. 3561, Pg. 534  
D.R.T.C.T.

owner:  
7000 INVESTORS, LP  
Document Number D205066999  
D.P.R.T.C.T.  
1,570 SQ. FT.

NORTH RICHLAND HILLS  
TARRANT COUNTY

PROPOSED € I-820  
920+00



Curve	Radius	Delta	Length	Chord Bearing	Distance
C 118-1	5554.58'	0° 23' 17" (RT)	134.57'	S 72° 21' 25" E	134.57'

Line	Bearing	Distance
L 118-1	N 74° 49' 39" W	92.29'
L 118-3	S 89° 51' 25" W	39.13'
L 118-4	N 00° 23' 38" W	16.57'



A PLAT OF A SURVEY OF PARCEL 118				PARCEL NUMBER 118	
FILE	I-820	DIVISION TTA	ACQUISITION	ACRES	SQUARE FEET
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C. S. & NO. 0008-14-093	DEED AREA	0.0360	1,570
		COUNTY TARRANT	REMAINDER AREA	0.0613	2,671
				0.0253	1,101

EXHIBIT "A"

PAGE 5 of 5  
as of 03/18/10



PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT FOUND
- 5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED) TO BE REPLACED BY TXDOT TYPE II CONCRETE MONUMENT
- 5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED)
- 5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP STAMPED "ACCESS DENIAL" (UNLESS NOTED)
- MONUMENT FOUND (TYPE & SIZE NOTED)
- △ CALCULATED POINT / CENTRAL ANGLE
- N.T.S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- U.E. UTILITY EASEMENT
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- D12345 (type) COUNTY CLERK DOCUMENT NUMBER
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING SETBACK LINE
- DISTANCE NOT SHOWN TO SCALE
- PROPERTY LINE
- I-820 CENTERLINE
- I-820 PROPOSED RIGHT-OF-WAY LINE
- I-820 PROPOSED RIGHT-OF-WAY AND ACCESS DENIAL LINE
- APPROXIMATE SURVEY LINE
- EXISTING TXDOT RIGHT-OF-WAY
- EXISTING TXDOT RIGHT-OF-WAY BASELINE
- PROPOSED E OR S
- PROPOSED EASEMENT LINE
- CB CHORD BEARING
- CD CHORD DISTANCE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- P.O.R. POINT OF REFERENCE
- ADL ACCESS DENIAL LINE
- D DEGREES
- ' MINUTES / FEET
- " SECONDS
- N NORTH
- S SOUTH
- E EAST
- W WEST
- L LENGTH
- R RADIUS
- (CAL) CONTROLLING MONUMENT
- \*\* AFTER ACQUISITION, MONUMENT WILL BE REPLACED WITH A 1-820 TYPE RIGHT-OF-WAY MARKER UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (CORS) TEXAS NORTH CENTRAL ZONE (4202). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE I-820 PROJECT VALUES. THE I-820 STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00012. BASED ON CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY Lawyer's Title Insurance Corporation, FILE NO. 704-5181, EFFECTIVE DATE NOVEMBER 18, 2009.
- 4) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL:  
PIPE LINE ESMT. VOL. 1474, PG. 351  
PIPE LINE ESMT. VOL. 9904, PG. 1696  
PIPE LINE ESMT. VOL. 549, PG. 18  
ESMT. VOL. 4040, PG. 31  
ELECTRIC LINE ESMT. VOL. 1328, PG. 34  
PIPE LINE & TELEPHONE ESMT. VOL. 2250, PG. 224  
PIPE LINE ESMT. 3465, PG. 524  
ELECTRIC LINE ESMT. VOL. 6713, PG. 319
- 5) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 6) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (I-820 BASELINE) UNLESS OTHERWISE NOTED.
- 7) ACCESS TO AND FROM THE I-820 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 8) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".

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

 3/18/10  
MICHAEL DAN DAVIS DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4838



A PLAT OF A SURVEY OF PARCEL 118				PARCEL NUMBER		118	
FILE	I-820		DIVISION TTA	ACQUISITION	ACRES	SQUARE FEET	
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.C.S. & NO.	COUNTY TARRANT	DEED AREA	0.0360	1,570	
		0008-14-093		REMAINDER AREA	0.0613	2,671	
					0.0253	1,101	

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

Property Description  
Parcel 65

Being 1.444 acres of land situated in the J. MORENO SURVEY, Abstract No. 26, McLennan County, Texas. Being part of that certain called 31.211 acre tract of land conveyed to John Rothwell by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2002032296 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 1.444 acres being more particularly described by metes and bounds as follows:

Commencing at a found 1/2-inch iron rod at the northwesterly corner of that certain called 14.825 acre tract of land conveyed to Wayland E. Koon and wife, Frances A. Koon by deed and recorded under Volume 1560, Page 554 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);

Thence, North 58°26'41" East, 1,112.94 feet along the northerly line of said 14.825 acre tract, passing at 279.14 feet a found fence post at the southwesterly corner of that said 31.211 acre tract and continuing along the northerly line of said 14.825 acre tract, being the southerly line of said 31.211 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed westerly right of way line of Interstate Highway 35 (width varies), for the point of curvature of a curve to the left and for the **POINT OF BEGINNING**;

- 1) **THENCE**, in a northwesterly direction, along the proposed westerly right of way line of Interstate Highway 35 and along said curve to the left, **having a central angle of 03°17'45"**, a **radius of 5,935.00 feet, an arc length of 340.83 feet and a chord bearing and distance of North 09°58'04" West, 342.78 feet** to a set 5/8-inch iron rod with TxDOT aluminum cap for the end of said curve;
- 2) **THENCE**, **North 11°37'21" West, 217.44 feet** continuing along the proposed westerly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with TxDOT aluminum cap;
- 3) **THENCE**, **North 25°39'31" West, 19.69 feet** continuing along the proposed westerly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with TxDOT aluminum cap;
- 4) **THENCE**, **North 10°49'28" West, 64.88 feet** continuing along the proposed westerly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with TxDOT aluminum cap;
- 5) **THENCE**, **North 05°06'40" East, 18.66 feet** continuing along the proposed westerly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with TxDOT aluminum cap for the point of curvature of a curve to the right;

- 6) **THENCE**, in a northwesterly direction, continuing along the proposed westerly right of way line of Interstate Highway 35 and along said curve to the right, **having a central angle of 02°49'01"**, **a radius of 6,065.00 feet, an arc length of 300.30 feet and a chord bearing and distance of North 08°56'24" West, 298.16 feet** to a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" in the existing southerly right of way line of Wiggins Road (width varies), being the northerly line of said 31.211 acre tract, said existing right of way conveyed to the State of Texas by deed and recorded under Volume 826, Page 463 of said Deed Records;
- 7) **THENCE, South 86°48'15" East, 117.08 feet** along the existing southerly right of way line of Wiggins Road, being the northerly line of said 31.211 acre tract to a found concrete monument (broken top) at the intersection of the existing southerly right of way line of Wiggins Road with the existing westerly right of way line of Interstate Highway 35 (width varies), being the northeasterly corner of said 31.211 acre tract, said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 416, Page 576 and Volume 416, Page 49 both of said Deed Records;
- 8) **THENCE, South 03°57'31" East, 933.03 feet** along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said 31.211 acre tract to the northeasterly corner of said 14.825 acre tract, being the southeasterly corner of said 31.211 acre tract, from which a found concrete monument bears South 42°51' West, 0.37 feet;
- 9) **THENCE, South 58°26'41" West, 15.01 feet** along the northerly line of said 14.825 acre tract, being the southerly line of said 31.211 acre tract to the **POINT OF BEGINNING** and containing 1.444 acres of land, more or less.

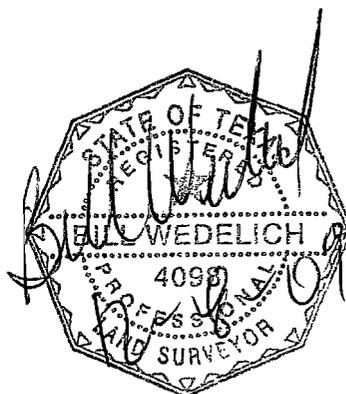
**Horizontal Control** – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD85 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD85 (1993) Grid values divide the north and east coordinate values by a surface adjustment factor of 1.00004. The survey is based on Static and RTK GPS observations holding control monuments I359915, 9915AZI, I359914, and 9914AZI.

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

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

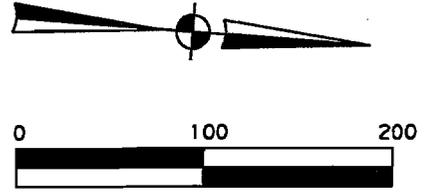
See attached 8 ½" x 11" plat that accompanies.

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

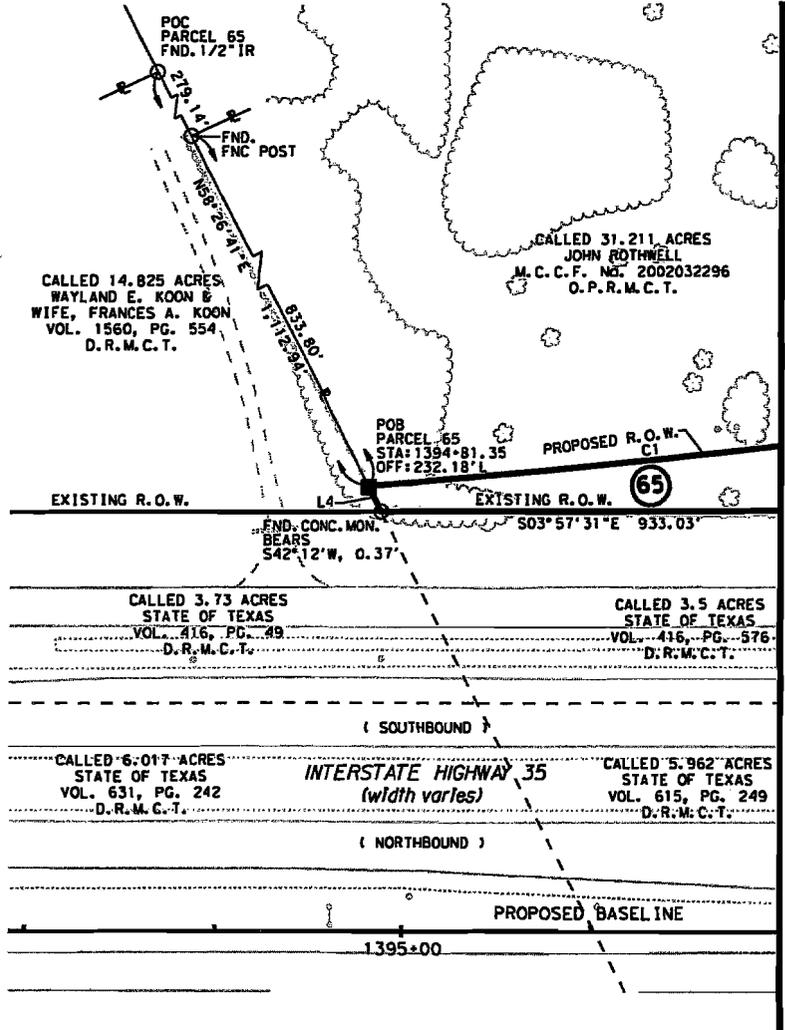


LEGEND

- SET TXDOT TYPE II CONCRETE MONUMENT
- SET 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/TXDOT ALUM. CAP
- COA Stamped "CONTROL OF ACCESS POINT" (COA)
- FND 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/GS CAP (UNLESS NOTED)
- FND. (TYPE INDICATED AT LOCATION)
- D.R.M.C.T. DEED RECORDS MCLENNAN COUNTY, TEXAS
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS MCLENNAN COUNTY TEXAS
- DENIAL OF ACCESS LINE
- DEED LINE WITHIN IH 35 R.O.W.
- PROPOSED R.O.W. LINE
- P.R.M.C.T. PLAT RECORDS OF MCLENNAN COUNTY, TEXAS
- PIPELINE MARKER ■ TELE. PEDESTAL
- POWER POLE ↓ FIBER OPTIC SIGN
- GUY
- FIRE HYDRANT ■ TELE. MH
- WATER VALVE ● SAN. MH
- SIGN
- Property Line
- Landhook
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- Survey Line
- Parcel Number



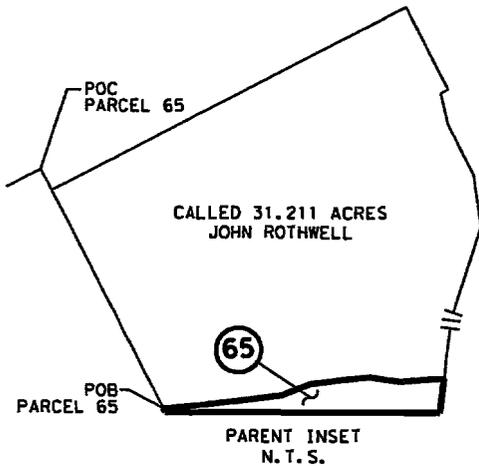
J. MORENO SURVEY  
A-26



MATCHLINE STA. 1397+00

LINE TABLE		
LINE NO.	BEARING	LENGTH
L4	S58°26'41"W	15.01'

CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	CHORD	CHD
CT	03°18'35"	5,935.00'	342.83'	N09°58'04"W	342.78'



- NOTES:
- HORIZONTAL CONTROL - ALL BEARINGS ARE RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83 (1993). COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES IN US SURVEY FEET. TO CONVERT COORDINATES TO TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83 (1993) GRID VALUES DIVIDE THE NORTH AND EAST COORDINATE VALUES BY A SURFACE ADJUSTMENT FACTOR OF 1.00004. THE SURVEY IS BASED ON STATIC AND RTK GPS OBSERVATIONS HOLDING CONTROL MONUMENTS 1359915, 9915A21, 1359914, AND 9914A21.
  - PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
  - ACCESS IS ALLOWED TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.



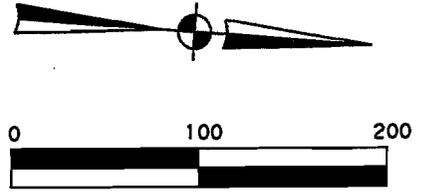
PARCEL 65  
1.444 AC.  
62,883 SQ.FT.

PAGE 3 OF 5

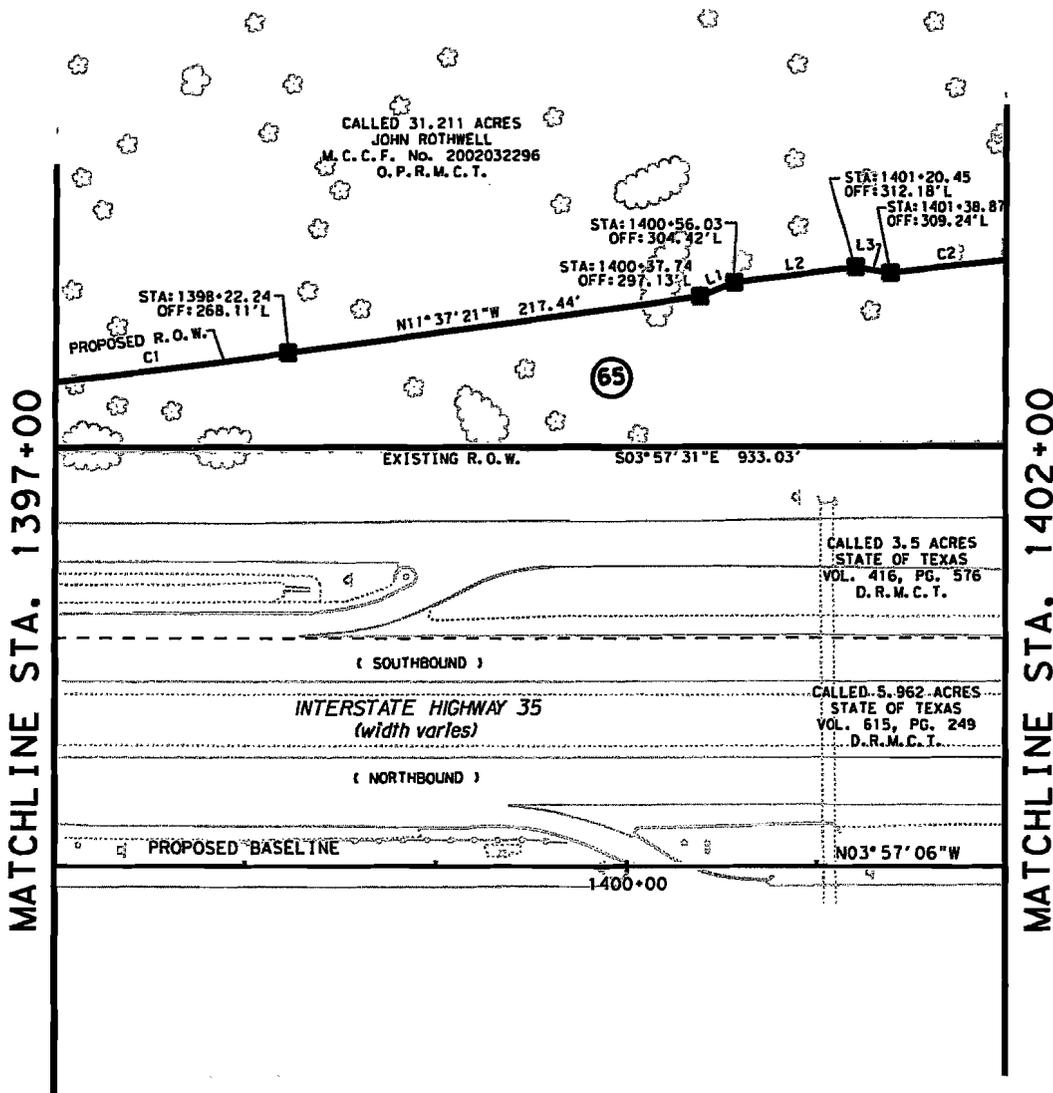
JOHN ROTHWELL  
IH-35  
C.S.J. 0014-08-082  
MCLENNAN COUNTY JULY, 2009  
prepared by:

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

REVISED: NOVEMBER 16, 2009  
DGN: IH35 163-3 Parcel 65A.dgn  
GS JOB No. 07-017-163



# J. MORENO SURVEY A-26



PARCEL 65  
1.444 AC.  
62,883 SQ.FT.

PAGE 4 OF 5

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N25°39'31"W	19.69'
L2	N10°49'28"W	64.88'
L3	N05°06'40"E	18.66'

CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	CHORD	CHD
C1	03°18'35"	5,935.00'	342.83'	N09°58'40"W	342.78'
C2	02°49'01"	6,065.00'	298.19'	N08°56'24"W	298.16'

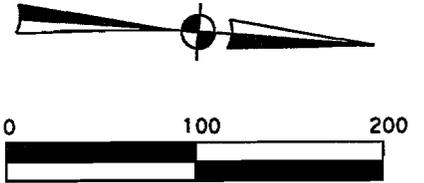
JOHN ROTHWELL

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

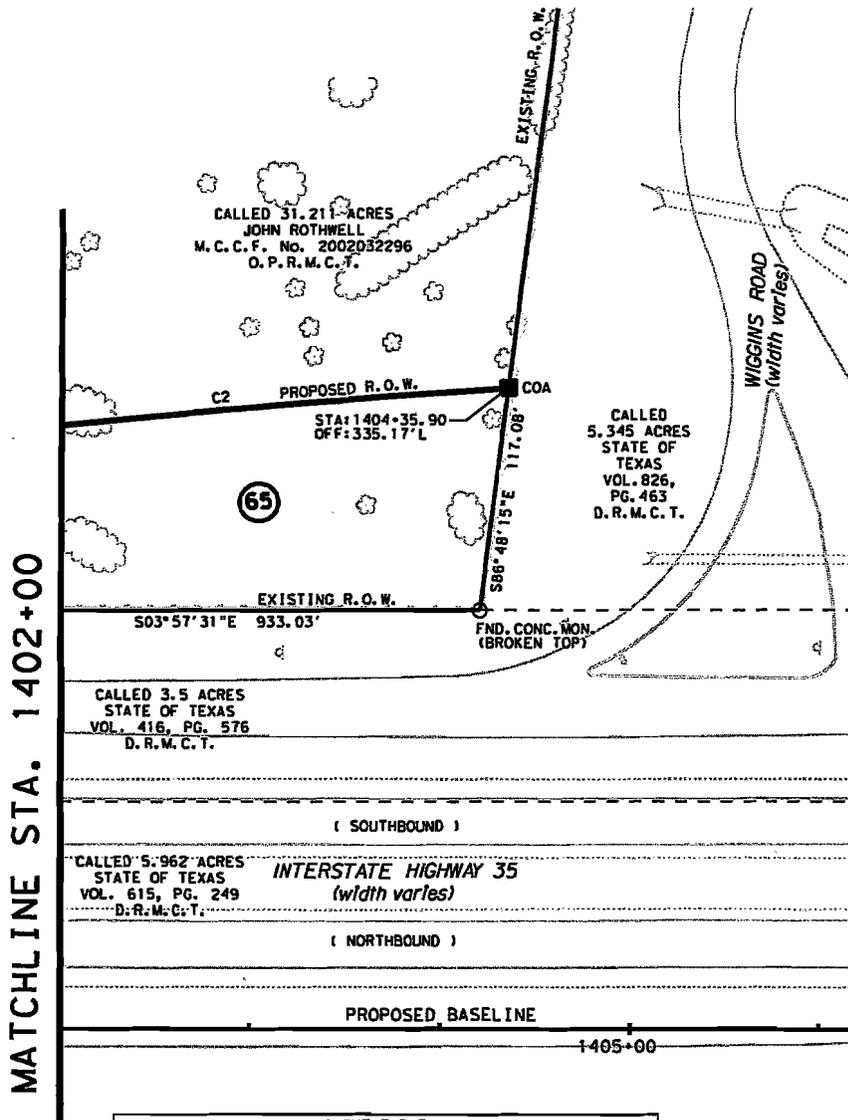


DGN: IH35 163-3 Parcel 65B.dgn  
GS JOB No. 07-017-163

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



# J. MORENO SURVEY A-26



CALLLED 31.21 ACRES  
JOHN ROTHWELL  
M. C. C. F. No. 2002032296  
O. P. R. M. C. T.

CALLLED 5.345 ACRES  
STATE OF TEXAS  
VOL. 826,  
PG. 463  
D. R. M. C. T.

CALLLED 3.5 ACRES  
STATE OF TEXAS  
VOL. 416, PG. 576  
D. R. M. C. T.

CALLLED 5.962 ACRES  
STATE OF TEXAS  
VOL. 615, PG. 249  
D. R. M. C. T.

INTERSTATE HIGHWAY 35  
(width varies)

CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	CHORD	CHD
C2	02° 49' 01"	6,065.00'	298.19'	N08° 56' 24" W	298.16'

PARCEL 65  
1,444 AC.  
62,883 SQ.FT.

PAGE 5 OF 5

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

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

DGN: IH35 163-3 Parcel 65C.dgn  
GS JOB No. 07-017-163

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

Property Description  
Parcel 65AC

Being an Denial of Access Line delineating a denial of access to the transportation facility from the adjacent property along the existing southerly right-of-way line of Wiggins Road (width varies), adjoining the northerly line of that certain called 31.211 acre tract of land conveyed to John Rothwell by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2002032296 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.). The Denial of Access Line is located in the J. MORENO SURVEY, Abstract No. 26.

Commencing at a found concrete monument (broken top) in the existing southerly right of way line of Wiggins Road, said existing right of way conveyed to the State of Texas by deed and recorded under Volume 826, Page 463 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), being the northerly line of said 31.211 acre tract;

Thence, South 76°04'44" East, 219.37 feet along the existing southerly right of way line of Wiggins Road, being the northerly line of said 31.211 acre tract to a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" for the **Beginning of the Denial of Access Line.**

- 1) **THENCE, South 76°04'44" East, 110.00 feet** continuing along the existing southerly right of way line of Wiggins Road, being the northerly line of said 31.211 acre tract and along the Denial of Access Line to a found concrete monument;
- 2) **THENCE, South 86°48'15" East, 204.27 feet** continuing along the existing southerly right of way line of Wiggins Road, being the northerly line of said 31.211 acre tract and along the Denial of Access Line to a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" in the proposed westerly right of way line of Interstate Highway 35 (width varies) and for the **End of the Denial of Access Line;**

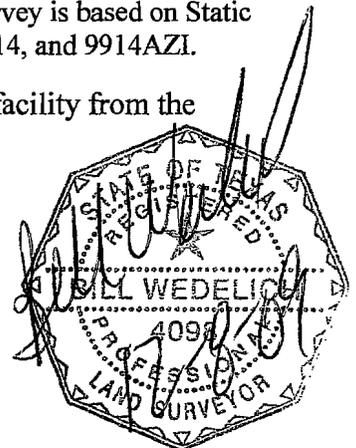
**Horizontal Control** – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD85 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD85 (1993) Grid values divide the north and east coordinate values by a surface adjustment factor of 1.00004. The survey is based on Static and RTK GPS observations holding control monuments I359915, 9915AZI, I359914, and 9914AZI.

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

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

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

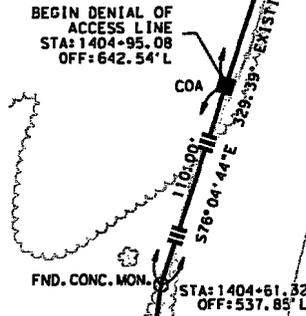
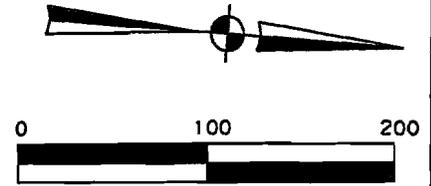
**PREPARED BY:**  
GeoSolutions, LLC  
25814 Budde Road  
Spring, Texas 77380



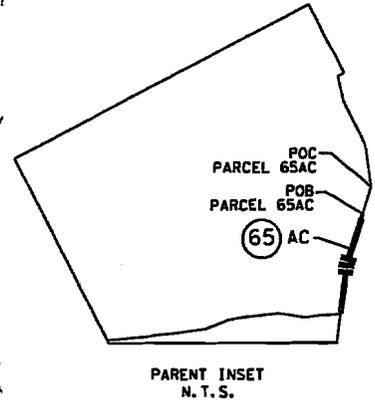
**LEGEND**

- SET TXDOT TYPE II CONCRETE MONUMENT
- SET 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/TXDOT ALUM. CAP
- COA Stamped "CONTROL OF ACCESS POINT" (COA)
- FND 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/GS CAP (UNLESS NOTED)
- FND. (TYPE INDICATED AT LOCATION)
- D.R.M.C.T. DEED RECORDS McLENNAN COUNTY, TEXAS
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS McLENNAN COUNTY TEXAS
- DENIAL OF ACCESS LINE
- DEED LINE WITHIN 1H 3S R.O.W.
- PROPOSED R.O.W. LINE
- P.R.M.C.T. PLAT RECORDS OF McLENNAN COUNTY, TEXAS
- PIPELINE MARKER
- TELE. PEDESTAL
- POWER POLE
- ↓ FIBER OPTIC SIGN
- GUY
- TELE. MH
- FIRE HYDRANT
- FIBER OPTIC LINE
- WATER VALVE
- SAN. MH
- SIGN
- R Property Line
- N Landhook
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- S Survey Line
- ⊙ PARCEL NUMBER

POC  
PARCEL 65AC  
FND. CONC. MON.  
(BROKEN TOP)

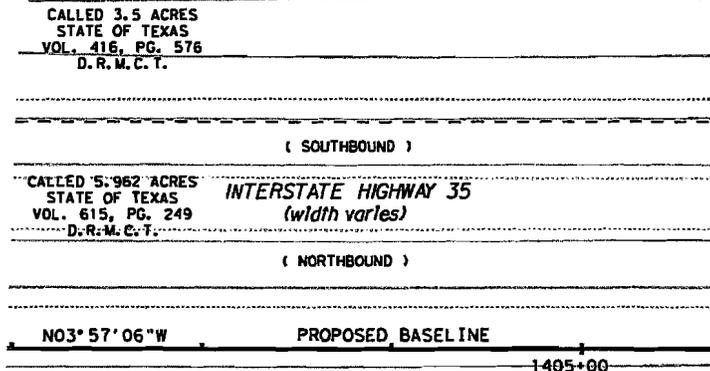


CALLED 31.211 ACRES  
JOHN ROTHWELL  
M.C.C.F. No. 2002032296  
D.P.R.M.C.T.



PARENT INSET  
N.T.S.

**J. MORENO  
SURVEY A-26**



CALLLED 3.5 ACRES  
STATE OF TEXAS  
VOL. 416, PG. 576  
D.R.M.C.T.

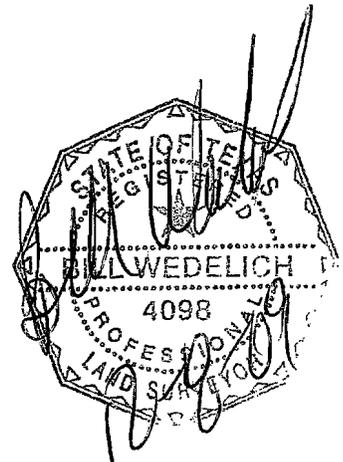
( SOUTHBOUND )

CALLLED 5.962 ACRES STATE OF TEXAS INTERSTATE HIGHWAY 35  
VOL. 615, PG. 249 (width varies)  
D.R.M.C.T.

( NORTHBOUND )

N03° 57' 06" W PROPOSED BASELINE

1495+00



PARCEL 65AC

PAGE 2 OF 2

**NOTES:**  
1. HORIZONTAL CONTROL - ALL BEARINGS ARE RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83 (1993). COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES IN US SURVEY FEET. TO CONVERT COORDINATES TO TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83 (1993) GRID VALUES DIVIDE THE NORTH AND EAST COORDINATE VALUES BY A SURFACE ADJUSTMENT FACTOR OF 1.00004. THE SURVEY IS BASED ON STATIC AND RTK GPS OBSERVATIONS HOLDING CONTROL MONUMENTS 1359915, 9915AZ1, 1359914, AND 9914AZ1.

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

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

REVISED: NOVEMBER 16, 2009

DGN: IH35 163-3 Parcel 65AC.dgn  
GS JOB No. 07-017-163

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

Go Solutions, LLC  
Office: 281-681-9766 Fax: 281-681-9779

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

Property Description  
Parcel 13

Being 0.123 of an acre of land situated in the J.R. RUTHERFORD SURVEY, Abstract No. 34, McLennan County, Texas. Being part of Lots 6, 7 and 8, Block K of Meadow Lawn subdivision of record under Volume 789, Page 514 of the Deed Records of McLennan County, Texas (D.R.M.C.T.); said Lots 6, 7 and 8 having been conveyed to Harvest International Ministries, Inc. by deeds and recorded under McLennan County Clerk's File (M.C.C.F.) No.'s 2003003699, 2004011660 and 2003030979 all of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 0.123 of an acre being more particularly described by metes and bounds as follows:

Commencing at a found 1/2-inch iron rod in the existing northerly right of way line of Glendale Avenue (50' R.O.W.) of record under Volume 789, Page 514 of said Deed Records, being the southwesterly corner of said Lot 8, same being the southeasterly corner of Lot 4, Block K of said Meadow Lawn subdivision;

Thence, North 58°06'39" East, 91.12 feet along the existing northerly right of way line of Glendale Avenue, being the southerly line of said Lot 8 to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed westerly right of way line of Interstate Highway 35 (width varies), for the point of curvature of a curve to the right and for the **POINT OF BEGINNING**;

- 1) **THENCE**, in a northerly direction, along the proposed westerly right of way line of Interstate Highway 35 and along said curve to the right, **having a central angle of 01°14'49"**, a radius of **8,220.00 feet, an arc length of 178.80 feet and a chord bearing and distance of North 10°14'52" West, 178.90 feet** to a set 5/8-inch iron rod with TxDOT aluminum cap in the existing southwesterly right of way line of Meadow Lawn Street (width varies) (no recording information found formally called Old Dallas Rd), being the northeasterly line of said Lot 6;
- 2) **THENCE, South 31°10'04" East, 166.30 feet** along the existing southwesterly right of way line of Meadow Lawn Street, being the northeasterly lines of said Lots 6, 7 and 8 to the intersection of the existing southwesterly right of way line of Meadow Lawn Street with the existing northerly right of way line of Glendale Avenue, being the southeasterly corner of said Lot 8, from which a found 3/8-inch iron rod bears North 18°33' West, 0.31 feet;
- 3) **THENCE, South 58°06'39" West, 63.88 feet** along the existing northerly right of way line of Glendale Avenue, being the southerly line of said Lot 8 to the **POINT OF BEGINNING** and containing 0.124 of an acre of land, more or less.

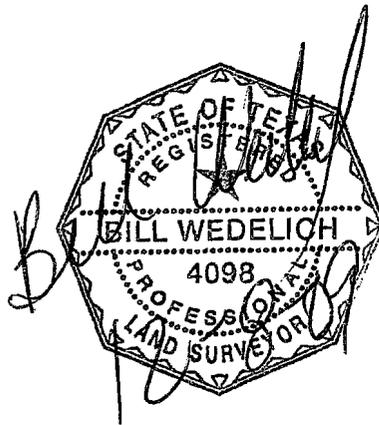
**Horizontal Control** – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD85 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD85 (1993) Grid values divide the north and east coordinate values by a surface adjustment factor of 1.00004. The survey is based on Static and RTK GPS observations holding control monuments I359915, 9915AZI, I359914, and 9914AZI.

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

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

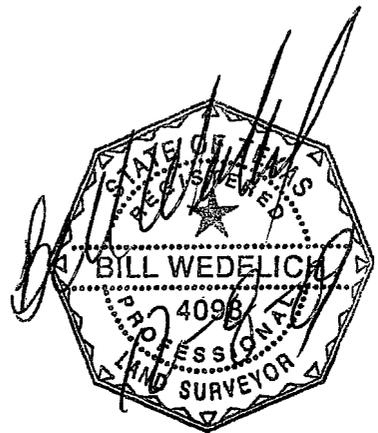
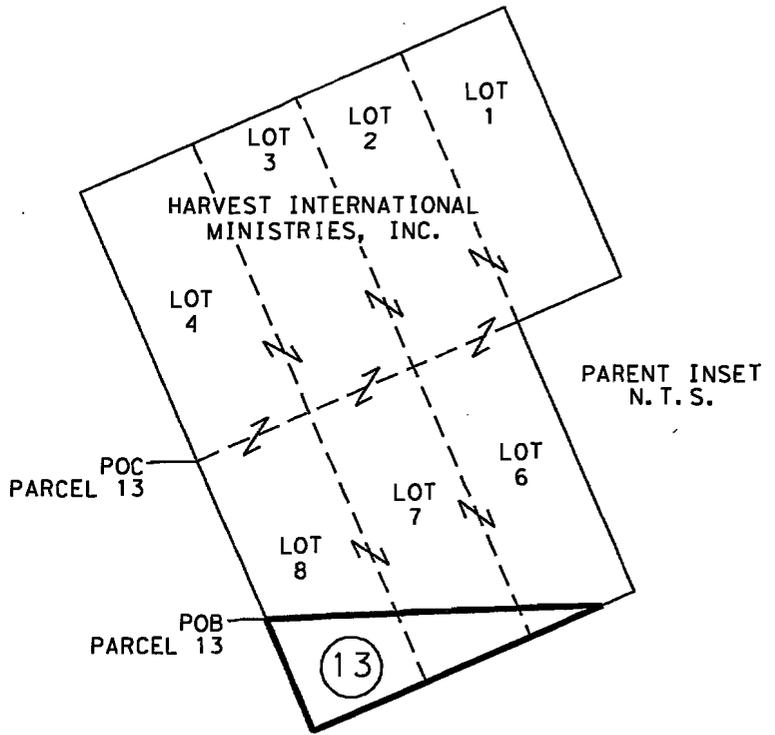
See attached 8 ½” x 11” plat that accompanies.

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



LEGEND

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



NOTES:

1. HORIZONTAL CONTROL - ALL BEARINGS ARE RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83 (1993). COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES IN US SURVEY FEET. TO CONVERT COORDINATES TO TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83 (1993) GRID VALUES DIVIDE THE NORTH AND EAST COORDINATE VALUES BY A SURFACE ADJUSTMENT FACTOR OF 1.00004. THE SURVEY IS BASED ON STATIC AND RTK GPS OBSERVATIONS HOLDING CONTROL MONUMENTS I359915, 9915AZ1, I359914, AND 9914AZ1.
2. PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
3. ACCESS IS ALLOWED TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

PARCEL 13  
0.123 Ac.  
5,369 sq. ft.

PAGE 3 OF 4.

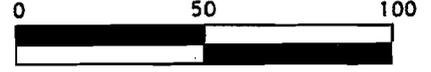
**HARVEST INTERNATIONAL  
MINISTRIES, INC.**  
IH-35  
C.S.J. 0014-08-082  
McLENNAN COUNTY prepared by: JULY, 2009

**Solutions, LLC**

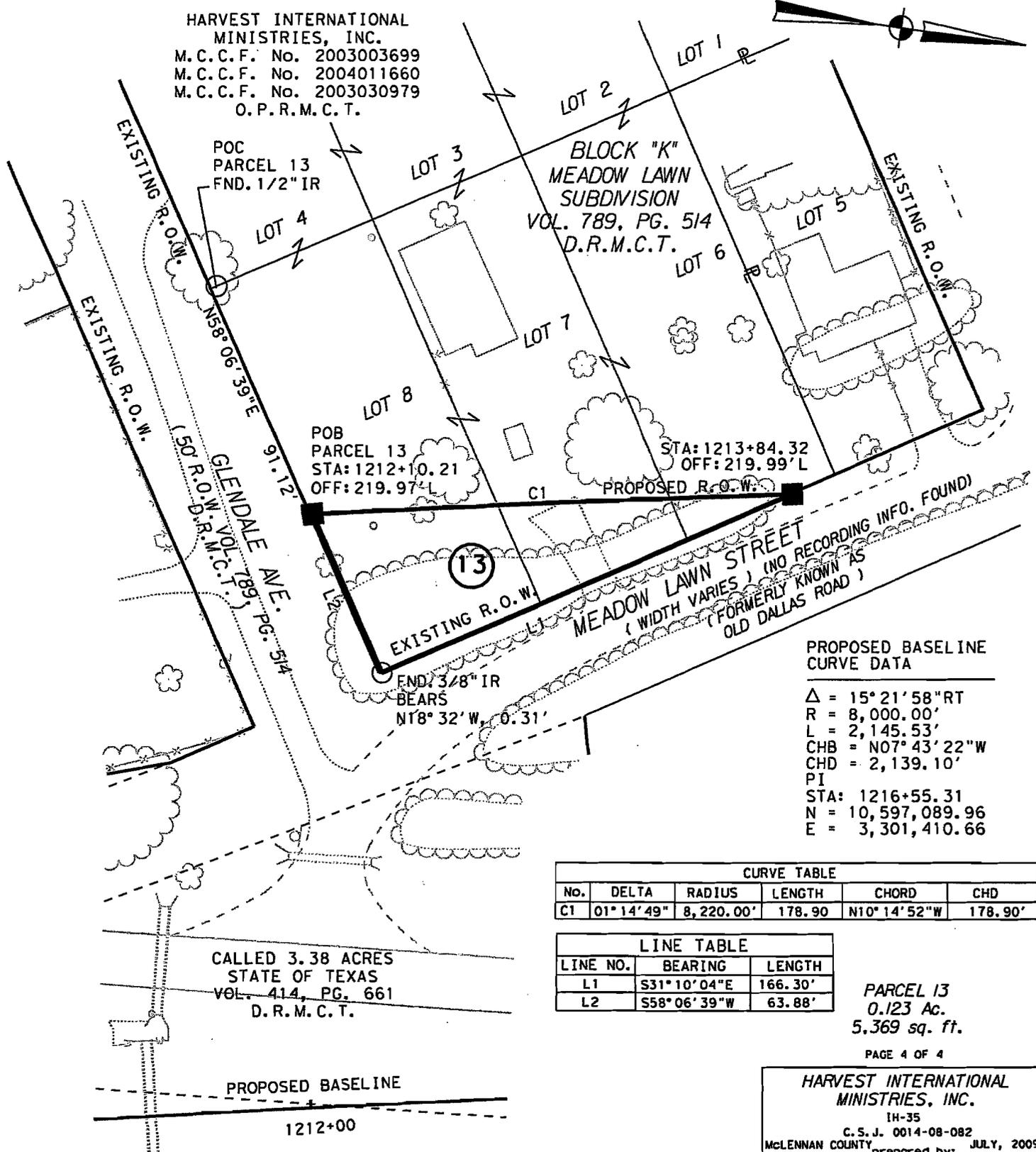
Office: 281-681-9766 Fax: 281-681-9779

REVISED: NOVEMBER 16, 2009  
DGN: IH35 163-3 Parcel 13A.dgn  
GS JOB No. 07-017-163

# J.R. RUTHERFORD SURVEY A-34



HARVEST INTERNATIONAL  
MINISTRIES, INC.  
M.C.C.F. No. 2003003699  
M.C.C.F. No. 2004011660  
M.C.C.F. No. 2003030979  
O.P.R.M.C.T.



PROPOSED BASELINE  
CURVE DATA

$\Delta = 15^\circ 21' 58''$  RT  
R = 8,000.00'  
L = 2,145.53'  
CHB =  $N07^\circ 43' 22''$  W  
CHD = 2,139.10'  
PI  
STA: 1216+55.31  
N = 10,597,089.96  
E = 3,301,410.66

CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	CHORD	CHD
C1	$01^\circ 14' 49''$	8,220.00'	178.90	$N10^\circ 14' 52''$ W	178.90'

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	$S31^\circ 10' 04''$ E	166.30'
L2	$S58^\circ 06' 39''$ W	63.88'

PARCEL 13  
0.123 Ac.  
5,369 sq. ft.  
PAGE 4 OF 4

CALLED 3.38 ACRES  
STATE OF TEXAS  
VOL. 414, PG. 661  
D.R.M.C.T.

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

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

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

Property Description  
Parcel 39

Being 0.054 of an acre of land situated in the H. SCHULTZE SURVEY, Abstract No. 844, McLennan County, Texas. Being part of that certain residue of a called 14.72 acre tract of land conveyed to Johanna L. Smith by deed and recorded under Volume 1763, Page 853 of the Deed Records of McLennan County, Texas (D.R.M.C.T.); said 0.054 of an acre being more particularly described by metes and bounds as follows:

Commencing at a found 1-inch square pipe at the westerly corner of said residue of 14.72 acre tract, being in the southerly line of that certain residue of a called 80.47 acre tract of land conveyed to Bennet E. French and Dorothy Ann French by deed and recorded under Volume 1033, Page 474 of said Deed Records;

Thence, North 61°33'59" East, 136.30 feet along the northerly line of said residue of 14.72 acre tract, passing at 3.80 feet the southwesterly corner of Lot 3, Schutze Addition, a subdivision of record under McLennan County Clerk File (M.C.C.F.) No. 2000006475 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.) and continuing along the northerly line of said residue of 14.72 acre tract, being the southerly line of said Lot 3 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 and for the **POINT OF BEGINNING**;

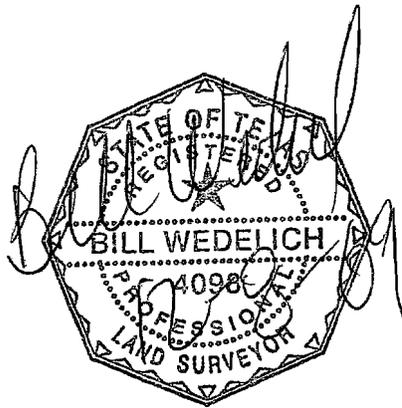
- 1) **THENCE, North 61°33'59" East, 19.53 feet** continuing along the northerly line of said residue of 14.72 acre tract, being the southerly line of said Lot 3 to a point in the existing westerly right of way line of Interstate Highway 35 (width varies), being the northeasterly corner of said residue of 14.72 acre tract, same being the southeasterly corner of said Lot 3, from which a found 90D nail with shiner bears South 61°27' West, 0.85 feet, said existing right of way conveyed to the State of Texas by deed and recorded under Volume 415, Page 380 of said Deed Records;
- 2) **THENCE, South 03°56'21" East, 309.38 feet** along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said residue of 14.72 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed westerly right of way line of Interstate Highway 35 and for the point of curvature of a curve to the left;
- 3) **THENCE**, in a northwesterly direction, along the proposed westerly right of way line of Interstate Highway 35 and along said curve to the left, having a **central angle of 02°54'50"**, a **radius of 5,935.00 feet, an arc length of 301.84 feet and a chord bearing and distance of North 07°18'52" West, 301.81 feet** to the **POINT OF BEGINNING** and containing 0.054 of an acre of land, more or less.

**Horizontal Control** – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD85 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD85 (1993) Grid values divide the north and east coordinate values by a surface adjustment factor of 1.00004. The survey is based on Static and RTK GPS observations holding control monuments I359915, 9915AZI, I359914, and 9914AZI.  
“Access is allowed to highway facility from the remainder of the abutting property”

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

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

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



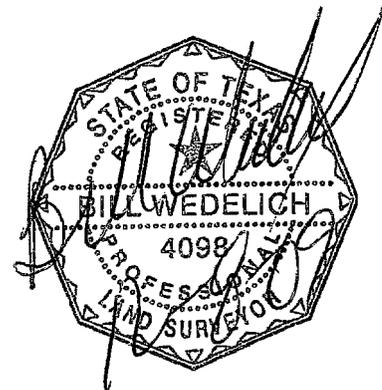
LEGEND



- \*\* SET TxDOT TYPE II CONCRETE MONUMENT
- SET 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/TXDOT ALUM. CAP
- COA Stamped "CONTROL OF ACCESS POINT" (COA)
- FND 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/GS CAP (UNLESS NOTED)
- FND. (TYPE INDICATED AT LOCATION)
- D.R.M.C.T. DEED RECORDS McLENNAN COUNTY, TEXAS
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS McLENNAN COUNTY TEXAS
- |— DENIAL OF ACCESS LINE
- DEED LINE WITHIN IH 35 R.O.W.
- PROPOSED R.O.W. LINE
- P.R.M.C.T. PLAT RECORDS OF McLENNAN COUNTY, TEXAS
- PIPELINE MARKER    □ TELE. PEDESTAL
- POWER POLE    | FIBER OPTIC SIGN
- ⊂ GUY    □ TELE. MH
- ⊕ FIRE HYDRANT    — FIBER OPTIC LINE
- ⊙ WATER VALVE    ● SAN. MH
- ⊖ SIGN
- ℙ Property Line
- ∟ Landhook
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- ⌘ Survey Line
- Ⓜ PARCEL NUMBER

NOTES:

1. HORIZONTAL CONTROL - ALL BEARINGS ARE RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83 (1993). COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES IN US SURVEY FEET. TO CONVERT COORDINATES TO TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83 (1993) GRID VALUES DIVIDE THE NORTH AND EAST COORDINATE VALUES BY A SURFACE ADJUSTMENT FACTOR OF 1.00004. THE SURVEY IS BASED ON STATIC AND RTK GPS OBSERVATIONS HOLDING CONTROL MONUMENTS I359915, 9915AZI, I359914, AND 9914AZI.
2. PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
3. ACCESS IS ALLOWED TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.



PARCEL 39  
0.054 Ac.  
2,363 sq. ft.

PAGE 3 OF 4

JOHANNA L. SMITH  
IH-35  
C.S.J. 0014-08-082  
McLENNAN COUNTY    SEPTEMBER, 2009  
prepared by:

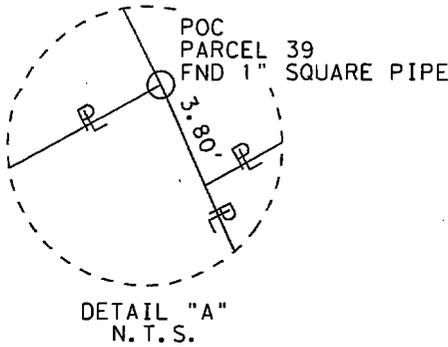
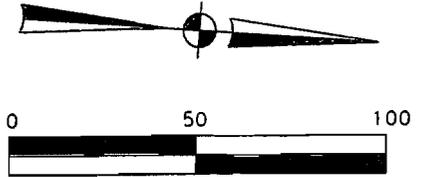
**Solutions, LLC**

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

REVISED: NOVEMBER 16, 2009

DGN: IH35 163-3 Parcel 39A.dgn  
GS JOB No. 07-017-163

CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	CHORD	CHD
C1	02° 54' 50"	5,935.00'	301.84'	N07° 18' 52"W	301.81'



RESIDUE OF A  
CALLED 80.47 ACRES  
BENNET E. FRENCH &  
DOROTHY ANN FRENCH  
VOL. 1033, PG. 474  
D. R. M. C. T.

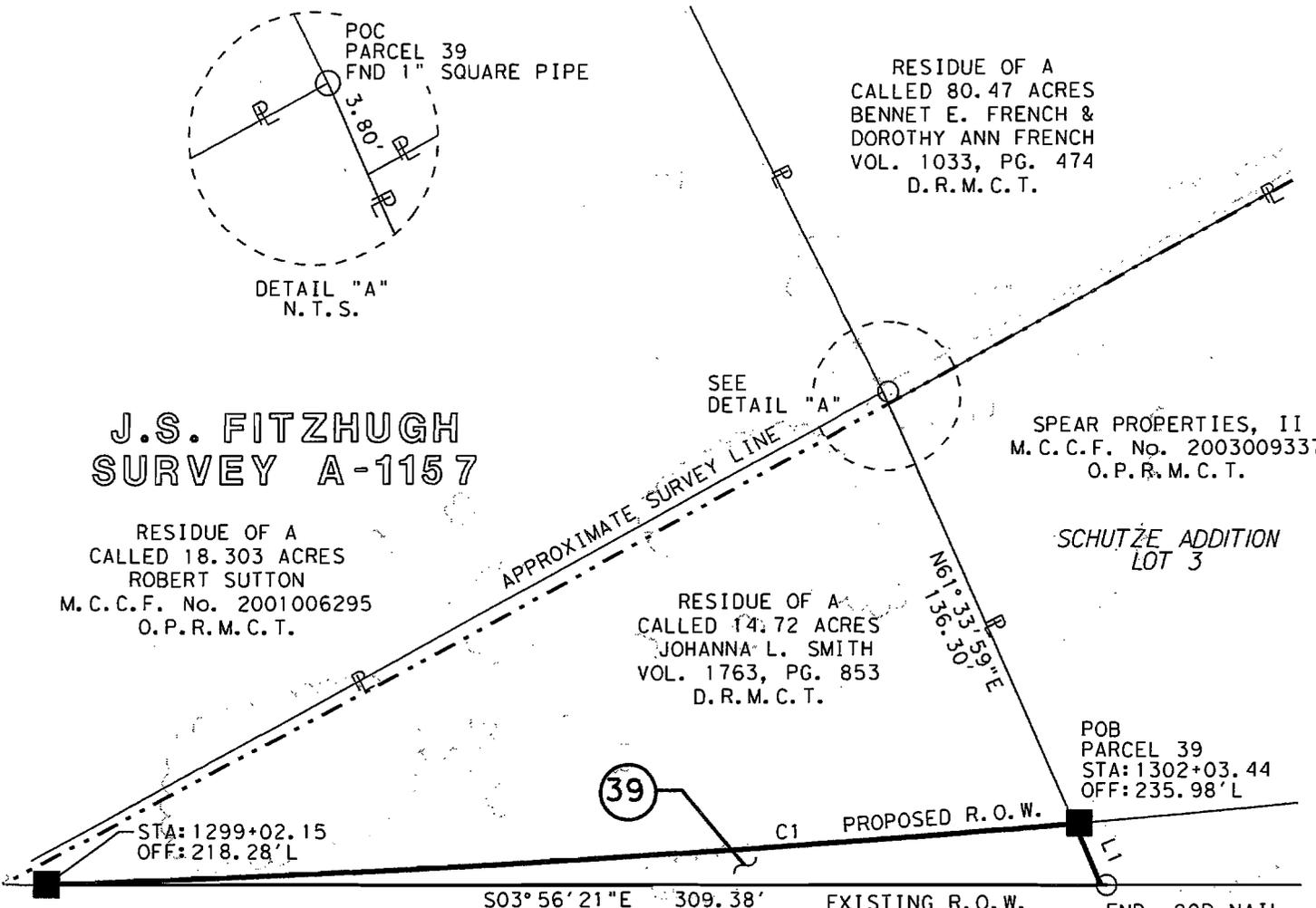
**J.S. FITZHUGH  
SURVEY A-1157**

RESIDUE OF A  
CALLED 18.303 ACRES  
ROBERT SUTTON  
M. C. C. F. No. 2001006295  
O. P. R. M. C. T.

SPEAR PROPERTIES, II  
M. C. C. F. No. 2003009337  
O. P. R. M. C. T.

SCHUTZE ADDITION  
LOT 3

RESIDUE OF A  
CALLED 14.72 ACRES  
JOHANNA L. SMITH  
VOL. 1763, PG. 853  
D. R. M. C. T.



**H. SCHULTZE SURVEY  
A-844**

CALLLED 5.22 ACRES  
STATE OF TEXAS  
VOL. 415, PG. 380  
D. R. M. C. T.

PARCEL 39  
0.054 Ac.  
2,363 sq. ft.

PAGE 4 OF 4

INTERSTATE HIGHWAY 35  
(width varies)

JOHANNA L. SMITH  
IH-35  
C.S. J. 0014-08-082  
MCLENNAN COUNTY SEPTEMBER, 2009  
prepared by:

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N61° 33' 59"E	19.53'

DGN: IH35 163-3 Parcel 39B.dgn  
GS JOB No. 07-017-163

County: Tarrant  
Parcel: 40  
Segment: Segment 1  
Highway: Interstate 820  
Limits: From I-35W to Northeast Interchange  
Federal Aid Project No.:  
R.O.W. CSJ: 0008-14-093

Page 1 of 4  
March 24, 2010



Description for Parcel 40

BEING a 4,121 square foot tract of land in the Edmond Mc Donald King Survey, Abstract Number 895 (Edmond Mc Donald King Survey, Abstract Number 892 per Texas General Land Office Records and Publications), Haltom City, Tarrant County, Texas, and being being out of and a portion of that certain called 3.43 acre tract of land described in a Special Warranty Deed dated December 02, 2004, to James Lucas and Kim Lucas, as recorded in Document Number D204375229, Official Public Records, Tarrant County, Texas, said 4,121 square feet of land being more particularly described as by metes and bounds follows:

COMMENCING at 5/8-inch iron rod for an interior corner of said called 3.43 acre tract and the Northeast corner of Lot 1, Block 1, Creekside Addition to the City of Haltom City, Tarrant County, Texas, as recorded in Volume 388-211, Page 29, Plat Records, Tarrant County, Texas, said POINT OF COMMENCING being 350.35 feet North of and at right angles to centerline survey station 816+72.96 of the proposed centerline of Interstate 820;

THENCE South 00 degrees 28 minutes 25 seconds East, along the West line of said called 3.43 acre tract and the East line of said Lot 1, a distance of 158.29 feet to a 5/8-inch smooth iron rod with aluminum cap stamped "TxDOT" set at the intersection of the proposed North right-of-way of Interstate 820 with the West line of said called 3.43 acre tract and the East line of said Lot 1 for the POINT OF BEGINNING, said POINT OF BEGINNING being 192.48 feet North of and at right angles to centerline survey station 816+61.16 of the proposed centerline of Interstate 820, and also being the beginning of an Access Denial Line;

- (1) THENCE North 86 degrees 53 minutes 53 seconds East, crossing said called 3.43 acre tract, along the proposed North right-of-way line of Interstate 820 and said Access Denial Line, a distance of 139.84 feet to a 5/8-inch smooth iron rod with aluminum cap "TxDOT" set for an angle point;\*\*
- (2) THENCE North 88 degrees 29 minutes 14 seconds East, continuing across said called 3.43 acre tract, along the proposed North right-of-way line of Interstate 820 and said Access Denial Line, a distance of 183.83 feet to a 5/8-inch smooth iron rod with aluminum cap stamped "TxDOT" set at the intersection of the proposed North right-of-way line of Interstate 820 with the South line of said called 3.43 acre tract, same being the existing North right-of-way line of Interstate 820 (350' ROW), as recorded in Volume 3504, Page 154, Deed Records, Tarrant County, Texas, said rod also being the end of said Access Denial Line; \*\*

County: Tarrant  
Parcel: 40  
Segment: Segment 1  
Highway: Interstate 820  
Limits: From I-35W to Northeast Interchange  
Federal Aid Project No.:  
R.O.W. CSJ: 0008-14-093

Page 2 of 4  
March 24, 2010



Description for Parcel 40

- (3) THENCE South 83 degrees 41 minutes 52 seconds West, along said existing North right-of-way line of Interstate 820 and the South line of said called 3.43 acre tract, a distance of 325.17 feet to a 1/2 inch iron rod found for the Southwest corner of said called 3.43 acre tract, same being the Southeast corner of the aforesaid Lot 1;
- (4) THENCE North 00 degrees 28 minutes 25 seconds West, along the common line between said called 3.43 acre tract and said Lot 1, a distance of 23.28 feet to the POINT OF BEGINNING, and containing 4,121 square feet [0.0946 acres] of land, more or less.

NOTES:

All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances. All coordinates are I-820 Project Values. The I-820 State Plane Grid to Surface Adjustment factor is 1.00012, based on CORS Stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS.

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

\*\* The monument described by metes and bounds and set in this call, after acquisition, will be replaced with a TxDOT Type II right-of-way marker under the supervision of a Registered Professional Land Surveyor.

I hereby certify that this plat and the accompanying description of even date herewith are true and correct to the best of my knowledge and belief and that the property shown herein was determined by a survey made on the ground under my direction and supervision.

  
\_\_\_\_\_  
Michael Dan Davis  
Registered Professional Land Surveyor No. 4838  
DANNENBAUM ENGINEERING CORPORATION  
T.B.P.L.S. REGISTRATION NO. 101188-00  
6421 CAMP BOWIE BLVD. SUITE 400  
FORT WORTH, TEXAS 76116  
Office (817) 763-8883 Fax (817) 377-2956

3/24/10  
DATE:



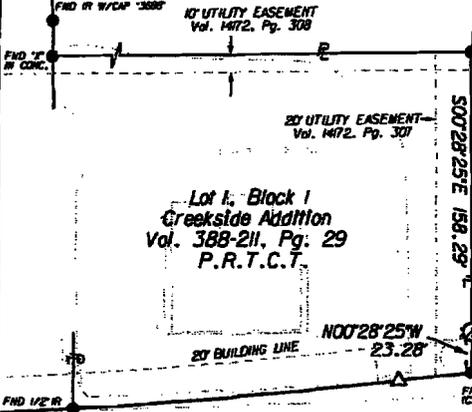
PLAT TO ACCOMPANY  
PARCEL DESCRIPTION



owner:  
called 3.43 acre tract  
James Lucas and Kim Lucas  
Document Number D204375229  
O.P.R.T.C.T.

City of Haltom City  
Vol. 4046, Pg. 270  
D.R.T.C.T.  
Tract I

U.S. 377



P.O.C.  
PARCEL 40  
STA. 816+72.96  
350.35' L.

P.O.B.  
PARCEL 40  
STA. 816+61.16  
192.48' L.  
(BEGIN ADL  
PARCEL 40)

4.121 50. FT.

40

PROPOSED R.O.W. &  
ACCESS DENIAL LINE

(END ADL  
PARCEL 40)  
STA. 819+89.53  
174.197' L.

HALTOM CITY  
TARRANT COUNTY

State of Texas  
Vol. 3504, Pg. 154  
D.R.T.C.T.

PROPOSED  $\phi$  I-820  
815+00

EXISTING I-820 R.O.W.  
820+00  
N 83° 39' 28" E

(350' R.O.W.)

EDMOND Mc DONALD KING SURVEY  
A-895

(Edmond Mc Donald King Survey, Abstract Number 892 per  
Texas General Land Office Records and Publications)

$\phi$  CURVE DATA

P.I. Station = 814+27.64  
N = 6991420.68  
E = 2348550.43  
Radius = 11,482.92'  
Length = 1,159.26'  
Delta = 05°47'04" (LT)



0 50 100 150  
SCALE IN FEET



A PLAT OF A SURVEY OF PARCEL 40				PARCEL NUMBER	40	
FILE	I-820			ACQUISITION	0.0946	4,121
SCALE	FEDERAL AID PROJECT NO.	R.O.B.-C.S.J. NO.	DIVISION	DEED AREA	3.4300	149,411
1" = 100'	0008-14-093	0008-14-093	TTA COUNTY TARRANT	REMAINDER AREA	3.3354	145,290
				SQUARE FEET		



PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ◼ TXDOT TYPE II CONCRETE MONUMENT FOUND
- 5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED) TO BE REPLACED BY TXDOT TYPE II CONCRETE MONUMENT
- 5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED)
- ⬡ 5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP STAMPED "ACCESS DENIAL" (UNLESS NOTED)
- MONUMENT FOUND (TYPE & SIZE NOTED)
- △ CALCULATED POINT / CENTRAL ANGLE
- N.T.S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- U.E. UTILITY EASEMENT
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- D12345 (typ) COUNTY CLERK DOCUMENT NUMBER
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING SETBACK LINE
- NOT SHOWN TO SCALE
- PROPERTY LINE
- I-820 CENTERLINE
- I-820 PROPOSED RIGHT-OF-WAY LINE
- I-820 PROPOSED RIGHT-OF-WAY AND ACCESS DENIAL LINE
- APPROXIMATE SURVEY LINE
- EXISTING TXDOT RIGHT-OF-WAY
- EXISTING TXDOT RIGHT-OF-WAY BASELINE
- PROPOSED E OR R
- PROPOSED EASEMENT LINE
- CB CHORD BEARING
- CD CHORD DISTANCE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- P.O.R. POINT OF REFERENCE
- ADL ACCESS DENIAL LINE
- ° DEGREES
- ' MINUTES / FEET
- " SECONDS
- N NORTH
- S SOUTH
- E EAST
- W WEST
- L LENGTH
- R RADII
- (C.M.) CONTROLLING MONUMENT
- \*\* AFTER ACQUISITION MONUMENT WILL BE REPLACED WITH A "TXDOT" TYPE II RIGHT-OF-WAY MARKER UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (CORS) TEXAS NORTH CENTRAL ZONE (4202). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE I-820 PROJECT VALUES. THE I-820 STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00012. BASED ON CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS.
  - 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
  - 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY Lawyers Title Insurance Corporation, FILE NO. 704-5152, EFFECTIVE DATE December 2, 2009.
  - 4) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: TEXAS ELECTRIC SERVICE CO. ESMT. VOL. 3355, PG. 639. WATER MAIN ESMT. VOL. 4456, PG. 146. WATER MAIN ESMT. VOL. 5074, PG 712.
  - 5) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
  - 6) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (I-820 BASELINE) UNLESS OTHERWISE NOTED.
  - 7) ACCESS TO AND FROM THE I-820 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
  - 8) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE 'ACCESS DENIAL LINE'.
- I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

\_\_\_\_\_  
 MICHAEL DAN DAVIS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 4838

3/24/10  
 \_\_\_\_\_  
 DATE



A PLAT OF A SURVEY OF PARCEL 40				PARCEL NUMBER	40	
FILE	I-820		DIVISION TTA	ACQUISITION	0.0946	SQUARE FEET 4,121
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S. & NO. 0008-14-093	COUNTY TARRANT	DEED AREA	3.4300	149,411
				REMAINDER AREA	3.3354	145,290

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

Property Description  
Parcel 47

Being 0.906 of an acre of land situated in the J. MORENO SURVEY, Abstract No. 26, McLennan County, Texas. Being part of that called 9.029 acre tract of land conveyed to Abdul Aziz Madatali by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2004037763 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 0.906 of an acre being more particularly described by metes and bounds as follows:

Commencing at a found concrete monument in the existing northerly right of way line of Farm-to-Market Road 3149 (F.M. 3149) (width varies), being the southerly line of said 9.029 acre tract, said existing right of way conveyed to the State of Texas by deed and recorded under Volume 816, Page 635 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);

Thence, North 53°13'48" East, 455.06 feet along the existing northerly right of way line of F.M. 3149, being the southerly line of said 9.029 acre tract, passing at 56.88 feet a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" and continuing to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed westerly right of way line of Interstate Highway 35 (width varies), for the Beginning of an Denial of Access Line and for the **POINT OF BEGINNING**;

- 1) **THENCE, North 01°45'15" West, 282.53 feet** along the proposed westerly right of way line of Interstate Highway 35 and the Denial of Access Line to a set 5/8-inch iron rod with TxDOT aluminum cap for the point of curvature of a curve to the right;
- 2) **THENCE**, in a northwesterly direction, continuing along the proposed westerly right of way line of Interstate Highway 35 and the Denial of Access Line, **having a central angle of 01°19'48"**, a **radius of 6,075.78 feet, an arc length of 141.02 feet and a chord bearing and distance of North 00°05'56" West, 141.02 feet** to a set 5/8-inch iron rod with TxDOT aluminum cap in the southerly line of that certain residue of a called 54 acre tract of land conveyed to Carlo Jordan by deed and recorded under Volume 1858, Page 25 of said Deed Records, being the northerly line of said 9.029 acre tract and at the end of said curve;
- 3) **THENCE, North 56°53'27" East, 97.80 feet** along the southerly line of said residue of 54 acre tract, being the northerly line of said 9.029 acre tract to a set 5/8-inch iron rod with "GS" cap in the existing westerly right of way line of Interstate Highway 35 (width varies), being the northeasterly corner of said 9.029 acre tract, same being the southeasterly corner of said residue of 54 acre tract, said existing right of way conveyed to the State of Texas by deed and recorded under Volume P, Page 33 of Civil Minutes of McLennan County;

- 4) **THENCE, South 03°57'31" East, 402.47 feet** along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said 9.029 acre tract to the intersection of the existing westerly right of way line of Interstate Highway 35 with the existing northerly right of way line of F.M. 3149, being the southeasterly corner of said 9.029 acre tract, from which a found concrete monument (leaning) bears North 53°34' East, 0.52 feet;
- 5) **THENCE, South 53°13'48" West, 125.85 feet** along the existing northerly right of way line of F.M. 3149, being the southerly line of said 9.029 acre tract to the **POINT OF BEGINNING** and containing 0.906 of an acre of land, more or less.

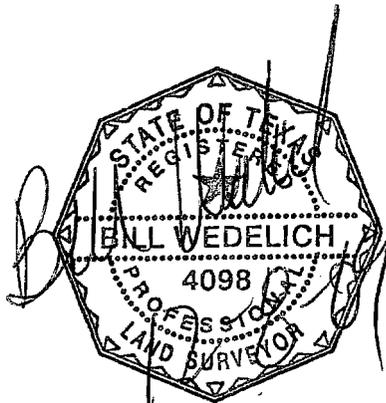
**Horizontal Control** – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD85 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD85 (1993) Grid values divide the north and east coordinate values by a surface adjustment factor of 1.00004. The survey is based on Static and RTK GPS observations holding control monuments I359915, 9915AZI, I359914, and 9914AZI.

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

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

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

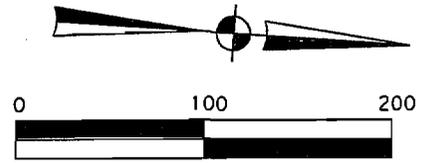
**PREPARED BY:**  
GeoSolutions, LLC  
25814 Budde Road  
Spring, Texas 77380



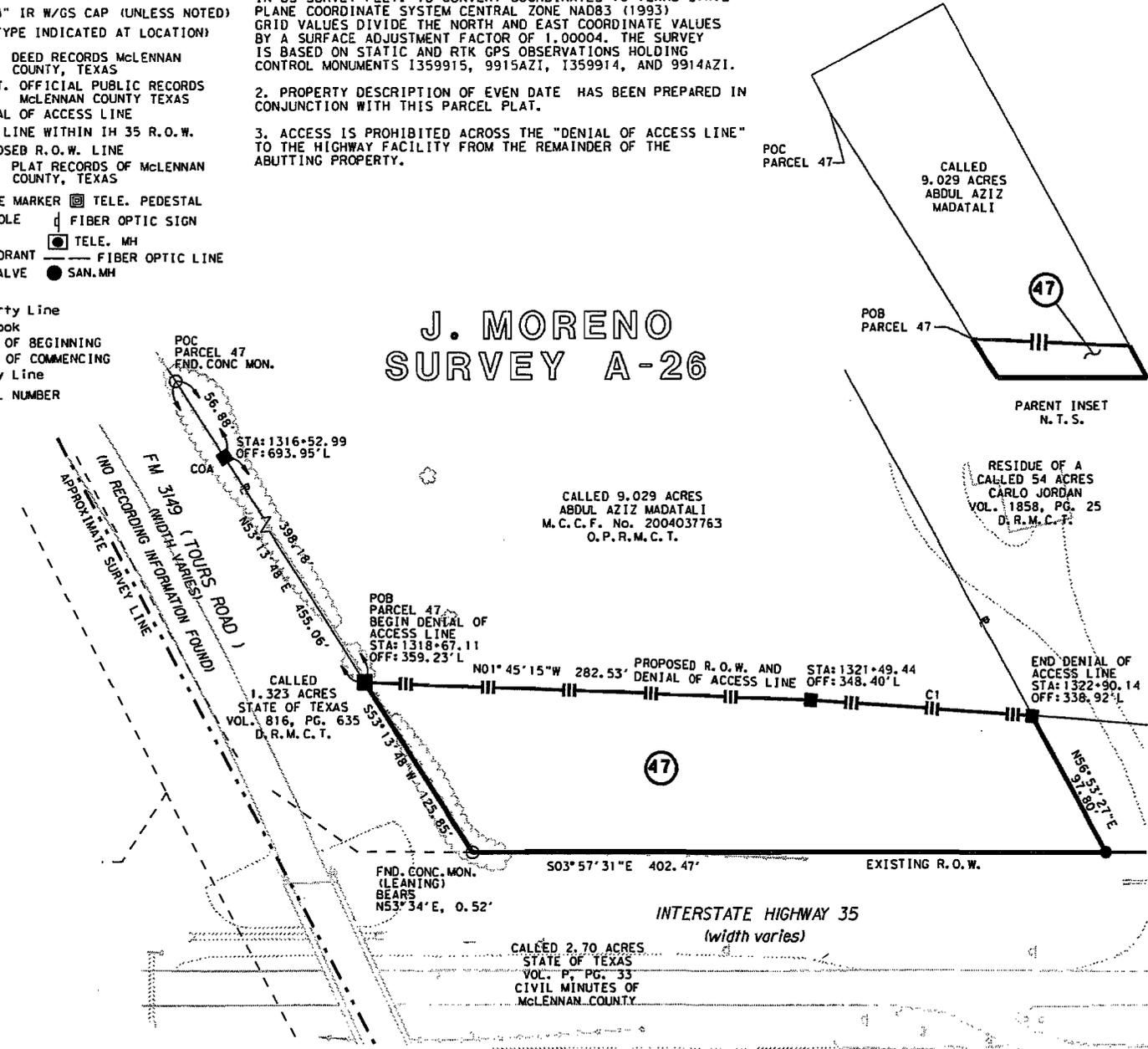
LEGEND

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

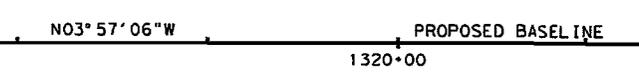
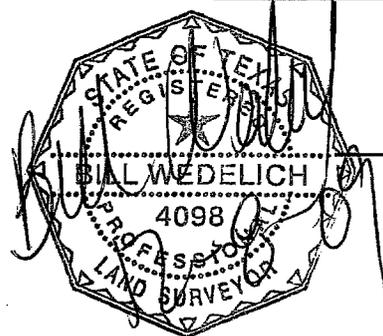
NOTES:  
1. HORIZONTAL CONTROL - ALL BEARINGS ARE RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83 (1993). COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES IN US SURVEY FEET. TO CONVERT COORDINATES TO TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83 (1993) GRID VALUES DIVIDE THE NORTH AND EAST COORDINATE VALUES BY A SURFACE ADJUSTMENT FACTOR OF 1.00004. THE SURVEY IS BASED ON STATIC AND RTK GPS OBSERVATIONS HOLDING CONTROL MONUMENTS 1359915, 9915AZI, 1359914, AND 9914AZI.  
2. PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.  
3. ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.



J. MORENO  
SURVEY A-26



CURVE TABLE				
No.	DELTA	RADIUS	LENGTH	CHORD
C1	01°19'48"	6,075.78'	141.02'	NO0°05'56"W 141.02'



PARCEL 47  
0.906 Ac.  
39,480 sq. ft.  
PAGE 3 OF 3

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

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

REVISED: NOVEMBER 16, 2009  
DGN: IH35 163-3 Parcel 47.dgn  
GS JOB No. 07-017-163

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

Property Description  
Parcel 47AC

Being an Denial of Access Line delineating a denial of access to the transportation facility from the adjacent property along the existing northerly right-of-way line of Farm-to-Market Road 3149 (F.M. 3149) (width varies), adjoining the southerly line of that certain called 9.029 acre tract of land conveyed to Abdul Aziz Madatali by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2004037763 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.). The Denial of Access Line is located in the J.MORENO SURVEY, Abstract No. 26, McLennan County, Texas.

Commencing at a found concrete monument in the existing northerly right of way line of Farm-to-Market Road 3149 (F.M. 3149) (width varies), said existing right of way conveyed to the State of Texas by deed and recorded under Volume 816, Page 635 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), being the southerly line of said 9.029 acre tract;

Thence, North 53°13'48" East, 56.88 feet along the existing northerly right of way line of F.M. 3149, being the southerly line of said 9.029 acre tract to a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" for the **Beginning of the Denial of Access Line.**

- 1) **THENCE, North 53°13'48" East, 398.18 feet** continuing along the existing northerly right of way line of F.M. 3149, being the southerly line of said 9.029 acre tract and along the Denial of Access Line to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed westerly right of way line of Interstate Highway 35 (width varies) and for the **End of the Denial of Access Line;**

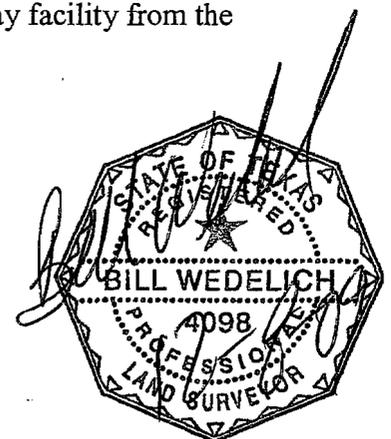
**Horizontal Control** – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD85 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD85 (1993) Grid values divide the north and east coordinate values by a surface adjustment factor of 1.00004. The survey is based on Static and RTK GPS observations holding control monuments I359915, 9915AZI, I359914, and 9914AZI.

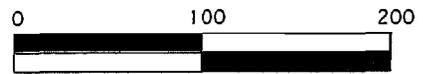
"ACCESS is prohibited across the "Denial of Access Line" to the highway facility from the remainder of the abutting property"

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

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

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





PARENT INSET  
N. T. S.

POC PARCEL 47AC

POB PARCEL 47AC

CALLED  
9.029 ACRES  
ABDUL AZIZ  
MADATALI

47 AC

POC PARCEL 47AC  
FND. CONC. MON.  
POB PARCEL 47AC  
BEGIN DENIAL OF  
ACCESS LINE  
STA: 1316+52.99  
OFF: 693.95'L

- NOTES:
1. HORIZONTAL CONTROL - ALL BEARINGS ARE RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83 (1993). COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES IN US SURVEY FEET. TO CONVERT COORDINATES TO TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83 (1993) GRID VALUES DIVIDE THE NORTH AND EAST COORDINATE VALUES BY A SURFACE ADJUSTMENT FACTOR OF 1.00004. THE SURVEY IS BASED ON STATIC AND RTK GPS OBSERVATIONS HOLDING CONTROL MONUMENTS 1359915, 9915AZI, 1359914, AND 9914AZI.
  2. PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
  3. ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

# J. MORENO SURVEY A-26

CALLED 9.029 ACRES  
ABDUL AZIZ MADATALI  
M. C. C. F. No. 2004037763  
O. P. R. M. C. T.

CALLLED  
1.323 ACRES  
STATE OF TEXAS  
VOL. 816, PG. 635  
D. R. M. C. T.

END DENIAL OF  
ACCESS LINE  
STA: 1318+67.11  
OFF: 359.23'L

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

47

## LEGEND

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

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

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

- R Property Line
- N Landhook
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- Survey Line
- ⊠ PARCEL NUMBER

INTERSTATE HIGHWAY 35  
(width varies)



PROPOSED BASELINE 1320+00  
N03°57'06"W

PARCEL 47AC

PAGE 2 OF 2

ABDUL AZIZ MADATALI  
IH-35  
C. S. J. 0014-08-082  
McLENNAN COUNTY SEPTEMBER, 2009  
prepared by:



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

REVISED: NOVEMBER 16, 2009

DGN: IH35 163-3 Parcel 47AC.dgn  
GS JOB No. 07-017-163

County: Tarrant  
Parcel No.: 660  
Highway: State Highway 183  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-05-038

Page 1 of 5  
6/11/2010



**DESCRIPTION FOR PARCEL 660**

BEING a 13,797 square foot tract of land in the William H. Jasper Survey, Abstract Number 860, City of Bedford, Tarrant County, Texas and being a portion of Lot A, Block 4 of BEDFORD FORUM PHASE ONE, an addition to the City of Bedford, Tarrant County, Texas as recorded in Volume 388-104, Page 726, Plat Records of Tarrant County, Texas (P.R.T.C.T.) and a portion of that certain tract of land described in Warranty Deed to Aldwin H. Zim and wife Christine C. Zim recorded in Volume 6687, Page 204 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), said 13,797 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod with red cap stamped "RPLS 1970" found at the northeast corner of said Lot A, same being the southeast corner of Lot B, Block 4 of said BEDFORD FORUM PHASE ONE and being in the west right-of-way line of Reliance Parkway (an 80 foot wide right-of-way);

THENCE, with the common line between said Lot A and said Reliance Parkway, South 01 degree 25 minutes 39 seconds East, a distance of 265.60 feet to a TxDOT Type II concrete monument set on the proposed north right-of-way line of S.H. 183 (a proposed variable width right-of-way) for the POINT OF BEGINNING being located 259.64 feet left of S.H. 183 Baseline Station 308+33.52;

- 1) THENCE, continuing with said common line, South 01 degree 25 minutes 39 seconds East, a distance of 84.70 feet to a 5/8-inch iron rod with red cap stamped "BMI" found for the southeast corner of said Lot A and being at the intersection of the west right-of-way line of said Reliance Parkway with the existing north right-of-way line of S.H. 183 (a variable width right-of-way);
- 2) THENCE, with the existing north right-of-way line of said S.H. 183, South 89 degrees 32 minutes 11 seconds West, a distance of 199.53 feet to a 3/4-inch iron rod found for the common south corner of said Lot A and Lot CR, Block 4 of BEDFORD FORUM ADDITION, an addition to the city of Bedford, Tarrant County, Texas as recorded in Cabinet A, Hanger 6130, P.R.T.C.T;

County: Tarrant  
Parcel No.: 660  
Highway: State Highway 183  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-05-038

Page 2 of 5  
6/11/2010



DESCRIPTION FOR PARCEL 660

- 3) THENCE, departing the existing north right-of-way line of said S.H. 183, with the common line between said Lot A and said Lot CR, North 01 degree 30 minutes 13 seconds West, a distance of 68.46 feet to a 2 inch TxDOT aluminum cap set in concrete on the proposed north right-of-way line of said S.H. 183 at the beginning of an Access Denial Line being located 243.40 feet left of S.H. 183 Baseline Station 306+34.17;
- 4) THENCE, over and across said Lot A, with the proposed north right-of-way line of said S.H. 183 and said Access Denial Line, North 89 degrees 29 minutes 40 seconds East, passing at a distance of 9.00 feet a 3-inch aluminum disk stamped "TXDOT ADL" set in concrete at the end of said Access Denial Line being located 243.41 feet left of S.H. 183 Baseline Station 306+43.17, passing at a distance of 43.98 feet a 1/2-inch iron rod with orange cap stamped "TXDOT ADL" set at the beginning of an Access Denial Line being located 243.44 feet left of S.H. 183 Baseline Station 306+78.15, continuing for a total distance of 184.63 feet to a TxDOT Type II concrete monument set for an angle point;
- 5) THENCE, continuing across said Lot A, with the proposed north right-of-way line of said S.H. 183 and said Access Denial Line, North 41 degrees 57 minutes 38 seconds East, a distance of 21.81 feet to the end of said Access Denial Line and the POINT OF BEGINNING containing 13,797 square feet or 0.3167 of an acre of land, more or less.

County: Tarrant  
Parcel No.: 660  
Highway: State Highway 183  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-05-038

Page 3 of 5  
6/11/2010



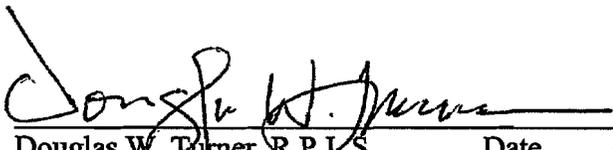
DESCRIPTION FOR PARCEL 660

NOTES:

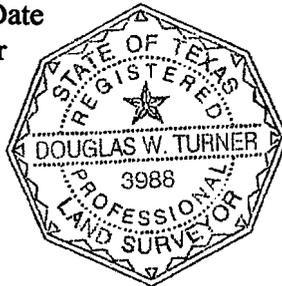
Access is prohibited across the "Access Denial Line" to the transportation facility from the adjacent property.

All bearings shown hereon are based upon the Texas Coordinate System of 1983, North Central Zone as observed by GPS on Julian day 320 of 2009 from CORS stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS. All distances shown hereon are surface distances. All coordinates shown hereon are Segment 2W project values. The State Plane Grid to Segment 2W project coordinate combined scale factor is 1.00012.

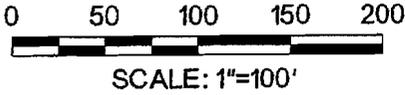
I, Douglas W. Turner, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.

 . 06/11/2010

Douglas W. Turner, R.P.L.S.                      Date  
Registered Professional Land Surveyor  
Texas Registration No. 3988  
Halff Associates, Inc.,  
1201 North Bowser Rd.  
Richardson, Texas 75081  
214-346-6212



PLAT TO ACCOMPANY  
PARCEL DESCRIPTION



WILLIAM H. JASPER SURVEY  
ABSTRACT NO. 860

CITY OF BEDFORD  
TARRANT COUNTY

(OWNER)  
ALDWIN H. ZIM AND  
CHRISTINE G. ZIM  
VOL. 7871, PG. 389  
D. R. T. C. T.

LOT B, BLOCK 4

(589°52'09"E 200.00')  
N89°33'57"E 200.00'

P.O.C.

5/8" W/RED "RPLS 1970" CAP  
(C.M.)

(OWNER)  
ALDWIN H. ZIM AND WIFE  
CHRISTINE G. ZIM  
VOL. 6687, PG. 204  
D. R. T. C. T.

LOT A, BLOCK 4  
BEDFORD FORUM  
PHASE ONE  
VOL. 388-104, PG. 726  
P. R. T. C. T.  
(69,930 SQ. FT.)

RELIANCE PARKWAY  
(80' R.O.W.)  
VOL. 388-74, PG. 40 P. R. T. C. T.

LOT 2, BLOCK 6  
BEDFORD FORUM PHASE ONE  
VOL. 338-159, PG. 20  
P. R. T. C. T.

LOT 1, BLOCK 6  
BEDFORD FORUM  
PHASE ONE  
VOL. 388-104, PG. 601  
P. R. T. C. T.

LOT CR BLOCK 4  
(8.919 ACRES)  
BEDFORD FORUM ADDITION  
CAB: A, HANGER 6130  
P. R. T. C. T.

(N00°52'14"W 350.05')  
N01°30'13"W 281.71'

END ADL - S.H. 183  
STA. 306+43.17  
243.41' LT.

3" ALUMINUM "TXDOT ADL"  
DISK IN CONCRETE  
S.H. 183  
STA. 306+78.15  
243.44' LT. BEGIN ADL

P.O.B.

S.H. 183  
STA. 308+33.52  
259.64' LT.  
END ADL

BEGIN ADL  
S.H. 183  
STA. 306+34.17  
243.40' LT.

2" TXDOT ALUMINUM CAP IN CONCRETE  
45' BUILDING LINE  
VOL. 388-104, PG. 726  
P. R. T. C. T.

EXISTING  
R.O.W.  
LINE

140.65'  
STA. 308+18.80  
243.54' LT.

5' UNDERGROUND  
ELEG. ESMT.  
VOL. 388-74, PG. 40  
P. R. T. C. T.

40' ARCO PIPELINE ESMT.  
VOL. 5059, PG. 419 D. R. T. C. T.

STATE OF TEXAS  
VOL. 4132, PG. 411  
D. R. T. C. T.

20' UNDERGROUND  
UTIL. ESMT.  
VOL. 388-74, PG. 40  
P. R. T. C. T.

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

S.H. 183

(VARIABLE WIDTH R.O.W.)

13,797 SQ. FT.

STATE OF TEXAS  
VOL. 4207, PG. 351  
D. R. T. C. T.

304+00 305+00 306+00 307+00 308+00 309+00 310+00 311+00

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S01°25'39"E	84.70'
L2	S89°32'11"W	199.53'
L3	N01°30'13"W	68.46'
L4	N89°29'40"E	184.63'
L5	N41°57'38"E	21.81'

N 89° 32' 11" E 9,702.08'



© 2009

A PLAT OF A SURVEY  
OF PARCEL 660

PARCEL  
NUMBER

660

FILE	TURNPIKE PROJECT S.H. 183	DIVISION TTA	ACRES		SQUARE FEET	
			ACQUISITION	DEED AREA	REMAINDER AREA	
SCALE 1" = 100'	FEDERAL AID PROJECT NO. R. O. W. - C. S. J. NO. 0364-05-038	COUNTY TARRANT	0.3167	1.6054	13,797	69,930
			1.2887		56,133	

6/11/2010 4:00:07 PM I:\270005\27119\MA01\CADD\EXH-660-27119.dgn



PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

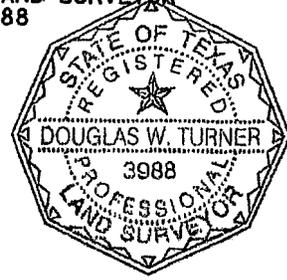
LEGEND	
	TXDOT TYPE I CONCRETE MONUMENT FOUND
	TXDOT TYPE II CONCRETE MONUMENT FOUND
	TXDOT TYPE II CONCRETE MONUMENT SET
	1/2" IRON ROD SET WITH TXDOT ALLUM. CAP (UNLESS NOTED)
	IRON ROD FOUND (SIZE NOTED)
	SQUARE-HEAD BOLT FOUND
	IRON PIPE FOUND (SIZE NOTED)
	FOUND "X" CUT (UNLESS NOTED)
	CALCULATED POINT
	FENCE POST
N. T. S.	NOT TO SCALE
(XXX)	RECORD INFORMATION
R. O. W.	RIGHT-OF-WAY
ESMT.	EASEMENT
P. U. E.	PUBLIC UTILITY EASEMENT
D. R. T. C. T.	DEED RECORDS OF TARRANT COUNTY TEXAS
P. R. T. C. T.	PLAT RECORDS OF TARRANT COUNTY TEXAS
O. P. R. T. C. T.	OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS
DOC. #	DOCUMENT NUMBER
D. E.	DRAINAGE EASEMENT
B. L.	BUILDING SETBACK LINE
	DISTANCE NOT SHOWN TO SCALE
	PROPERTY LINE
	S.H. 183 BASE LINE
	S.H. 183 PROPOSED RIGHT-OF-WAY LINE
	FENCE
	DENIAL OF ACCESS LINE
	ACCESS IS DENIED ACROSS THE DENIAL OF ACCESS LINE
	APPROXIMATE SURVEY LINE
	EXISTING TXDOT RIGHT-OF-WAY
	EXISTING TXDOT RIGHT-OF-WAY BASELINE
	PROPOSED $\frac{1}{2}$ " OR $\frac{3}{4}$ "
	PROPOSED EASEMENT LINE
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
U.T.S.	UNABLE TO SET
(C.M.)	CONTROL MONUMENT
ADL	ACCESS DENIAL LINE

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AND DETERMINED BY GPS OBSERVATION ON JULIAN DAY 320 OF 2009 FROM CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE SEGMENT 2W PROJECT VALUES. THE SEGMENT 2W STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00012.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 4) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 183 BASELINE) UNLESS OTHERWISE NOTED.
- 5) ACCESS TO AND FROM THE S.H. 183 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 7) THE EASEMENTS SHOWN OR NOTED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, G.F. NO. 704-5687, EFFECTIVE DATE FEBRUARY 07, 2010.
- 8) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: NONE

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

DOUGLAS W. TURNER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 3988

06/11/2010  
DATE



6/11/2010 2:41:52 PM I:\27000s\27119\mcd\VE\H-660-27119.dgn

<p><b>Texas Department of Transportation</b> © 2009</p>	A PLAT OF A SURVEY OF PARCEL 660			PARCEL NUMBER	660	
	FILE	TURNPIKE PROJECT S. H. 183	DIVISION TTA	ACQUISITION	ACRES	SQUARE FEET
	SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO. 0364-05-038	DEED AREA	1.6054	69,930
		COUNTY TARRANT	REMAINDER AREA	1.2887	56,133	

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

Property Description  
Parcel 64

Being 0.033 of an acre of land situated in the J. MORENO SURVEY, Abstract No. 26, McLennan County, Texas. Being part of that certain called 14.825 acre tract of land conveyed to Wayland E. Koon and wife, Frances A. Koon by deed and recorded under Volume 1560, Page 554 of the Deed Records of McLennan County, Texas (D.R.M.C.T.); said 0.033 of an acre being more particularly described by metes and bounds as follows:

Commencing at a found 1/2-inch iron rod at the northwesterly corner of said 14.825 acre tract;

Thence, North 58°26'41" East, 1,112.94 feet along the northerly line of said 14.825 acre tract, passing at 279.14 feet a found fence post at the southwesterly corner of that certain called 31.211 acre tract of land conveyed to John Rothwell by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2002032296 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.) and continuing along the northerly line of said 14.825 acre tract, being the southerly line of said 31.211 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed westerly right of way line of Interstate Highway 35 (width varies) and for the **POINT OF BEGINNING**;

- 1) **THENCE, North 58°26'41" East, 15.01 feet** continuing along the northerly line of said 14.825 acre tract, being the southerly line of said 31.211 acre tract to a point in the existing westerly right of way line of Interstate Highway 35 (width varies), being the southeasterly corner of said 31.211 acre tract, same being the northeasterly corner of said 14.825 acre tract, from which a found concrete monument bears South 42°12' West, 0.37 feet, said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 416, Page 576 and Volume 416, Page 49 both of said Deed Records;
- 2) **THENCE, South 03°57'31" East, 244.38 feet** along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said 14.825 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed westerly right of way line of Interstate Highway 35 and for the point of curvature of a curve to the left;
- 3) **THENCE**, along the proposed westerly right of way line of Interstate Highway 35 and along said curve to the left, **having a central angle of 02°17'45"**, a radius of 5,935.00 feet, an arc length of 237.82 feet and a chord bearing and distance of North 07°09'54" West, 237.80 feet to the **POINT OF BEGINNING** and containing 0.033 of an acre of land, more or less.

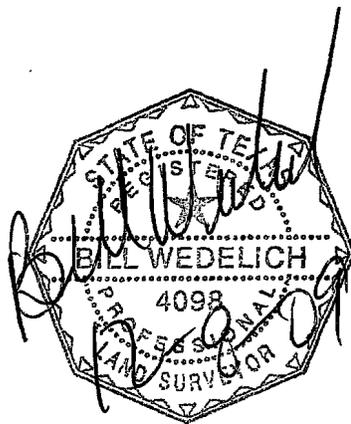
**Horizontal Control** – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD85 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD85 (1993) Grid values divide the north and east coordinate values by a surface adjustment factor of 1.00004. The survey is based on Static and RTK GPS observations holding control monuments I359915, 9915AZI, I359914, and 9914AZI.

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

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

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

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



LEGEND



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

D. R. M. C. T. DEED RECORDS McLENNAN COUNTY, TEXAS

O. P. R. M. C. T. OFFICIAL PUBLIC RECORDS McLENNAN COUNTY TEXAS

—|— DENIAL OF ACCESS LINE

— DEED LINE WITHIN IH 35 R.O.W.

— PROPOSED R.O.W. LINE

P. R. M. C. T. PLAT RECORDS OF McLENNAN COUNTY, TEXAS

— PIPELINE MARKER □ TELE. PEDESTAL

● POWER POLE □ FIBER OPTIC SIGN

○ GUY □ TELE. MH

○ FIRE HYDRANT — FIBER OPTIC LINE

○ WATER VALVE ● SAN. MH

○ SIGN

ℙ Property Line

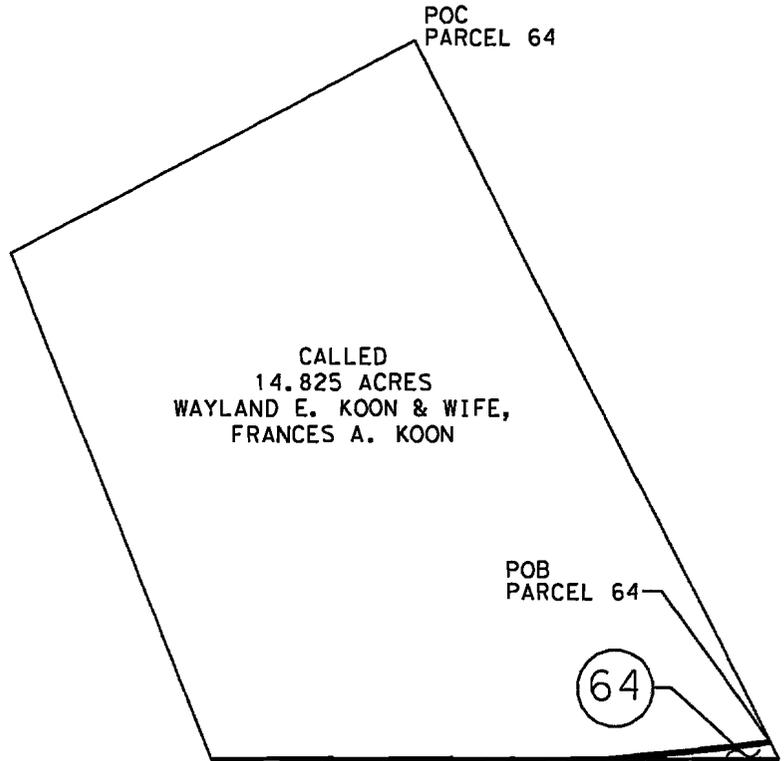
∇ Landhook

POB POINT OF BEGINNING

POC POINT OF COMMENCING

— Survey Line

PARCEL NUMBER



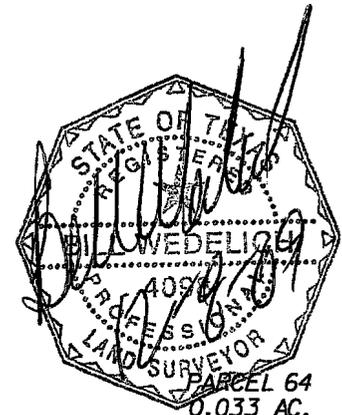
PARENT INSET  
N. T. S.

NOTES:

1. HORIZONTAL CONTROL - ALL BEARINGS ARE RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83 (1993). COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES IN US SURVEY FEET. TO CONVERT COORDINATES TO TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83 (1993) GRID VALUES DIVIDE THE NORTH AND EAST COORDINATE VALUES BY A SURFACE ADJUSTMENT FACTOR OF 1.00004. THE SURVEY IS BASED ON STATIC AND RTK GPS OBSERVATIONS HOLDING CONTROL MONUMENTS I359915, 9915AZI, I359914, AND 9914AZI.

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

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



PAGE 3 OF 4

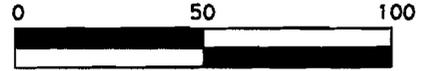
WAYLAND E. KOON & WIFE,  
FRANCES A. KOON  
IH-35  
C. S. J. 0014-08-082  
McLENNAN COUNTY SEPTEMBER, 2009  
prepared by:

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

REVISED: NOVEMBER 16, 2009

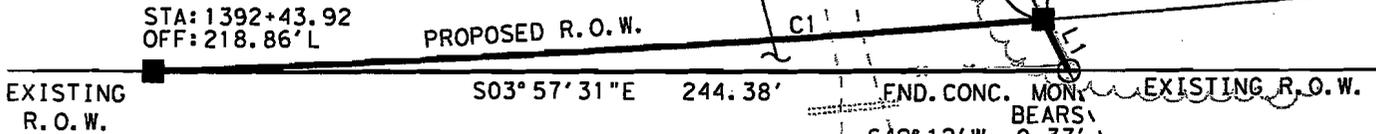
DGN: IH35 163-3 Parcel 64A. dgn  
GS JOB No. 07-017-163

# J. MORENO SURVEY A-26



CALLED 14.825 ACRES  
WAYLAND E. KOON & WIFE,  
FRANCES A. KOON  
VOL. 1560, PG. 554  
D. R. M. C. T.

CALLLED 31.211 ACRES  
JOHN ROTHWELL  
M. C. C. F. No. 2002032296  
O. P. R. M. C. T.  
POB  
PARCEL 64  
STA: 1394+81.35  
OFF: 232.18'L



CALLLED 3.73 ACRES  
STATE OF TEXAS  
VOL. 416, PG. 49  
D. R. M. C. T.

CALLLED 3.5 ACRES  
STATE OF TEXAS  
VOL. 416, PG. 576  
D. R. M. C. T.

( SOUTHBOUND )

INTERSTATE HIGHWAY 35  
(width varies)

( NORTHBOUND )

PROPOSED BASELINE N03° 57' 06\"/>

PARCEL 64  
0.033 AC.  
1,436 SQ.FT.

PAGE 4 OF 4

CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	CHORD	CHD
C1	02° 17' 45"	5,935.00'	237.82'	N07° 09' 54\"/>	

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N58° 26' 41\"/>	

WAYLAND E. KOON &  
WIFE, FRANCES A. KOON  
IH-35  
C. S. J. 0014-08-082  
McLENNAN COUNTY SEPTEMBER, 2009  
prepared by:

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

County: Tarrant  
Parcel No.: 591  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

Page 1 of 7  
4/29/2010



DESCRIPTION FOR PARCEL 591

BEING a 17,275 square foot tract of land situated in the Manuel W. Wilmeth Survey, Abstract Number 1664, City of Bedford, Tarrant County, Texas, and being part of Lot 1, Block 1 of Lot 1, Block 1, Forest Ridge Plaza, an addition to the City of Bedford, Tarrant County, Texas, as recorded in Volume 388-207, Page 40 of the Plat Records of Tarrant County, Texas (P.R.T.C.T), said 17,275 square foot tract also being part of that tract of land described in General Warranty Deed to Luby's Restaurants Limited Partnership as recorded in Document Number D197106973 of the Official Public Records of Tarrant County, Texas (hereinafter referred to as "Luby's tract"), said 17,275 square foot tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8-inch iron rod with yellow cap stamped "CARTER & BURGESS" for the southeast corner of a 20 foot by 20 foot jog in the common east line of Lot 1, Block 1 of Lot 1, Block 1, Forest Ridge Plaza, Phase Two, an addition to the City of Bedford, Tarrant County, Texas, as recorded in Cabinet A, Slide 225, P.R.T.C.T., and the existing west right-of-way line of Forest Ridge Drive (a variable width right-of-way as shown on said Lot 1, Block 1, Forest Ridge Plaza, Phase Two plat);

THENCE South 89 degrees 35 minutes 31 seconds West, with said common line, a distance of 20.00 feet to the southwest corner of said 20 foot by 20 foot jog;

THENCE North 00 degrees 24 minutes 29 seconds West, continuing with said common line, a distance of 20.00 feet to the northwest corner of said 20 foot by 20 foot jog;

THENCE North 89 degrees 35 minutes 31 seconds East, continuing with said common line, a distance of 20.00 feet to a found 5/8-inch iron rod with yellow cap stamped "CARAWAY" for the common northeast corner of said 20 foot by 20 foot jog and the southwest corner of a Right-of-Way Dedication for said Forest Ridge Drive by said Lot 1, Block 1, Forest Ridge Plaza, Phase Two plat;

County: Tarrant  
Parcel No.: 591  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

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4/29/2010



DESCRIPTION FOR PARCEL 591

THENCE North 00 degrees 24 minutes 29 seconds West, with the common west line of said Right-of-Way Dedication and said existing west right-of-way line of Forest Ridge Drive, a distance of 61.86 feet to a set 1/2-inch iron rod with yellow cap stamped "HALFF" located 433.30 feet right of S.H. 121 Baseline Station 203+55.91 for the POINT OF BEGINNING, said point also being the northwest corner of said Right-of-Way Dedication on the common south line of said Luby's tract and the north line of said Lot 1, Block 1 of Lot 1, Block 1, Forest Ridge Plaza, Phase Two addition;

- 1) THENCE South 88 degrees 49 minutes 17 seconds West, departing said west right-of-way line, with said common south line of said Luby's tract and north line of said Lot 1, Block 1, Forest Ridge Plaza, Phase Two addition, a distance of 11.89 feet to a set 1/2-inch iron rod with TxDOT aluminum cap located 433.41 feet right of S.H. 121 Baseline Station 203+44.02 for corner on the proposed west right-of-way line of Forest Ridge Drive (a proposed variable width right-of-way), said point being the beginning of an Access Denial Line;
- 2) THENCE North 09 degrees 35 minutes 54 seconds West, departing said common line, over and across said Luby's tract, with said proposed west right-of-way line and said Access Denial Line, at a distance of 9.23 feet passing a set 3-inch aluminum cap in concrete stamped "TXDOT ADL" located 424.29 feet right of S.H. 121 Baseline Station 203+42.58 for the end of this Access Denial Line, continuing over and across said Luby's tract and with said proposed west right-of-way line, at a cumulative distance of 45.67 feet passing a set 3-inch aluminum cap in concrete stamped "TXDOT ADL" located 388.30 feet right of S.H. 121 Baseline Station 203+36.92 for the beginning of an Access Denial Line, continuing over and across said Luby's tract and with said proposed west right-of-way line, with said Access Denial Line, in all a total cumulative distance of 53.51 feet to a set TxDOT Type II Brass Disk in concrete;
- 3) THENCE North 11 degrees 26 minutes 58 seconds West, continuing over and across said Luby's tract and with said proposed west right-of-way line and with said Access Denial Line, a distance of 50.32 feet to a set TxDOT Type II Brass Disk in concrete for corner;

County: Tarrant  
Parcel No.: 591  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

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4/29/2010



DESCRIPTION FOR PARCEL 591

- 4) THENCE North 04 degrees 30 minutes 59 seconds West, continuing over and across said Luby's tract and with said proposed west right-of-way line and with said Access Denial Line, a distance of 80.52 feet to a set TxDOT Type II Brass Disk in concrete for the southeast corner of a corner clip for the intersection of the proposed southerly right-of-way line of State Highway 121 (a proposed variable width right-of-way) with said proposed west right-of-way line of Forest Ridge Drive;
- 5) THENCE North 49 degrees 42 minutes 49 seconds West, continuing over and across said Luby's tract and with said Access Denial Line, with said corner clip, a distance of 55.62 feet to a set TxDOT Type II Brass Disk in concrete for the northwest corner of said corner clip on said proposed southerly right-of-way line of State Highway 121;
- 6) THENCE South 89 degrees 20 minutes 25 seconds West, continuing over and across said Luby's tract and with said proposed southerly right-of-way line of State Highway 121 and with said Access Denial Line, at a distance of 117.53 feet passing a set 3-inch aluminum cap in concrete stamped "TXDOT ADL" located 214.35 feet right of S.H. 121 Baseline Station 201+61.31 for the end of this Access Denial Line, continuing over and across said Luby's tract and with said proposed southerly right-of-way line, at a cumulative distance of 148.57 feet passing a set 3-inch aluminum cap in concrete stamped "TXDOT ADL" located 214.36 feet right of S.H. 121 Baseline Station 201+30.27 for the beginning of an Access Denial Line, continuing over and across said Luby's tract and with said proposed southerly right-of-way line, with said Access Denial Line, at a cumulative distance of 249.29 feet passing a set TxDOT Type II Brass Disk in concrete located 214.37 feet right of S.H. 121 Baseline P.T. Station 200+29.55, continuing over and across said Luby's tract and with said proposed southerly right-of-way line and with said Access Denial Line, in all a total cumulative distance of 314.09 feet to a set crow's foot on curb face located 215.03 feet right of S.H. 121 Baseline Station 199+69.08 for the end of this Access Denial Line, said point being in the common west line of said Luby's tract and the east line of Lot 1R, Block 1 of Lot 1R, Block 1, Tubbs Addition, an addition to the City of Bedford, as recorded in Cabinet A, Page 1033, P.R.T.C.T.;

County: Tarrant  
Parcel No.: 591  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
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ROW CSJ: 0364-01-119

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4/29/2010



DESCRIPTION FOR PARCEL 591

- 7) THENCE North 05 degrees 04 minutes 01 second West, departing said proposed southerly right-of-way line of State Highway 121, with said common line, a distance of 3.82 feet to a point for the common most westerly northwest corner of said Luby's tract and the northeast corner of said Lot 1R in the existing southerly right-of-way line of State Highway 121 (a variable width right-of-way), and from which point a found 1/2-inch iron rod for witness bears South 21 degrees 48 minutes 58 seconds East a distance of 1.33 feet;
- 8) THENCE North 57 degrees 22 minutes 05 seconds East, with the common north line of said Luby's tract and said existing southerly right-of-way line of State Highway 121, a distance of 39.73 feet to a set 1/2-inch iron rod with yellow cap stamped "HALFF" for corner;
- 9) THENCE North 88 degrees 49 minutes 17 seconds East, continuing with said common line, a distance of 315.68 feet to a found TxDOT Type II Brass Disk in concrete for the northwest corner of a corner clip for the intersection of said existing southerly right-of-way line of State Highway 121 with the aforementioned existing west right-of-way line of Forest Ridge Drive;
- 10) THENCE South 45 degrees 44 minutes 02 seconds East, with said corner clip, a distance of 70.50 feet to a set "X" cut in concrete for the southeast corner of said corner clip in said existing west right-of-way line of Forest Ridge Drive;
- 11) THENCE South 00 degrees 24 minutes 29 seconds East, with the common east line of said Luby's tract and said existing west right-of-way line of Forest Ridge Drive, a distance of 196.83 feet to a set "X" cut in concrete for the common southeast corner of said Luby's tract and the northeast corner of the aforementioned Right-of-Way Dedication for Forest Ridge Drive;
- 12) THENCE South 88 degrees 49 minutes 17 seconds West, departing said common line, with the common south line of said Luby's tract and north line of said Right-of-Way Dedication, a distance of 7.00 feet to the POINT OF BEGINNING and containing 17,275 square feet or 0.3966 of an acre of land, more or less.

County: Tarrant  
Parcel No.: 591  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

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4/29/2010



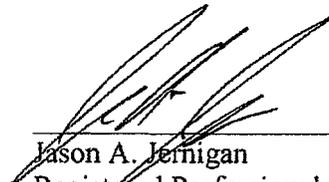
DESCRIPTION FOR PARCEL 591

NOTES:

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

All bearings shown hereon are based upon the Texas Coordinate System of 1983, North Central Zone as observed by GPS on Julian day 320 of 2009 from CORS stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS. All distances shown hereon are surface distances. All coordinates shown hereon are Segment 2W project values. The State Plane Grid to Segment 2W project coordinate combined scale factor is 1.00012.

That I, Jason A. Jernigan, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.

  
\_\_\_\_\_  
Jason A. Jernigan                      Date  
Registered Professional Land Surveyor  
Texas Registration No. 6023  
Halff Associates, Inc.,  
1201 North Bowser Rd.  
Richardson, Texas 75081  
214-346-6204

29 APR 2010







7 OF 7  
4/29/2010

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 (UNLESS NOTED)
- IRON ROD FOUND (SIZE NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ FOUND "X" CUT (UNLESS NOTED)
- △ CALCULATED POINT
- FENCE POST
- N.T.S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY TEXAS
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS
- DOC.# DOCUMENT NUMBER
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING SETBACK LINE
- DISTANCE NOT SHOWN TO SCALE
- PROPERTY LINE
- S.H. 121 BASE LINE
- S.H. 121 PROPOSED RIGHT-OF-WAY LINE
- X --- X FENCE
- DENIAL OF ACCESS LINE ACCESS IS DENIED ACROSS THE
- DENIAL OF ACCESS LINE
- APPROXIMATE SURVEY LINE
- EXISTING TXDOT RIGHT-OF-WAY
- EXISTING TXDOT RIGHT-OF-WAY BASELINE
- PROPOSED C OR B
- PROPOSED EASEMENT LINE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- U.T.S. UNABLE TO SET
- (C.M.) CONTROL MONUMENT
- ADL ACCESS DENIAL LINE

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

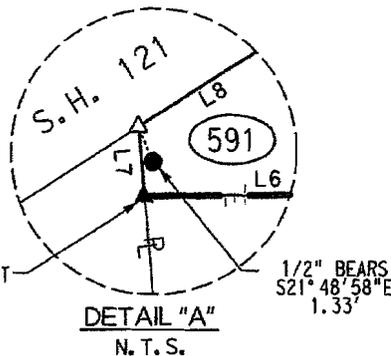
- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AS OBSERVED BY GPS ON JULIAN DAY 320 OF 2009 FROM CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES SHOWN HEREON ARE SEGMENT 2W PROJECT VALUES. THE STATE PLANE GRID TO SEGMENT 2W PROJECT COORDINATE COMBINED SCALE FACTOR IS 1.00012.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 4) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 121 BASELINE) UNLESS OTHERWISE NOTED.
- 5) ACCESS TO AND FROM THE S.H. 121 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 7) THE EASEMENTS SHOWN OR NOTED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, G.F. NO. 704-5607, EFFECTIVE DATE DECEMBER 7, 2009.
- 8) THE EASEMENT TO TEXAS POWER & LIGHT COMPANY AS RECORDED IN VOLUME 1488, PAGE 19 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, IS NOT LOCATABLE BASED UPON THE DESCRIPTION CONTAINED THEREIN.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S88°49'17"W	11.89'
L2	N09°35'54"W	53.51'
L3	N11°26'58"W	50.32'
L4	N04°30'59"W	80.52'
L5	N49°42'49"W	55.62'
L6	S89°20'25"W	314.09'
L7	N05°04'01"W	3.82'
L8	N57°22'05"E	39.73'
L9	N88°49'17"E	315.68'
L10	S45°44'02"E	70.50'
L11	S00°24'29"E	196.83'
L12	S88°49'17"W	7.00'

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

*Jason A. Jernigan*  
 JASON A. JERNIGAN DATE 29 APR 2010  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 6023



4/29/2010 8:05:04 AM I:\27000s\27119\MA01\CADD\VEKH-591-27119.dgn



A PLAT OF A SURVEY OF PARCEL 591			PARCEL NUMBER	591	
FILE	TURNPIKE PROJECT S.H. 121	DIVISION TTA	ACQUISITION	ACRES	SQUARE FEET
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	COUNTY TARRANT	DEED AREA	0.3966	17,275
	R.O.W.-C. S. J. NO. 0364-01-119		REMAINDER AREA	2.1809	95,000
				1.7843	77,725

County: Tarrant  
Parcel No.: 599  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

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4/16/2010



DESCRIPTION FOR PARCEL 599

BEING a 5,093 square foot tract of land situated in the William O. Yantis Survey, Abstract Number 1752, City of Bedford, Tarrant County, Texas, and being part of Lot 2-R, Block 1 of Replat of Cantebria Crossing Addition Containing Lots 1-R and 2-R, Block 1 and Being a Revision of Lot 2, Block 1, an addition to the City of Bedford, Tarrant County, Texas, as recorded in Cabinet A, Slide 1648 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), said 5,093 square foot tract also being part of that tract of land described in Special Warranty Deed with Vendor's Lien to Airport Freeway Properties, LP as recorded in Document Number D204030304 of the Official Public Records of Tarrant County, Texas, said 5,093 square foot tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2-inch iron rod for the common southeast corner of said Lot 2-R and the southwest corner of Lot 1-R of said Replat of Cantebria Crossing Addition from which a found 1/2-inch iron rod bears South 81 degrees 16 minutes 45 seconds East a distance of 0.18 of a foot;

THENCE North 00 degrees 36 minutes 54 seconds West, with the common east line of said Lot 2-R and west line of said Lot 1-R, a distance of 306.74 feet to a set 1/2-inch iron rod with TxDOT aluminum cap located 214.29 feet right of S.H. 121 Baseline Station 208+92.09 for the POINT OF BEGINNING at the intersection of said common line with the proposed southerly right-of-way line of State Highway 121 (a proposed variable width right-of-way), said point also being the beginning of an Access Denial Line;

County: Tarrant  
Parcel No.: 599  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

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4/16/2010



DESCRIPTION FOR PARCEL 599

- 1) THENCE South 89 degrees 20 minutes 25 seconds West, departing said common line, over and across said Lot 2-R, with said proposed southerly right-of-way line of State Highway 121 and said Access Denial Line, at a distance of 71.65 feet passing a set 3-inch aluminum cap in concrete stamped "TXDOT ADL" located 214.29 feet right of S.H. 121 Baseline Station 208+20.44 for the end of this Access Denial Line, continuing over and across said Lot 2-R and with said proposed southerly right-of-way line, at a cumulative distance of 96.63 feet passing a set 1/2-inch iron rod with orange cap stamped "TXDOT ADL" located 214.29 feet right of S.H. 121 Baseline Station 207+95.46 for the beginning of an Access Denial Line, continuing over and across said Lot 2-R and with said proposed southerly right-of-way line, with said Access Denial Line, in all a total cumulative distance of 118.31 feet to a set 1/2-inch iron rod with TxDOT aluminum cap located 214.30 feet right of S.H. 121 Baseline Station 207+73.78 for the intersection of said proposed southerly right-of-way line with the common west line of said Lot 2-R and east line of Lot 1, Block 1 of Lot 1, Block 1 Cantabria Crossing, an addition to the City of Bedford, Tarrant County, Texas, as recorded in Volume 388-169, Page 26, P.R.T.C.T., said point also being the end of this Access Denial Line;
- 2) THENCE North 00 degrees 36 minutes 54 seconds West, departing said proposed southerly right-of-way line of State Highway 121, with said common line, a distance of 43.04 feet to a found 5/8-inch iron rod for the common northwest corner of said Lot 2-R and northeast corner of said Lot 1 on the existing southerly right-of-way line of State Highway 121 (a variable width right-of-way), and from which corner a found 1/2-inch iron rod with orange cap stamped "COOMBS RPLS 5294" bears South 15 degrees 31 minutes 18 seconds West a distance of 0.11 of a foot;
- 3) THENCE North 89 degrees 20 minutes 06 seconds East, departing said common line, with the common north line of said Lot 2-R and said existing southerly right-of-way line of State Highway 121, a distance of 118.31 feet to a found 1/2-inch iron rod for the common northeast corner of said Lot 2-R and northwest corner of the aforementioned Lot 1-R;

County: Tarrant  
Parcel No.: 599  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

Page 3 of 5  
4/16/2010



DESCRIPTION FOR PARCEL 599

- 4) THENCE South 00 degrees 36 minutes 54 seconds East, departing said common line, with the aforementioned east line of said Lot 2-R and west line of said Lot 1-R, a distance of 43.05 feet to the POINT OF BEGINNING and containing 5,093 square feet or 0.1169 of an acre of land, more or less.

NOTES:

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

All bearings shown hereon are based upon the Texas Coordinate System of 1983, North Central Zone as observed by GPS on Julian day 320 of 2009 from CORS stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS. All distances shown hereon are surface distances. All coordinates shown hereon are Segment 2W project values. The State Plane Grid to Segment 2W project coordinate combined scale factor is 1.00012.

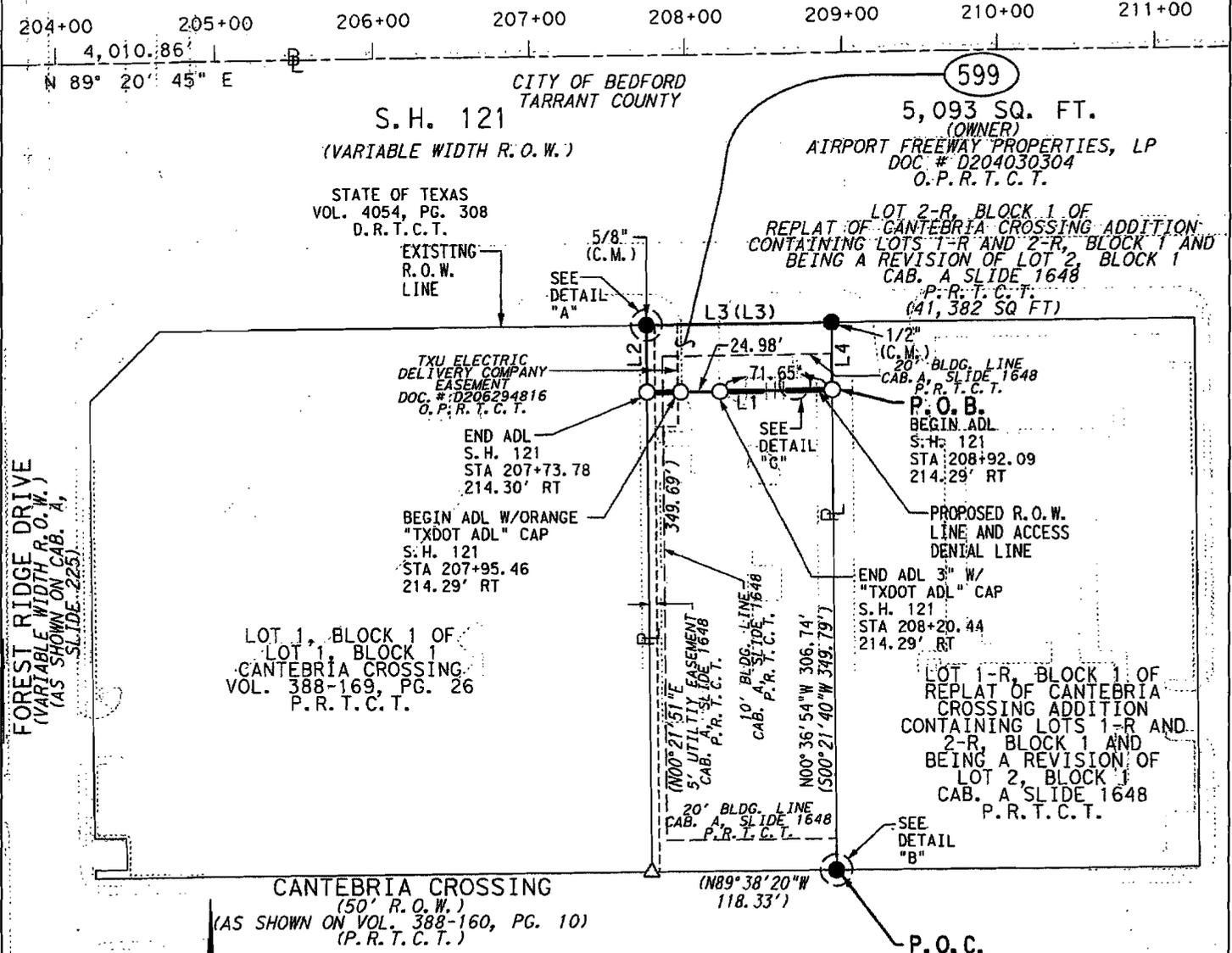
That I, Jason A. Jernigan, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.

 16 APR 2010  
\_\_\_\_\_  
Jason A. Jernigan, R.P.L.S. Date

Registered Professional Land Surveyor  
Texas Registration No. 6023  
Halff Associates, Inc.,  
1201 North Bowser Rd.  
Richardson, Texas 75081  
214-346-6212

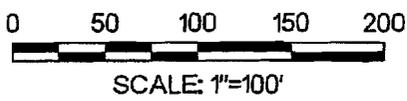


PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

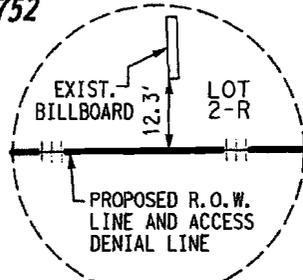


FOREST RIDGE DRIVE  
(VARIABLE WIDTH R.O.W.)  
(AS SHOWN ON CAB. A,  
SLIDE 225)

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**WM. O. YANTIS SURVEY  
ABSTRACT NO.1752**



DETAIL "C"  
N. T. S.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S89°20'25"W	118.31'
L2	N00°36'54"W	43.04'
L3	N89°20'06"E	118.31'
(L3)	(S89°41'20"E)	(118.31')
L4	S00°36'54"E	43.05'

A PLAT OF A SURVEY OF PARCEL  
599

PARCEL NUMBER	599	
	ACRES	SQUARE FEET
ACQUISITION	0.1169	5,093
DEED AREA	0.9500	41,382
REMAINDER AREA	0.8331	36,289



FILE	TURNPIKE PROJECT	DIVISION
	S. H. 121	TTA
SCALE	FEDERAL AID PROJECT NO.	COUNTY
1" = 100'	R. O. W. - C. S. J. NO. 0364-01-119	TARRANT



PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

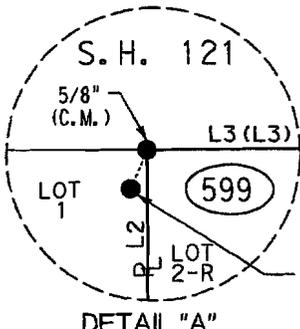
LEGEND

- 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 (UNLESS NOTED)
- IRON ROD FOUND (SIZE NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ FOUND "X" CUT (UNLESS NOTED)
- △ CALCULATED POINT
- FENCE POST
- N. T. S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- R. O. W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P. U. E. PUBLIC UTILITY EASEMENT
- D. R. T. C. T. DEED RECORDS OF TARRANT COUNTY TEXAS
- P. R. T. C. T. PLAT RECORDS OF TARRANT COUNTY TEXAS
- O. P. R. T. C. T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS
- DOC. # DOCUMENT NUMBER
- D. E. DRAINAGE EASEMENT
- B. L. BUILDING SETBACK LINE
- — — DISTANCE NOT SHOWN TO SCALE
- — — PROPERTY LINE
- — — S.H. 121 BASE LINE
- — — S.H. 121 PROPOSED RIGHT-OF-WAY LINE
- X — X FENCE
- — — DENIAL OF ACCESS LINE
- — — ACCESS IS DENIED ACROSS THE DENIAL OF ACCESS LINE
- — — APPROXIMATE SURVEY LINE
- — — EXISTING TXDOT RIGHT-OF-WAY
- — — EXISTING TXDOT RIGHT-OF-WAY BASELINE
- — — PROPOSED C OR B
- — — PROPOSED EASEMENT LINE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- U.T.S. UNABLE TO SET
- (C.M.) CONTROL MONUMENT
- ADL ACCESS DENIAL LINE

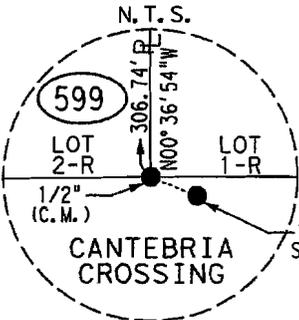
- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AS OBSERVED BY GPS ON JULIAN DAY 320 OF 2009 FROM CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES SHOWN HEREON ARE SEGMENT 2W PROJECT VALUES. THE STATE PLANE GRID TO SEGMENT 2W PROJECT COORDINATE COMBINED SCALE FACTOR IS 1.00012.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 4) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 121 BASELINE) UNLESS OTHERWISE NOTED.
- 5) ACCESS TO AND FROM THE S.H. 121 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 7) THE EASEMENTS SHOWN OR NOTED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, G.F. NO. 704-5618, EFFECTIVE DATE DECEMBER 11, 2009.
- 8) ORDINANCE NO. 2080 AS RECORDED IN VOLUME 10942, PAGE 0857 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AFFECTS THE SUBJECT TRACT.

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

*Jason A. Jernigan*  
16 APR 2010  
JASON A. JERNIGAN DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6023



1/2" W/ ORANGE CAP  
"COOMBS RPLS 5294"  
BEARS S15°31'18"W  
0.11'



1/2" BEARS  
S81°16'45"E  
0.18'

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A PLAT OF A SURVEY OF PARCEL 599			PARCEL NUMBER	599	
FILE	TURNPIKE PROJECT S. H. 121	DIVISION TTA	ACQUISITION	ACRES	SQUARE FEET
SCALE 1" = 100'	FEDERAL AID PROJECT NO. 0364-01-119	COUNTY TARRANT	DEED AREA	0.1169	5,093
			REMAINDER AREA	0.9500	41,382
				0.8331	36,289

County: Tarrant  
Parcel No.: 648  
Highway: State Highway 183  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-05-038

Page 1 of 5  
4/8/2010



DESCRIPTION FOR PARCEL 648

BEING a 16,044 square foot tract of land in the Wm. H. Jasper Survey, Abstract Number 860, City of Bedford, Tarrant County, Texas and being a portion of Lot 4, Block 3R of LOTS 1, 2, 3, & 4, BLOCK 3R BEDFORM FORUM – PHASE I ADDITION according to the plat thereof recorded in Volume 388-197, Page 94 Plat Records of Tarrant County Texas (P.R.T.C.T.) and being a portion of that certain tract of land described in an Affidavit of Merger Deed to Chesapeake Land Development Company, L.L.C. recorded under Document Number D209046006 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), said 16,044 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found in the east line of Lot 2 of said LOTS 1, 2, 3, & 4, BLOCK 3R BEDFORM FORUM – PHASE I ADDITION and being a northwest corner of said Lot 4;

THENCE with the common line of said Lot 2 and said Lot 4, South 00 degrees 27 minutes 19 seconds East, a distance of 180.47 feet to a 1/2 inch iron rod with TxDOT aluminum cap set in the proposed north right-of-way line of S.H. 183 for the POINT OF BEGINNING of the herein described tract and the beginning of the Access Denial Line being 220.03 feet left of S.H. 183 Project Baseline Station 287+57.16;

- 1) THENCE crossing said Lot 4 with said proposed north right-of-way line of S.H. 183 and said Access Denial Line, North 89 degrees 29 minutes 40 seconds East, a distance of 337.21 feet to a TxDOT Type II brass disk in concrete set for an angle point;
- 2) THENCE continuing across said Lot 4 with said proposed north right-of-way line of S.H. 183 and said Access Denial Line, North 48 degrees 17 minutes 08 seconds East, a distance of 22.78 feet to a TxDOT Type II brass disk in concrete set for corner in the west right-of-way line of Plaza Drive (variable width) at the beginning of a non-tangent curve to the left being the end of said Access Denial Line and being 235.30 feet left of S.H. 183 Project Baseline Station 291+11.50;

County: Tarrant  
Parcel No.: 648  
Highway: State Highway 183  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-05-038

Page 2 of 5  
4/8/2010



DESCRIPTION FOR PARCEL 648

- 3) THENCE, southwesterly, departing said proposed north right-of-way line of S. H. 183, with said west right-of-way line of said Plaza Drive and said curve to the left, having a radius of 573.56 feet, a central angle of 05 degrees 18 minutes 10 seconds, and a chord which bears South 02 degrees 14 minutes 55 seconds West, 53.06 feet, an arc distance of 53.08 feet to a 5/8 inch iron rod found at the end of said curve;
- 4) THENCE continuing with said west right-of-way line of Plaza Drive, South 02 degrees 26 minutes 10 seconds East, a distance of 7.35 feet to a 5/8 inch iron rod found for the southeast corner of Lot 4 and being in the existing north right-of-way line of S.H. 183 (variable width);
- 5) THENCE departing said west right-of-way line of Plaza Drive with said existing north right-of-way line of S.H. 183, South 89 degrees 32 minutes 11 seconds West, a distance of 352.09 feet to a 1/2 inch iron rod with yellow cap stamped "HALFF" set for the common south corner of said Lot 4 and said Lot 2;
- 6) THENCE departing said existing north right-of-way line of S.H. 183 with the common line between said Lot 2 and said Lot 4, North 00 degrees 27 minutes 19 seconds West, a distance of 45.09 feet to the POINT OF BEGINNING and containing 16,044 square feet or 0.3683 acre of land, more or less.

NOTES:

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

All bearings shown hereon are based upon the Texas Coordinate System of 1983, North Central Zone as observed by GPS on Julian day 320 of 2009 from CORS stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS. All distances shown hereon are surface distances. All coordinates shown hereon are S.H. 183 project values. The State Plane Grid to S.H. 183 project coordinate combined scale factor is 1.00012.

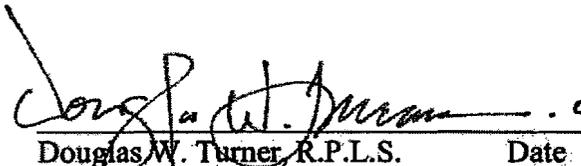
County: Tarrant  
Parcel No.: 648  
Highway: State Highway 183  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-05-038

Page 3 of 5  
4/8/2010

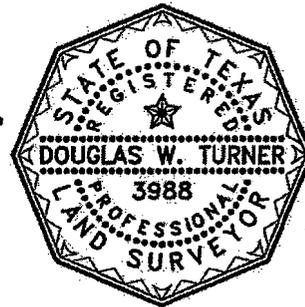


DESCRIPTION FOR PARCEL 648

I, Douglas W. Turner, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.

 . 04/08/2010

Douglas W. Turner, R.P.L.S.      Date  
Registered Professional Land Surveyor  
Texas Registration No. 3988  
Halff Associates, Inc.,  
1201 North Bowser Rd.  
Richardson, Texas 75081  
214-346-6212



PLAT TO ACCOMPANY  
PARCEL DESCRIPTION



SCALE: 1"=100'

LINE TABLE

NO.	BEARING	DISTANCE
L1	N88°28'40"E	337.21'
L2	N48°17'08"E	22.78'
L3	S02°26'40"E	7.35'
L4	S88°32'11"W	352.08'
(L4)	(S88°52'09"W)	352.08'
L5	N00°27'18"W	45.08'

CURVE TABLE

CV. NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	05°18'40"(L.T.)	573.56'	53.08'	53.06'	S02°14'55"W

WM. H. JASPER SURVEY  
ABSTRACT NO. 860

CITY OF BEDFORD  
TARRANT COUNTY

LOT 3

LOT 2

(OWNER)  
THE YIM CHOW  
REVOCABLE TRUST  
YIM CHOW, TRUSTEE  
DOC. # 204351774  
O.P.R.T.C.T.

648  
16,044 SQ. FT.  
(OWNER)  
CHESAPEAKE LAND DEVELOPMENT  
COMPANY, L.L.C.  
DOC. # 209046006  
O.P.R.T.C.T.

LOT 4, BLOCK 3R  
LOTS 1, 2, 3 & 4, BLOCK 3R  
BEDFORD FORUM-PHASE I ADDITION  
VOL. 388-197, PG. 94  
P.R.T.C.T.

PLAZA DRIVE  
(VARIABLE WIDTH R.O.W.)  
VOL. 388-197, PG. 94  
P.R.T.C.T.

P.O.C.  
1/2" (C.M.)

15' DRAINAGE &  
UTILITY ESMT.  
VOL. 388-197,  
PG. 94  
P.R.T.C.T.

PROPOSED R.O.W. &  
ACCESS DENIAL LINE

S.H. 183  
STA 291+11.50  
235.30' LT  
END ADL

20' BUILDING LINE  
VOL. 388-197, PG. 94  
P.R.T.C.T.

P.O.B.  
S.H. 183  
STA. 287+57.16  
220.03' LT  
BEGIN ADL

40' ARCO PIPELINE ESMT.  
VOL. 5059, PG. 418  
D.R.T.C.T.

W/ YELLOW  
"HALFF" CAP

20' EASEMENT FOR  
UNDERGROUND UTILITIES  
VOL. 388-74, PG. 40  
P.R.T.C.T.

EXISTING  
R.O.W. LINE

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

STATE OF TEXAS  
VOL. 4283, PG. 477  
D.R.T.C.T.

STATE OF TEXAS  
VOL. 4169, PG. 2  
D.R.T.C.T.

286+00      287+00      288+00      289+00      290+00      291+00      292+00      293+00

N 89° 32' 11" E

9,702.08'

A PLAT OF A SURVEY OF PARCEL  
648

PARCEL  
NUMBER      648



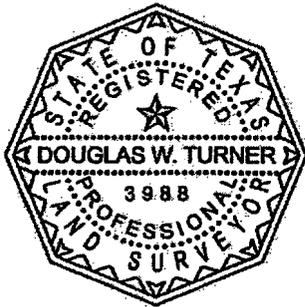
FILE	TURNPIRE PROJECT	DIVISION	ACQUISITION	ACRES	SQUARE FEET
SCALE 1" = 100'	S.H. 183	TTA	DEED AREA	0.3683	16,044
FEDERAL AID PROJECT NO.	R.O.W.-C.S.J. NO.	COUNTY	REMAINDER AREA	10.106	440,206
	0364-05-038	TARRANT		9.738	424,162



PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AND DETERMINED BY GPS OBSERVATION ON JULIAN DAY 320 OF 2009 FROM CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE S.H. 183 PROJECT VALUES. THE S.H. 183 STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00012.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 4) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 183 BASELINE) UNLESS OTHERWISE NOTED.
- 5) ACCESS TO AND FROM THE S.H. 183 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 7) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY LAWYER TITLE INSURANCE CORPORATION, FILE NO. 704-5674, EFFECTIVE DATE DECEMBER 28, 2009.
- 8) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: 10c

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 (UNLESS NOTED)
●	IRON ROD FOUND (SIZE NOTED)
■	SQUARE-HEAD BOLT FOUND
○	IRON PIPE FOUND (SIZE NOTED)
▲	600 NAIL FOUND (UNLESS NOTED)
△	CALCULATED POINT
○	FENCE POST
N.T.S.	NOT TO SCALE
(XXX)	RECORD INFORMATION
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS
INST.#	INSTRUMENT NUMBER
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING SETBACK LINE
---	DISTANCE NOT SHOWN TO SCALE
---	PROPERTY LINE
---	S.H. 183 BASE LINE
---	S.H. 183 PROPOSED RIGHT-OF-WAY LINE
X---X	FENCE
	DENIAL OF ACCESS LINE
	ACCESS IS DENIED ACROSS THE DENIAL OF ACCESS LINE
---	APPROXIMATE SURVEY LINE
---	EXISTING TXDOT RIGHT-OF-WAY
---	EXISTING TXDOT RIGHT-OF-WAY BASELINE
---	PROPOSED C OR B
---	PROPOSED EASEMENT LINE
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINATION
ADL	ACCESS DENIAL LINE
DOC.#	DOCUMENT NUMBER
(C.M.)	CONTROL MONUMENT



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

*Douglas W. Turner* 04/8/2010  
 DOUGLAS W. TURNER DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 3988



4/8/2010 3:22:58 PM W:\AUS\270006\27119\MA01\CADD\EXH-648-27119.dgn

A PLAT OF A SURVEY OF PARCEL 648				PARCEL NUMBER	648	
FILE	TURNPIKE PROJECT S.H. 183		DIVISION TTA	ACQUISITION	ACRES	SQUARE FEET
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J. NO. 0364-05-038	COUNTY TARRANT	DEED AREA	10.106	440,206
				REMAINDER AREA	9.738	424,162

County: Tarrant  
Parcel: 120  
Segment: Segment 1  
Highway: Interstate 820  
Limits: From I-35W to Northeast Interchange  
Federal Aid Project No.:  
R.O.W. CSJ: 0008-14-093

Page 1 of 5  
March 18, 2010



Description for Parcel 120

Being a 972 square foot tract of land in the W. W. Wallace Survey, Abstract Number 1606, North Richland Hills, Tarrant County, Texas, and being out of and a portion of that certain Lot 9, Block 20, Snow Heights Addition to the City of North Richland Hills, Tarrant County, Texas, as recorded in Volume 388-24, Page 34, Plat Records, Tarrant County, Texas, said Lot 9 is described in a Warranty Deed with Vendor's Lien, dated June 12, 2007, to Heather Michelle Bush, a single person, as recorded in Document Number D207217863, Official Public Records, Tarrant County, Texas, said 972 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for the Southwest corner of said Lot 9, same being the Southeast corner of Lot 8, Block 20, said Snow Heights Addition, Second Filing, said POINT OF COMMENCING being 337.67 feet South of and at right angles to centerline survey station 916+63.81 of the proposed centerline of Interstate 820;

THENCE North 00 degrees 13 minutes 55 seconds West, along the common line between said Lot 9 and said Lot 8, a distance of 150.14 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set at the intersection of the proposed South right-of-way line of Interstate 820 with the South line of that certain called 2,671.41 square foot tract of land described in a General Warranty Deed dated March 4, 2005, to 7000 Investors, LP, as recorded in Document Number D205066999, Official Public Records, Tarrant County, Texas for the POINT OF BEGINNING, said POINT OF BEGINNING being the Northeast corner of said Lot 8 and the Northwest corner of said Lot 9, said POINT OF BEGINNING also being 193.98 feet South of and at right angles to centerline survey station 916+17.63 of the proposed centerline of Interstate 820;

- (1) THENCE North 89 degrees 51 minutes 25 seconds East, along the North line of said Lot 9, being the South line of said 7000 Investors, LP tract, a distance of 39.13 feet to the reconstructed East corner of said 7000 Investors, LP tract, same being an angle point in the North line of said Lot 9, same also being in the existing South right-of-way line of Interstate 820 (350' ROW), as recorded in Volume 3478, Page 116, Deed Records, Tarrant County, Texas, said point also being in a curve to the right whose long chord bears South 71 degrees 23 minutes 55 seconds East, a distance of 70.64 feet;

County: Tarrant  
Parcel: 120  
Segment: Segment 1  
Highway: Interstate 820  
Limits: From I-35W to Northeast Interchange  
Federal Aid Project No.:  
R.O.W. CSJ: 0008-14-093

Page 2 of 5  
March 18, 2010



Description for Parcel 120

- (2) THENCE Southeasterly, along said existing South right-of-way line of Interstate 820, same being the North line of said Lot 9, curving to the right, having a radius of 5,554.58 feet, a central angle of 00 degrees 43 minutes 43 seconds, for an arc distance of 70.64 feet to a 5/8 inch iron rod found for the Northeast corner of said Lot 9, same being the Northwest corner of Lot 10, Block 20, said Snow Heights Addition, Second Filing;
- (3) THENCE South 13 degrees 03 minutes 18 seconds West, along the common line between said Lot 9 and said Lot 10, a distance of 9.64 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set at the intersection of said common line between said Lot 9 and said Lot 10 with the proposed South right-of-way line of Interstate 820, same being at the beginning of an Access Denial Line;
- (4) THENCE North 72 degrees 58 minutes 03 seconds West, crossing said Lot 9, along said proposed South right-of-way line of Interstate 820 and said Access Denial Line, a distance of 108.66 feet to the end of said Access Denial Line and the POINT OF BEGINNING, and containing 972 square feet [0.0223 acres] of land, more or less.

NOTES:

All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances. All coordinates are I-820 Project Values. The I-820 State Plane Grid to Surface Adjustment factor is 1.00012, based on CORS Stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS.

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

\*\* The monument described by metes and bounds and set in this call, after acquisition, will be replaced with a TxDOT Type II right-of-way marker under the supervision of a Registered Professional Land Surveyor.

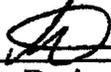
County: Tarrant  
Parcel: 120  
Segment: Segment 1  
Highway: Interstate 820  
Limits: From I-35W to Northeast Interchange  
Federal Aid Project No.:  
R.O.W. CSJ: 0008-14-093

Page 3 of 5  
March 18, 2010



Description for Parcel 120

I hereby certify that this plat and the accompanying description of even date herewith are true and correct to the best of my knowledge and belief and that the property shown herein was determined by a survey made on the ground under my direction and supervision.

 3/18/10  
DATE:

Michael Dan Davis  
Registered Professional Land Surveyor No. 4838  
DANNENBAUM ENGINEERING CORPORATION  
T.B.P.L.S. REGISTRATION NO. 101188-00  
6421 CAMP BOWIE BLVD. SUITE 400  
FORT WORTH, TEXAS 76116  
Office (817) 763-8883 Fax (817) 377-2956



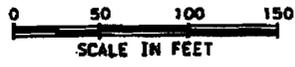
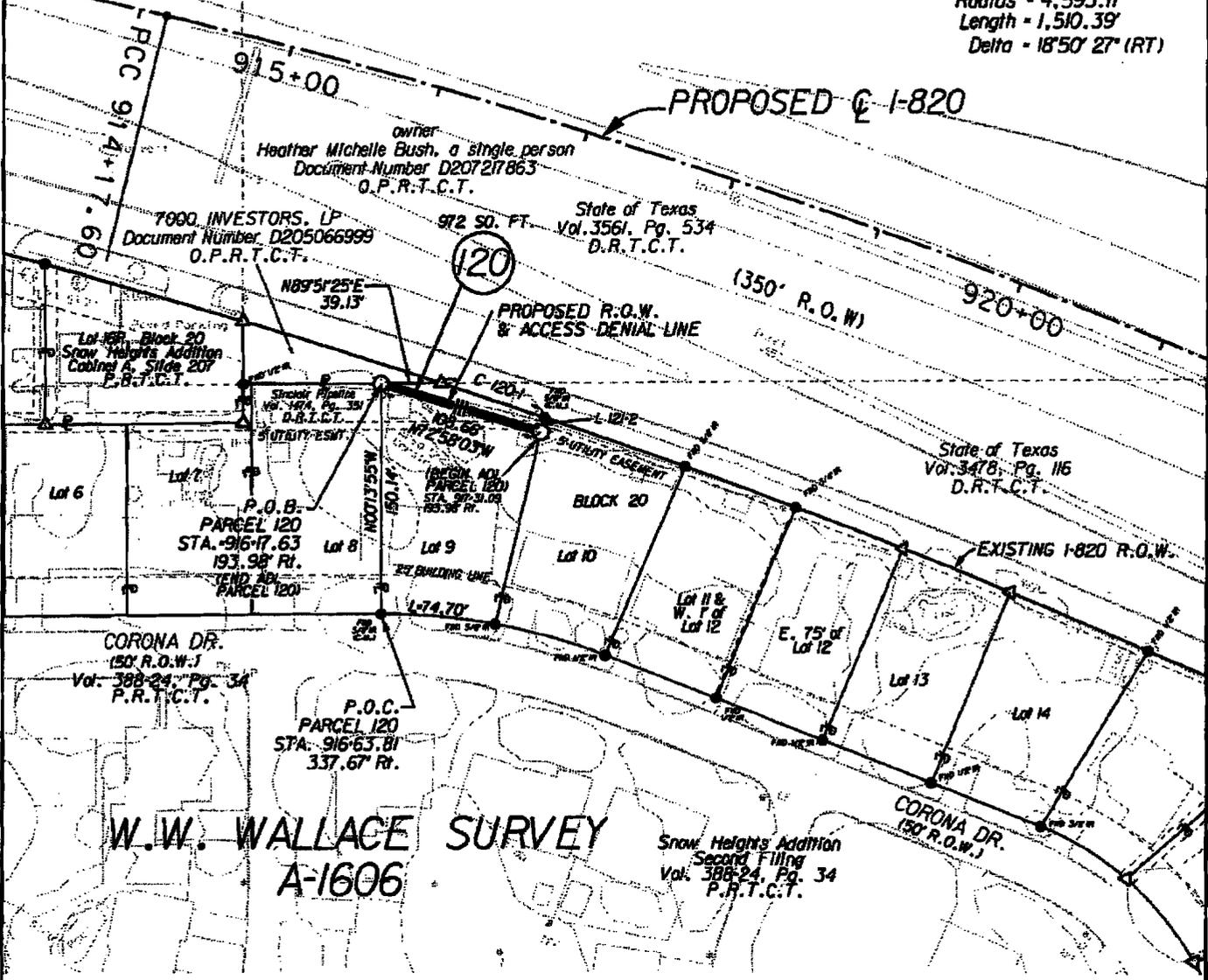
PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

State of Texas  
Vol. 3478, Pg. 116  
D.R.T.C.T.

NORTH RICHLAND HILLS  
TARRANT COUNTY

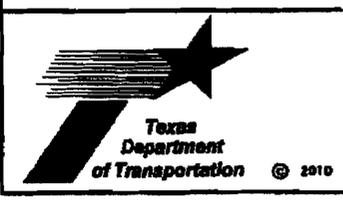
☉ CURVE DATA

P.I. Station = 921+79.67  
N = 6991413.08  
E = 2359246.26  
Radius = 4,593.17'  
Length = 1,510.39'  
Delta = 18°50' 27" (RT)



Line	Bearing	Distance
L 121-2	S 13° 03' 18" W	9.64'

Curve	Radius	Delta	Length	Chord Bearing	Distance
C 120-1	5554.58'	0° 43' 43" (RT.)	70.64'	S 71° 23' 55" E	70.64'



A PLAT OF A SURVEY OF PARCEL 120				PARCEL NUMBER		120	
FILE	I-820		DIVISION TTA	ACRES	SQUARE FEET		
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C-S-I NO. 0008-14-093	COUNTY TARRANT	DEED AREA	0.0223	972	
				REMAINDER AREA	0.3081	13,420	
					0.2658	12,448	

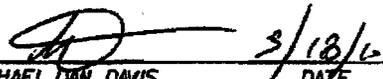


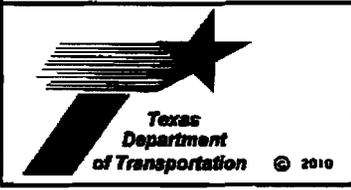
PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT FOUND
- 5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED) TO BE REPLACED BY TXDOT TYPE II CONCRETE MONUMENT
- 5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED)
- 5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP STAMPED "ACCESS DENIAL" (UNLESS NOTED)
- MONUMENT FOUND (TYPE & SIZE NOTED)
- △ CALCULATED POINT / CENTRAL ANGLE
- N. T. S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- R. O. W. RIGHT-OF-WAY
- ESMT. EASEMENT
- U. E. UTILITY EASEMENT
- D. R. T. C. T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P. R. T. C. T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O. P. R. T. C. T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- D12345 (typ) COUNTY CLERK DOCUMENT NUMBER
- D. E. DRAINAGE EASEMENT
- B. L. BUILDING SETBACK LINE
- DISTANCE NOT SHOWN TO SCALE
- PROPERTY LINE
- I-820 CENTERLINE
- I-820 PROPOSED RIGHT-OF-WAY LINE
- I-820 PROPOSED RIGHT-OF-WAY AND ACCESS DENIAL LINE
- APPROXIMATE SURVEY LINE
- EXISTING TXDOT RIGHT-OF-WAY
- EXISTING TXDOT RIGHT-OF-WAY BASELINE
- PROPOSED E OR R
- PROPOSED EASEMENT LINE
- CB CHORD BEARING
- CD CHORD DISTANCE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- P.O.R. POINT OF REFERENCE
- ADL ACCESS DENIAL LINE
- D DEGREES
- ' MINUTES / FEET
- " SECONDS
- N NORTH
- S SOUTH
- E EAST
- W WEST
- L LENGTH
- R RADIUS
- (C.M.) CONTROLLING MONUMENT
- ■ AFTER ACQUISITION MONUMENT SHALL BE REPLACED WITH A "TXDOT" TYPE II RIGHT-OF-WAY MARKER UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (CORS) TEXAS NORTH CENTRAL ZONE (4202). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE I-820 PROJECT VALUES. THE I-820 STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00012. BASED ON CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS.
  - 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
  - 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY Lawyers Title Insurance Corporation, FILE NO. 704-5183, EFFECTIVE DATE January 25, 2010.
  - 4) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: ENCROACHMENT AGREEMENT VOL. 9904, PG. 1696 LONESTAR PIPELINE VOL. 549, PG. 18 & VOL. 4040, PG. 31 TEXAS ELECTRIC ESMT. VOL. 1328, PG. 34
  - 5) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
  - 6) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (I-820 BASELINE) UNLESS OTHERWISE NOTED.
  - 7) ACCESS TO AND FROM THE I-820 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
  - 8) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

  
 MICHAEL DAN DAVIS DATE 3/18/10  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 4838



A PLAT OF A SURVEY OF PARCEL 120				PARCEL NUMBER		120	
FILE	I-820		DIVISION TTA	ACQUISITION	0.0223	972	
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W. C. S. & NO. 0008-14-093	COUNTY TARRANT	DEED AREA	0.3081	13,420	
				REMAINDER AREA	0.2858	12,448	

**North Tarrant Expressway – Segment 1**

**County:** Tarrant  
**Highway:** I.H. 820  
**Project Limits:** From W. of I.H. 35 to S.H. 26  
**CSJ:** 0008-14-093  
**PARCEL:** 120

**CATEGORY 1 BISECTION CLAUSE**

**AND IN ADDITION THERETO:**

**Title to all of that storage shed located partially on the remainder of part 1 of the herein described parcel, said improvement being bisected by the proposed north right of way line, with the result that the portion of the said improvement lying adjacent to the said right of way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvements.**

COUNTY: GREGG  
HIGHWAY: LOOP 281 @ U.P.R.R.  
R.O.W. CSJ: 1763-03-039

Page 1 of 3

Property Description for Parcel 12

**BEING** 1.3529 acres of land situated in the M. Taylor Survey, Abstract No. 205, Gregg County, Texas, and being out of that certain called 3.0 acre tract or parcel of land described in a deed from LaFarge Corporation to Transit Mix Concrete and Materials Company, dated December 12, 1994, and recorded in Volume 2763, Page 354, of the Public Official Records of Gregg County, Texas, and being out of that certain called 0.4591 of an acre tract of land described in a deed from Longview Livestock Commission to Transit Mix Concrete and Materials Company, dated January 25, 1996, and recorded in Volume 2910, Page 614, of the Public Official Records of Gregg County, Texas, said 1.3529 acres of land to be more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod with BWR cap set for the Southeast corner of the herein described tract, being in the East boundary line of said called 0.4591 of an acre tract of land, being in the West boundary line of the residue of a called 28.0 acre tract of land, described in a deed to Longview Livestock Commission, dated February 10, 1978, and recorded in Volume 1107, Page 22, of the Deed Records of Gregg County, Texas, being in the proposed South right-of-way line of Loop 281, and being in an Access Denial Line, from which a 1/2" iron rod found for the Southeast corner of said called 0.4591 of an acre tract of land bears South 40° 00' 11" West, a distance of 168.71 feet, and being 191.37 feet right of and at a right angle from the proposed survey centerline of Loop 281, hereinafter referred to as the "Survey Centerline", at Survey Centerline Station 273+20.32, and being located at the coordinates of 6,875,527.0738 feet North and 3,119,709.6375 feet East;

1. **THENCE** North 44° 07' 16" West, along the proposed South right-of-way line of Loop 281, being an Access Denial Line, a distance of 9.70 feet to a TxDOT Type II concrete right-of-way monument set;
2. **THENCE** North 35° 30' 55" West, along the proposed North right-of-way line of Loop 281, being an Access Denial Line, at 40.74 feet passing a 1/2" iron rod with BWR cap set for the end of an Access Denial Line, at 90.74 feet passing a 1/2" iron rod with BWR cap set for the beginning of an Access Denial Line, and continuing for a total distance of 247.69 feet to a TxDOT Type II concrete right-of-way monument set in the Southeast right-of-way line of the Union Pacific Railroad right-of-way;
3. **THENCE** North 39° 59' 07" East, along the Southeast right-of-way line of the Union Pacific Railroad right-of-way, a distance of 248.88 feet to a point for corner, being the Northwest corner of said called 3.0 acre tract of land, and being in the existing South right-of-way line of Loop 281;
4. **THENCE** South 30° 13' 12" East, along the existing South right-of-way line of Loop 281, a distance of 247.20 feet to a point for corner, being the point of curvature of a curve to the left;
5. **THENCE** in a Southeasterly direction along the existing South right-of-way line of Loop 281, an arc distance of 17.97 feet with the above mentioned curve to the left, whose

COUNTY: GREGG  
HIGHWAY: LOOP 281 @ U.P.R.R.  
R.O.W. CSJ: 1763-03-039

Page 2 of 3

Property Description for Parcel 12

radius is 2351.83 feet, whose central angle is  $00^{\circ} 26' 16''$ , and whose long chord is South  $30^{\circ} 22' 16''$  East, a distance of 17.97 feet to a point for corner at the Northeast corner of said called 0.4591 of an acre of land, from which a  $1/2''$  iron rod found bears North  $40^{\circ} 00' 11''$  East, a distance of 0.40 feet;

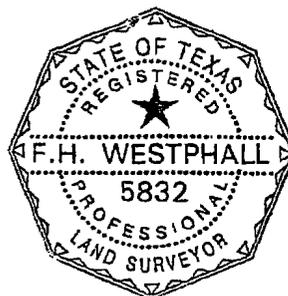
6. **THENCE** South  $40^{\circ} 00' 11''$  West, along the East boundary line of said called 0.4591 of an acre of land, a distance of 222.13 feet, **to the PLACE OF BEGINNING and containing 1.3529 acres of land.**

Notes:

1. All coordinates shown are surface coordinates based on the Texas State Plane Coordinate System of 1983 (NAD83 HARNES), North Central Zone 4202, based on NGS monuments Palestine (AF9638), Tyler (DG5394), and Marshall (DH3772), and can be converted to grid coordinates by dividing by a combined scale factor of 1.000120.
2. All referenced property distances and areas were taken from deed records acquired from the Denton County Real Property Records.
3. All  $1/2''$  iron rods and TxDOT Type II right-of-way monuments described herein as "set", are pending TxDOT right-of-way approval and/or survey permission before actual placing on the ground.
4. Access is prohibited across the "Access Denial Line" to the highway facility from the remainder of the abutting property.

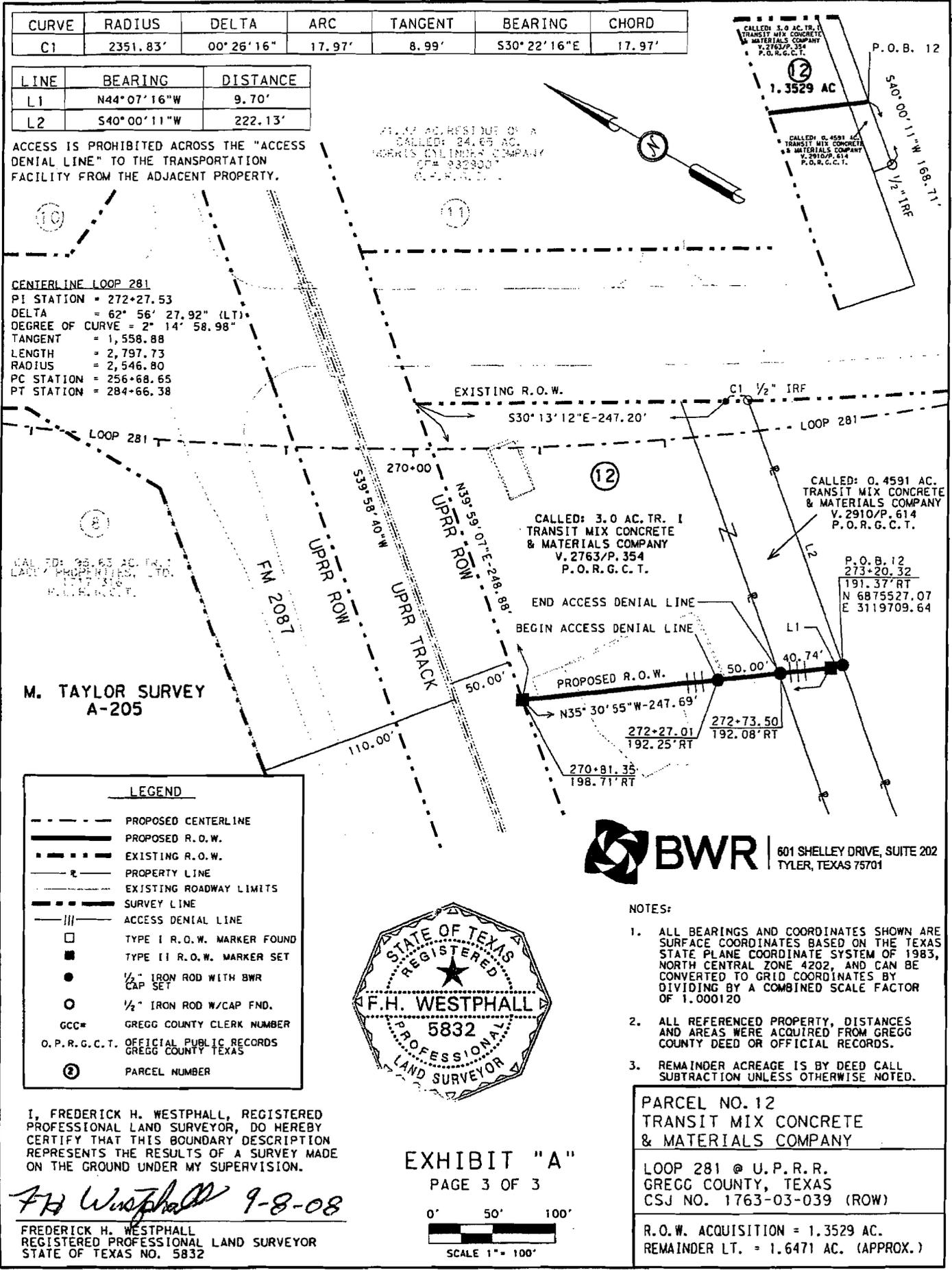
I, Frederick H. Westphall, Registered Professional Land Surveyor, do hereby certify that this boundary description and plat represents the results of a survey made on the ground under my supervision.

*F.H. Westphall* 9-8-08  
Frederick H. Westphall, R.P.L.S. Date  
Texas Registration No. 5832



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

Texas Department of Transportation  
2703 W. Front Street  
Tyler, Texas 75702  
Phone: (903) 510-9141



County: Tarrant  
Parcel: 117  
Segment: Segment 1  
Highway: Interstate 820  
Limits: From I-35W to Northeast Interchange  
Federal Aid Project No.:  
R.O.W. CSJ: 0008-14-093

Page 1 of 7  
March 24, 2010



Description for Parcel 117

BEING a 25,887 square foot tract of land in the W. W. Wallace Survey, Abstract Number 1606, North Richland Hills, Tarrant County, Texas, and being out of and a portion of Lot 2R, Block 1, Richland High Addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Cabinet A, Slide 12422, Plat Records, Tarrant County, Texas, said Lot 2R is described in a Warranty Deed dated March 31, 1960, to Birdville Independent School District, as recorded in Volume 3434, Page 292, Deed Records, Tarrant County, Texas, and in a Warranty Deed with Vendor's Lien dated June 2, 1983, to Birdville Independent School District, as recorded in Volume 7528, Page 1590, Deed Records, Tarrant County, Texas, said 25,887 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for an inner ell corner in the Westerly line of said Lot 2R, same being the Northeast corner of Lot 1, Block 12, Snow Heights North, an addition to the City of North Richland Hills, Tarrant County, Texas, as recorded in Volume 388-163, Page 32, Plat Records, Tarrant County, Texas, said POINT OF COMMENCING also being 1252.72 feet North of and at right angles to centerline survey station 910+01.95 of the proposed centerline of Interstate 820;

THENCE South 00 degrees 39 minutes 18 seconds East, along the common line between said Lot 2R and said Lot 1, a distance of 1082.86 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set at the intersection of the common line between said Lot 2R and said Lot 1 with the proposed North right-of-way line of Interstate 820 for the POINT OF BEGINNING, said POINT OF BEGINNING being 193.87 feet North of and at right angles to centerline survey station 912+09.34 of the proposed centerline of Interstate 820, said point also being the beginning of an Access Denial Line, said point also being in a curve to the right whose long chord bears South 75 degrees 03 minutes 33 seconds East, a distance of 233.39 feet;

County: Tarrant  
Parcel: 117  
Segment: Segment 1  
Highway: Interstate 820  
Limits: From I-35W to Northeast Interchange  
Federal Aid Project No.:  
R.O.W. CSJ: 0008-14-093

Page 2 of 7  
March 24, 2010



Description for Parcel 117

- (1) THENCE Southeasterly, crossing said Lot 2R, along the proposed North right-of-way line of Interstate 820 and said Access Denial Line, curving to the right, having a radius of 3880.37 feet, a central angle of 03 degrees 26 minutes 48 seconds, passing at an arc distance of 14.73 feet a 5/8 inch smooth iron rod with an aluminum cap stamped ACCESS DENIAL set for the end of said Access Denial Line, passing at an arc distance of 67.06 feet a 5/8 inch smooth iron rod with an aluminum cap stamped ACCESS DENIAL set for the beginning of an Access Denial Line, passing at an arc distance of 213.63 feet a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set (\*\*) for reference at 187.37 feet North of and at right angles to PCC station 914+17.60 of the proposed centerline of Interstate 820, and continue, a total arc distance of 233.43 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set for the end of said curve;\*\*
- (2) THENCE South 73 degrees 20 minutes 09 seconds East, continuing across said Lot 2R, along the proposed North right-of-way line of Interstate 820 and said Access Denial Line, a distance of 419.97 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set for the beginning of a curve to the right whose long chord bears South 69 degrees 43 minutes 54 seconds East, a distance of 415.02 feet;\*\*
- (3) THENCE Southeasterly, continuing across said Lot 2R, along the proposed North right-of-way line of Interstate 820 and said Access Denial Line, curving to the right, having a radius of 3300.98 feet, a central angle of 07 degrees 12 minutes 30 seconds, for an arc distance of 415.30 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set for an angle point;\*\*
- (4) THENCE North 71 degrees 02 minutes 44 seconds East, continuing across said Lot 2R, along the proposed North right-of-way line of Interstate 820 and said Access Denial Line, a distance of 48.31 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set for an angle point and the end of said Access Denial Line;\*\*
- (5) THENCE North 05 degrees 42 minutes 05 seconds East, continuing across said Lot 2R, along the proposed North right-of-way line of Interstate 820, a distance of 148.97 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set for the intersection of the East line of said Lot 2R and the proposed North right-of-way line of Interstate 820, said point being in the existing West right-of way line of Holiday Lane (68' ROW), as recorded in Volume 388-209, Page 49, Plat Records, Tarrant County, Texas;\*\*

County: Tarrant  
Parcel: 117  
Segment: Segment 1  
Highway: Interstate 820  
Limits: From I-35W to Northeast Interchange  
Federal Aid Project No.:  
R.O.W. CSJ: 0008-14-093

Page 3 of 7  
March 24, 2010



Description for Parcel 117

- (6) THENCE South 00 degrees 37 minutes 18 seconds East, along the East line of said Lot 2R and said existing West line of Holiday Lane, a distance of 152.08 feet to the beginning of a curve to the right whose long chord bears South 56 degrees 43 minutes 18 seconds West, a distance of 84.19 feet;
- (7) THENCE Southwesterly, continuing along the East line of said Lot 2R and said existing West line of Holiday Lane, curving to the right, having a radius of 50.00 feet, a central angle of 114 degrees 41 minutes 12 seconds, for an arc distance of 100.08 feet to a point in the existing North right-of-way line of Interstate 820 (350' ROW), as recorded in Volume 3181, Page 608, Deed Records, Tarrant County, Texas, said point being the beginning of a reverse curve to the left whose long chord bears North 71 degrees 06 minutes 53 seconds West, a distance of 1066.15 feet;
- (8) THENCE Northwesterly, along said existing North right-of-way line of Interstate 820 and the South line of said Lot 2R, to and along the existing North right-of-way line of Interstate 820 (350' ROW), as recorded in Volume 3561, Page 534, Deed Records, Tarrant county, Texas, curving to the left, having a radius of 5904.58 feet, a central angle of 10 degrees 21 minutes 35 seconds, for an arc distance of 1067.60 feet to the Southwest corner of said Lot 2R and the Southeast corner of the aforesaid Lot 1;
- (9) THENCE North 00 degrees 39 minutes 18 seconds West, along the common line between said Lot 2R and said Lot 1, a distance of 13.64 feet to the POINT OF BEGINNING, and containing 25,887 square feet [0.5943 acres] of land, more or less.

NOTES:

All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances. All coordinates are I- 820 Project Values. The I-820 State Plane Grid to Surface Adjustment factor is 1.00012, based on CORS Stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS.

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

\*\* The monument described by metes and bounds and set in this call, after acquisition, will be replaced with a TxDOT Type II right-of-way marker under the supervision of a Registered Professional Land Surveyor.

County: Tarrant  
Parcel: 117  
Segment: Segment 1  
Highway: Interstate 820  
Limits: From I-35W to Northeast Interchange  
Federal Aid Project No.:  
R.O.W. CSJ: 0008-14-093

Page 4 of 7  
March 24, 2010



Description for Parcel 117

I hereby certify that this plat and the accompanying description of even date herewith are true and correct to the best of my knowledge and belief and that the property shown herein was determined by a survey made on the ground under my direction and supervision.

 3/24/10  
DATE:

Michael Dan Davis  
Registered Professional Land Surveyor No. 4838  
DANNENBAUM ENGINEERING CORPORATION  
T.B.P.L.S. REGISTRATION NO. 101188-00  
6421 CAMP BOWIE BLVD. SUITE 400  
FORT WORTH, TEXAS 76116  
Office (817) 763-8883 Fax (817) 377-2956



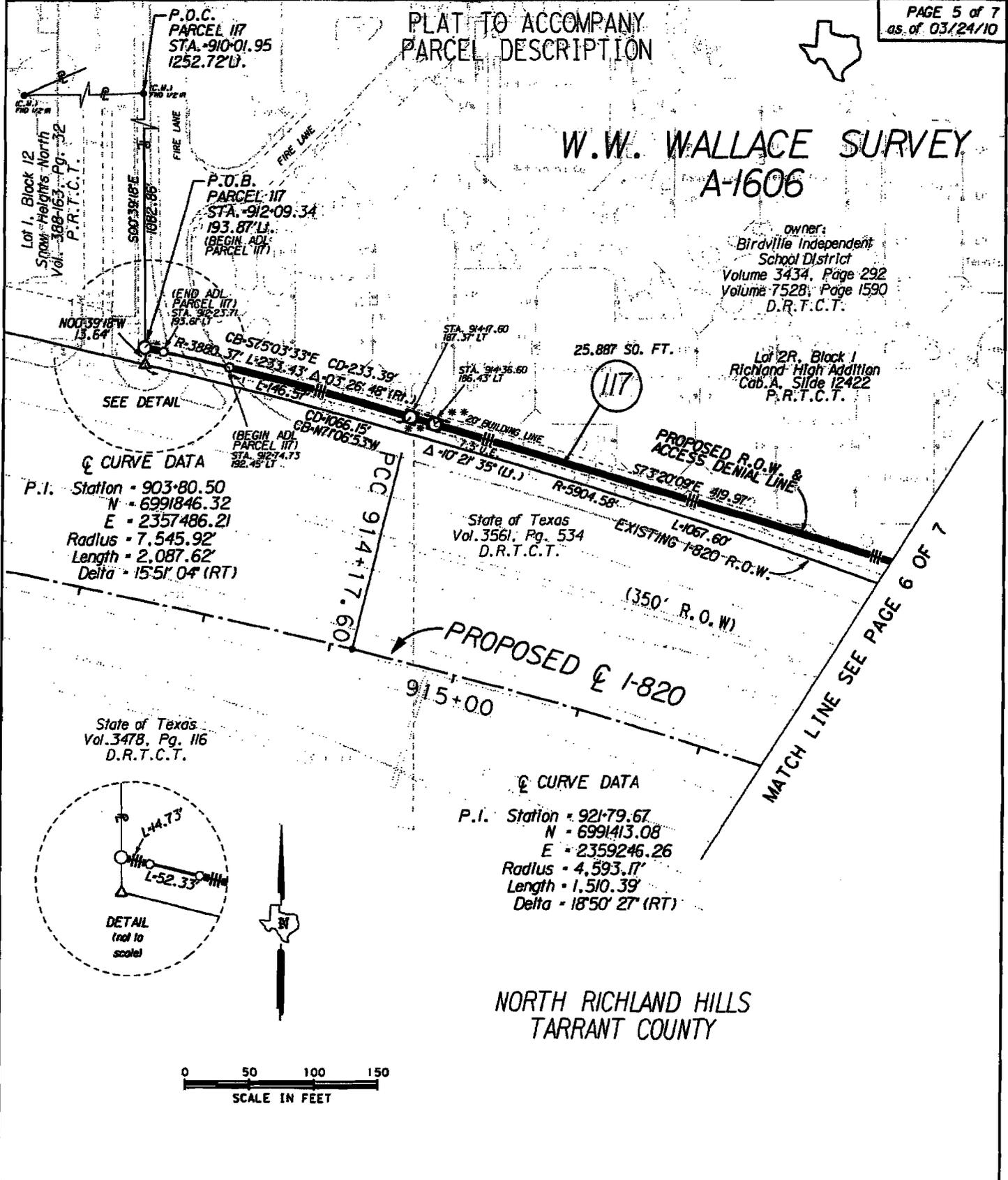
PLAT TO ACCOMPANY  
PARCEL DESCRIPTION



W.W. WALLACE SURVEY  
A-1606

owner:  
Birdville Independent  
School District  
Volume 3434, Page 292  
Volume 7528, Page 1590  
D.R.T.C.T.

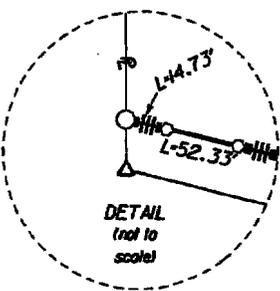
Lot 2R, Block 1  
Richland High Addition  
Cab. A, Slide 12422  
P.R.T.C.T.



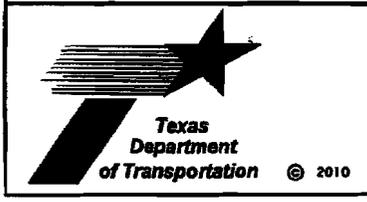
Q CURVE DATA  
P.I. Station = 903+80.50  
N = 6991846.32  
E = 2357486.21  
Radius = 7,545.92'  
Length = 2,087.62'  
Delta = 15°51' 04" (RT)

Q CURVE DATA  
P.I. Station = 921+79.67  
N = 6991413.08  
E = 2359246.26  
Radius = 4,593.17'  
Length = 1,510.39'  
Delta = 18°50' 27" (RT)

State of Texas  
Vol. 3478, Pg. 116  
D.R.T.C.T.



NORTH RICHLAND HILLS  
TARRANT COUNTY



A PLAT OF A SURVEY OF PARCEL 117			PARCEL NUMBER	117	
FILE	I-820	DIVISION TTA	ACQUISITION	0.5943	25,887
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J. NO.	DEED AREA	39.2271	1,708,734
1" = 100'		0008-14-093	REMAINDER AREA	38.6328	1,682,847
		COUNTY TARRANT			

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

PAGE 6 of 7  
as of 03/24/10



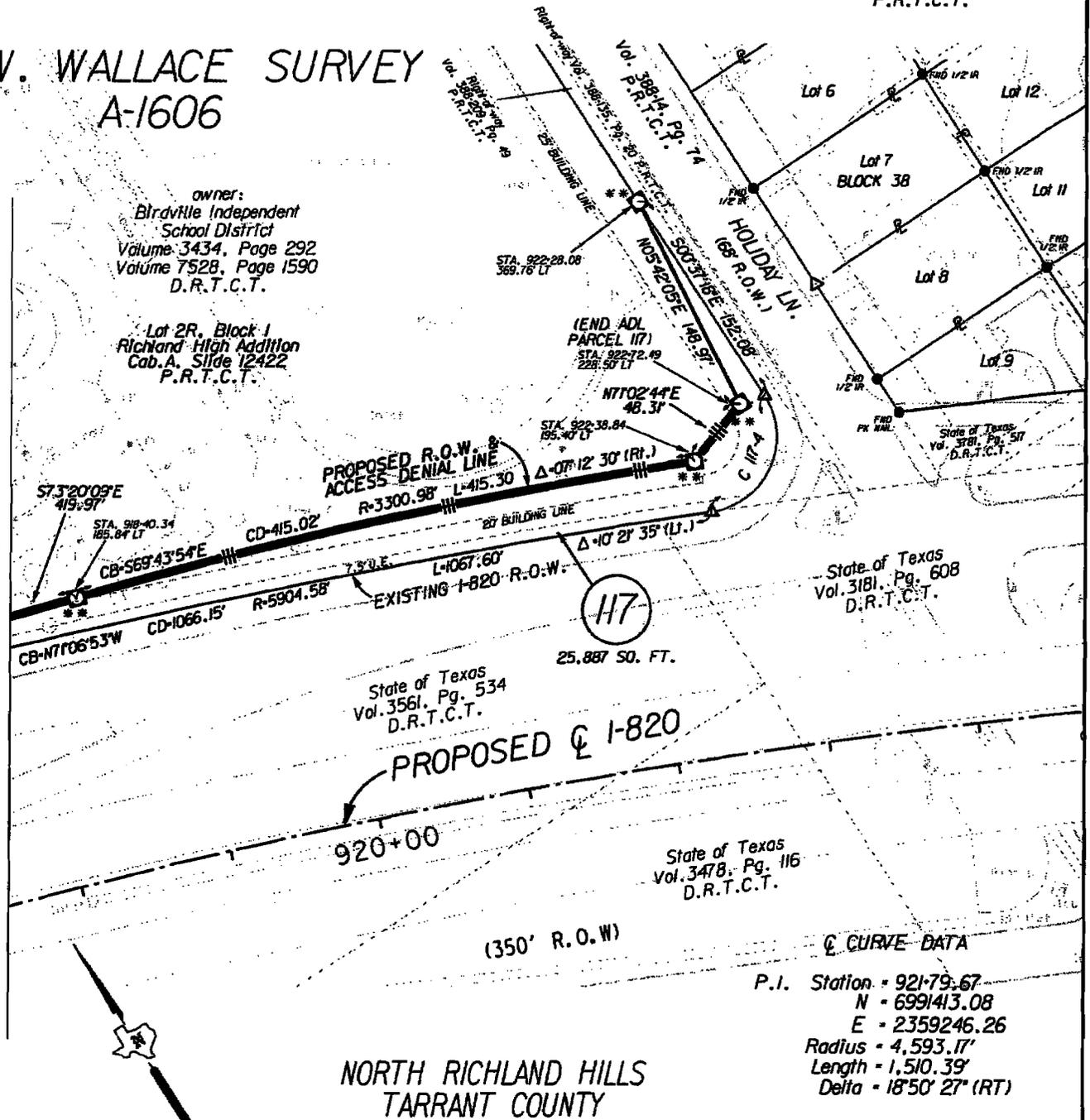
Richland Terrace Addition  
Volume 388-14, Page 74  
P.R.T.C.T.

W.W. WALLACE SURVEY  
A-1606

owner:  
Blrdville Independent  
School District  
Volume 3434, Page 292  
Volume 7528, Page 1590  
D.R.T.C.T.

Lot 2R, Block 1  
Richland High Addition  
Cab. A, Slide 12422  
P.R.T.C.T.

MATCH LINE SEE PAGE 5 OF 7



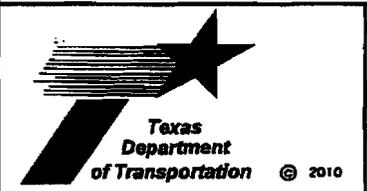
State of Texas  
Vol. 356l, Pg. 534  
D.R.T.C.T.

State of Texas  
Vol. 318l, Pg. 608  
D.R.T.C.T.

State of Texas  
Vol. 347B, Pg. 116  
D.R.T.C.T.



Curve	Radius	Delta	Length	Chord Bearing	Distance
C 117-4	50.00'	114° 41' 12" (RT.)	100.06'	S 56° 43' 18" W	84.19'



A PLAT OF A SURVEY OF PARCEL 117				PARCEL NUMBER	117
FILE	I-820	DIVISION	TTA	ACQUISITION	0.5943 ACRES 25,887 SQUARE FEET
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J. NO.	COUNTY	DEED AREA	39.2271 ACRES 1,708,734 SQUARE FEET
1" = 100'		0008-14-093	TARRANT	REMAINDER AREA	38.6328 ACRES 1,682,847 SQUARE FEET



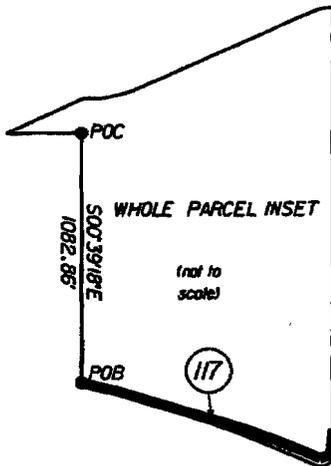
PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

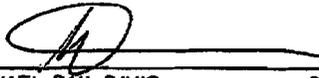
LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ◼ TXDOT TYPE II CONCRETE MONUMENT FOUND
- 5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED) TO BE REPLACED BY TXDOT TYPE II CONCRETE MONUMENT
- 5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED)
- ◊ 5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP STAMPED "ACCESS DENIAL" (UNLESS NOTED)
- MONUMENT FOUND (TYPE & SIZE NOTED)
- △ CALCULATED POINT / CENTRAL ANGLE
- N. T. S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- R. O. W. RIGHT-OF-WAY
- ESMT. EASEMENT
- U. E. UTILITY EASEMENT
- D. R. T. C. T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P. R. T. C. T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O. P. R. T. C. T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- D12345 (typ) COUNTY CLERK DOCUMENT NUMBER
- D. E. DRAINAGE EASEMENT
- B. L. BUILDING SETBACK LINE
- DISTANCE NOT SHOWN TO SCALE
- PROPERTY LINE
- I-820 CENTERLINE
- I-820 PROPOSED RIGHT-OF-WAY LINE
- I-820 PROPOSED RIGHT-OF-WAY AND ACCESS DENIAL LINE
- APPROXIMATE SURVEY LINE
- EXISTING TXDOT RIGHT-OF-WAY
- EXISTING TXDOT RIGHT-OF-WAY BASELINE
- PROPOSED C OR S
- PROPOSED EASEMENT LINE
- CB CHORD BEARING
- CD CHORD DISTANCE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- P.O.R. POINT OF REFERENCE
- ADL. ACCESS DENIAL LINE
- D DEGREES
- ' MINUTES / FEET
- " SECONDS
- N NORTH
- S SOUTH
- E EAST
- W WEST
- L LENGTH
- R RADIUS
- (C.M.) CONTROLLING MONUMENT
- \*\* AFTER ACQUISITION, MONUMENT WILL BE REPLACED WITH A "TXDOT" TYPE II RIGHT-OF-WAY MARKER UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (CORS) TEXAS NORTH CENTRAL ZONE (4202). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE I-820 PROJECT VALUES. THE I-820 STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00012. BASED ON CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY Lawyers Title Insurance Corporation, FILE NO. 704-5180, EFFECTIVE DATE FEBRUARY 10, 2010.
- 4) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: ESMT. VOL. 9184, PG. 561 ESMT. VOL. 9901, PG. 2010
- 5) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 6) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (I-820 BASELINE) UNLESS OTHERWISE NOTED.
- 7) ACCESS TO AND FROM THE I-820 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 8) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".

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



  
 MICHAEL DAN DAVIS DATE 3/24/10  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 4838



A PLAT OF A SURVEY OF PARCEL 117				PARCEL NUMBER		117	
				ACRES	SQUARE FEET		
FILE	I-820	DIVISION	TTA	ACQUISITION	0.5943	25,887	
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J. NO.	COUNTY	DEED AREA	39.2271	1,708,734	
1" = 100'		0008-14-093	TARRANT	REMAINDER AREA	38.6328	1,682,847	

County: Tarrant  
Parcel No.: 633 Parts 1 & 2  
Highway: State Highway 183  
Segment: 2W  
Limits: From: SH 121 in Bedford  
To: FM 157  
Federal Aid Project No.:  
ROW CSJ: 0364-05-038

Page 1 of 8  
7/2/2010



DESCRIPTION FOR PARCEL 633 Part 1

BEING a 1,668 square foot tract of land in the A. J. Woodson Survey, Abstract Number 1641, City of Bedford, Tarrant County, Texas and being a portion of Lot 1, Block 1 of BEDFORD FORUM PHASE ONE, an addition to the City of Bedford, Tarrant County, Texas, as recorded in Volume 388-86, Page 17 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.) and being a portion of that certain tract of land described in Special Warranty Deed (Vendor's Lien) to Stephen J. Farmer, M.D. recorded in Volume 10499, Page 2244 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), said 1,668 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with red cap stamped "PRISM SURVEYING" found for the common north corner of said Lot 1 and Lot 2 of said BEDFORD FORUM PHASE ONE in the south right-of-way line of State Highway (S.H.) 121 (a variable width right-of-way);

THENCE, with the common line of said Lot 1 and said Lot 2, South 22 degrees 00 minutes 09 seconds East, a distance of 287.06 feet to a set "X" cut in concrete in the proposed north right-of-way line of S.H. 183 (a proposed variable width right-of-way) for the POINT OF BEGINNING being located 314.47 feet left of S.H. 183 Baseline Station 274+45.08;

- 1) THENCE, continuing with the common line between said Lot 1 and said Lot 2, South 22 degrees 00 minutes 09 seconds East, a distance of 17.64 feet to 1/2-inch iron rod found for corner in the north right-of-way line of S.H. 183 (a variable width right-of-way) at the beginning of a non-tangent curve to the left;
- 2) THENCE, northwesterly with the north right-of-way line of said S.H. 183 and said curve to the left whose radius is 1,961.86 feet, central angle is 02 degrees 30 minutes 38 seconds, and chord bears North 89 degrees 12 minutes 30 seconds West, 85.96 feet, an arc distance of 85.96 feet to a TxDOT Type II concrete monument found for a point of tangency;

County: Tarrant  
Parcel No.: 633 Parts 1 & 2  
Highway: State Highway 183  
Segment: 2W  
Limits: From: SH 121 in Bedford  
To: FM 157  
Federal Aid Project No.:  
ROW CSJ: 0364-05-038

Page 2 of 8  
7/2/2010



DESCRIPTION FOR PARCEL 633 Part 1

- 3) THENCE, continuing with the north right-of-way line of said S.H. 183, South 89 degrees 32 minutes 11 seconds West, a distance of 14.00 feet to a broken TxDOT Type II concrete monument found for corner at the beginning of the right-of-way transition line between the north right-of-way line of said S.H. 183 and the south right-of-way line of S.H. 121;
- 4) THENCE, with said right-of-way transition line, North 35 degrees 49 minutes 37 seconds West, a distance of 48.64 feet to a TxDOT Type II concrete monument set in the proposed north right-of-way line of said S.H. 183 at the beginning of an Access Denial Line and being located 339.61 feet left of S.H. 183 Baseline Station 273+23.47;
- 5) THENCE, departing the right-of-way transition line and across said Lot 1 with the proposed north right-of-way line of said S.H. 183 and said Access Denial Line, South 48 degrees 40 minutes 54 seconds East, a distance of 37.38 feet to a TxDOT brass disk in concrete set for an angle point;
- 6) THENCE, continuing across said Lot 1 with the proposed north right-of-way line of said S.H. 183 and said Access Denial Line, North 89 degrees 40 minutes 57 seconds East, passing at a distance of 40.04 feet a 1/2-inch iron rod set with orange cap stamped "TXDOT ADL" at the end of this Access Denial Line being located 314.60 feet left of S.H. 183 Baseline Station 273+91.38, passing at a distance of 70.54 feet a 3-inch aluminum disk set in concrete stamped "TXDOT ADL" at the beginning of an Access Denial Line being located 314.53 feet left of S.H. 183 Baseline Station 274+21.88, continuing for a total distance of 93.74 feet to the end of this Access Denial Line and to the POINT OF BEGINNING and containing 1,668 square feet or 0.0383 of an acre of land, more or less.

County: Tarrant  
Parcel No.: 633 Parts 1 & 2  
Highway: State Highway 183  
Segment: 2W  
Limits: From: SH 121 in Bedford  
To: FM 157  
Federal Aid Project No.:  
ROW CSJ: 0364-05-038

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7/2/2010



DESCRIPTION FOR PARCEL 633 Part 2

BEING a 3,960 square foot tract of land in the A. J. Woodson Survey, Abstract Number 1641, City of Bedford, Tarrant County, Texas and being a portion of Lot 1, Block 1 of BEDFORD FORUM PHASE ONE, an addition to the City of Bedford, Tarrant County, Texas, as recorded in Volume 388-86, Page 17 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.) and being a portion of that certain tract of land described in Special Warranty Deed (Vendor's Lien) to Stephen J. Farmer, M.D. recorded in Volume 10499, Page 2244 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), said 3,960 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with red cap stamped "PRISM SURVEYING" found for the common north corner of said Lot 1 and Lot 2 of said BEDFORD FORUM PHASE ONE in the south right-of-way line of State Highway (S.H.) 121 (a variable width right-of-way) and being at the beginning of a non-tangent curve to the right;

THENCE, southwesterly, with the south right-of-way line of said S.H. 121, said curve to the right, having a radius of 1,452.40 feet, a central angle of 03 degrees 12 minutes 53 seconds, and a chord which bears South 50 degrees 29 minutes 25 seconds West, 81.48 feet, an arc distance of 81.49 feet to a TxDOT Type II concrete monument set on the proposed northerly right-of-way line of S.H. 183 (a proposed variable width right-of-way) for the POINT OF BEGINNING and the beginning of an Access Denial Line being located 530.16 feet left of S.H. 183 Baseline Station 272+76.41;

- 1) THENCE, departing the south right-of-way line of said S.H. 121, crossing said Lot 1 with the proposed north right-of-way line of said S.H. 183 and said Access Denial Line, South 11 degrees 57 minutes 35 seconds West, a distance of 36.52 feet to a TxDOT brass disk in concrete set for an angle point;

County: Tarrant  
Parcel No.: 633 Parts 1 & 2  
Highway: State Highway 183  
Segment: 2W  
Limits: From: SH 121 in Bedford  
To: FM 157  
Federal Aid Project No.:  
ROW CSJ: 0364-05-038

Page 4 of 8  
7/2/2010



DESCRIPTION FOR PARCEL 633 Part 2

- 2) THENCE, continuing across said Lot 1 with the proposed north right-of-way line of said S.H. 183 and said Access Denial Line, South 22 degrees 35 minutes 04 seconds East, a distance of 95.20 feet to a TxDOT brass disk in concrete set for an angle point;
- 3) THENCE, continuing across said Lot 1 with the proposed north right-of-way line of said S.H. 183 and said Access Denial Line, South 16 degrees 20 minutes 59 seconds East, a distance of 69.15 feet to a PK nail in concrete set for an angle point on the right-of-way transition between the north right-of-way line of said S.H. 183 and the south right-of-way line of said S.H. 121 and being the end of this Access Denial Line being located 339.80 feet left of S.H. 183 Baseline Station 273+23.33;
- 4) THENCE, with said right-of-way transition line, North 35 degrees 49 minutes 37 seconds West, a distance of 129.98 feet to a set "X" cut in concrete for an angle point;
- 5) THENCE, continuing with said right-of-way transition line, North 08 degrees 59 minutes 23 seconds East, a distance of 73.05 feet to a set "X" cut in concrete on the south right-of-way line of said S.H. 121 at the beginning of a curve to the left;
- 6) THENCE, northeasterly, with the south right-of-way line of said S.H. 121 and said curve to the left, having a radius of 1,452.40 feet, a central angle of 00 degrees 48 minutes 21 seconds, and a chord which bears North 52 degrees 30 minutes 02 seconds East, 20.43 feet, an arc distance of 20.43 feet to the POINT OF BEGINNING and containing 3,960 square feet or 0.0909 of an acre of land, more or less.

County: Tarrant  
Parcel No.: 633 Parts 1 & 2  
Highway: State Highway 183  
Segment: 2W  
Limits: From: SH 121 in Bedford  
To: FM 157  
Federal Aid Project No.:  
ROW CSJ: 0364-05-038

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7/2/2010



DESCRIPTION FOR PARCEL 633 Parts 1 & 2

*AND IN ADDITION THERETO:*

An Access Denial Line delineating a denial of access to and from the transportation facility to and from the adjacent property in the A. J. Woodson Survey, Abstract Number 1641, City of Bedford, Tarrant County, Texas and being a portion of Lot 1, Block 1 of BEDFORD FORUM PHASE ONE, an addition to the City of Bedford, Tarrant County, Texas, as recorded in Volume 388-86, Page 17 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.) and being a portion of that certain tract of land described in Special Warranty Deed (Vendor's Lien) to Stephen J. Farmer, M.D. recorded in Volume 10499, Page 2244 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), with the common boundary of S.H. 121 and said Lot 1, said Access Denial Line as shown on the accompanying parcel plat, is further described by metes and bounds as follows:

BEGINNING at a TxDOT brass disk in concrete set on the proposed northerly right-of-way line of S.H. 183 (a proposed variable width right-of-way), located 530.16 feet left of S.H. 183 Baseline Station 272+76.41 for the beginning of an Access Denial Line;

- 1) THENCE, northeasterly with the south right-of-way line of said S.H. 121, said curve to the left and said Access Denial Line, having a radius of 1,452.40 feet, a central angle of 03 degrees 12 minutes 53 seconds, and a chord which bears North 50 degrees 29 minutes 25 seconds East, 81.48 feet, an arc distance of 81.49 feet to a 1/2-inch iron rod with red cap stamped "PRISM SURVEYING" found for the common north corner of said Lot 1 and Lot 2 of said BEDFORD FORUM PHASE ONE in the south right-of-way line of said S.H. 121 for the end of this Access Denial Line.

County: Tarrant  
Parcel No.: 633 Parts 1 & 2  
Highway: State Highway 183  
Segment: 2W  
Limits: From: SH 121 in Bedford  
To: FM 157  
Federal Aid Project No.:  
ROW CSJ: 0364-05-038

Page 6 of 8  
7/2/2010

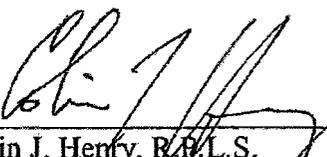


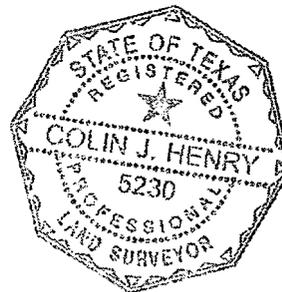
NOTES:

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

All bearings shown hereon are based upon the Texas Coordinate System of 1983, North Central Zone as observed by GPS on Julian day 320 of 2009 from CORS stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS. All distances shown hereon are surface distances. All coordinates shown hereon are Segment 2W project values. The State Plane Grid to Segment 2W project coordinate combined scale factor is 1.00012.

I, Colin J. Henry, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge, information, and belief and that the property described herein was determined by an on the ground survey under my direction and supervision.

  
Colin J. Henry, R.P.L.S. \_\_\_\_\_ Date  
Registered Professional Land Surveyor  
Texas Registration No. 5230  
Halff Associates, Inc.,  
1201 North Bowser Rd.  
Richardson, Texas 75081  
214-346-6212



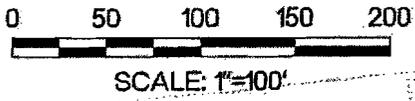
PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

CITY OF BEDFORD  
TARRANT COUNTY



LINE TABLE

NO.	BEARING	DISTANCE
L1	S22°00'09"E	17.64'
(L1)	(N21°24'00"W)	--
L2	S89°32'11"W	14.00'
(L2)	(N89°62'00"W)	(13.79)'
L3	N35°49'37"W	48.64'
(L3)	(N35°16'00"W)	(28.09)'
L4	S48°40'54"E	37.38'
L5	N89°40'57"E	93.74'
L6	S11°57'35"W	36.52'
L7	S22°35'04"E	95.20'
L8	S16°20'59"E	69.15'
L9	N08°59'23"E	73.05'



**A.J. WOODSON SURVEY**  
**ABSTRACT NO. 1641**

**S.H. 121**  
(VARIABLE WIDTH R.O.W.)

STATE OF TEXAS  
VOL. 5762, PG. 177  
D. R. T. C. T.

15' UTILITY ESMT.  
VOL. 388-69, PG. 16-17  
D. R. T. C. T.

**P.O.B. PART 2**  
S.H. 183  
STA 272+76.41  
530.16' LT  
BEGIN ADL

EXISTING R.O.W.

**P.O.C. PART 1 & 2**

END ADL  
S.H. 183  
STA 273+39.69  
581.49' LT  
1/2" W/RED "PRISM  
SURVEYING" CAP (C.M.)  
TXDOT BRASS DISK IN CONCRETE

END ADL  
S.H. 183  
STA 273+91.38  
314.60' LT  
W/ORANGE "TXDOT ADL" CAP

BEGIN ADL  
S.H. 183  
STA 274+21.88  
314.53' LT  
3" ALUMINUM "TXDOT ADL" DISK IN CONCRETE

**P.O.B. PART 1**  
END ADL  
S.H. 183  
STA 274+45.08  
314.47' LT  
SET

LOT 2, BLOCK 1  
BEDFORD FORUM PHASE ONE  
VOL. 388-86, PG. 17  
P. R. T. C. T.

(OWNER)  
**STEPHEN J. FARMER, M.D.**  
VOL. 10499, PG. 2244  
D. R. T. C. T.  
  
LOT 1, BLOCK 1  
BEDFORD FORUM PHASE ONE  
VOL. 388-86, PG. 17  
P. R. T. C. T.

**S.H. 183**  
(VARIABLE WIDTH R.O.W.)  
  
STATE OF TEXAS  
VOL. 4269, PG. 493  
D. R. T. C. T.

**633**  
PT. 1  
1,668 SQ. FT.

20' UTILITY ESMT.  
VOL. 388-69, PG. 16-17  
D. R. T. C. T.

SEE  
DETAIL  
"A"

TXDOT BRASS DISK IN CONCRETE  
BROKEN TYPE II MON.

CURVE TABLE

CV. NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	02°30'38"(LT)	1961.86'	85.98'	85.98'	N89°12'30"W
C2	03°12'53"(RT)	1452.40'	81.48'	81.48'	S50°29'25"W
C3	00°48'21"(LT)	1452.40'	20.43'	20.43'	N52°30'02"E

8/16/2010 10:18:33 AM I:\27000s\27119\MA01\CADD\VEKH-633-27119.dgn



A PLAT OF A SURVEY OF PARCEL  
**633 PARTS 1 & 2**

**633 PARTS 1 & 2**

FILE	TURNPIKE PROJECT	DIVISION	ACQUISITION PT1	0.0383	1,668
	<b>S.H. 183</b>	TTA	ACQUISITION PT2	0.0909	3,960
SCALE	FEDERAL AID PROJECT NO.	R. O. W. - C. S. J. NO.	TOTAL ACQUISITION	0.1292	5,628
1" = 100'		0364-05-038	DEED AREA	0.6920	30,143
		TARRANT	REMAINDER AREA	0.5628	24,515

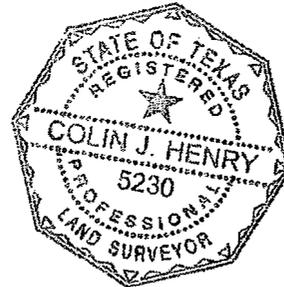


PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AS OBSERVED BY GPS ON JULIAN DAY 320 OF 2009 FROM CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES SHOWN HEREON ARE SEGMENT 2W PROJECT VALUES. THE STATE PLANE GRID TO SEGMENT 2W PROJECT COORDINATE COMBINED SCALE FACTOR IS 1.00012.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 4) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 121 BASELINE) UNLESS OTHERWISE NOTED.
- 5) ACCESS TO AND FROM THE S.H. 121 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 7) THE EASEMENTS SHOWN OR NOTED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, G.F. NO. 704-5658, EFFECTIVE DATE JANUARY 11, 2010.
- 8) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: NONE

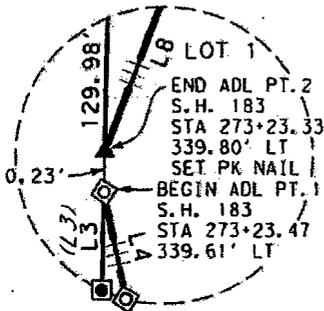
I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

*Colin J. Henry* 7/2/10  
COLIN J. HENRY DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5230



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 (UNLESS NOTED)
- IRON ROD FOUND (SIZE NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ FOUND "X" CUT (UNLESS NOTED)
- △ CALCULATED POINT
- ⬢ FENCE POST
- N.T.S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY TEXAS
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS
- DOC.# DOCUMENT NUMBER
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING SETBACK LINE
- — — DISTANCE NOT SHOWN TO SCALE
- — — PROPERTY LINE
- — — S.H. 121 BASE LINE
- — — S.H. 121 PROPOSED RIGHT-OF-WAY LINE
- X — X FENCE
- — — DENIAL OF ACCESS LINE
- — — ACCESS IS DENIED ACROSS THE DENIAL OF ACCESS LINE
- — — APPROXIMATE SURVEY LINE
- — — EXISTING TXDOT RIGHT-OF-WAY
- — — EXISTING TXDOT RIGHT-OF-WAY BASELINE
- — — PROPOSED E OR R
- — — PROPOSED EASEMENT LINE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- U.T.S. UNABLE TO SET
- (C.M.) CONTROL MONUMENT
- ADL ACCESS DENIAL LINE



DETAIL "A"  
N. T. S.

10:33:03 AM 7/20/2010 I:\270008\27119\MA01\CADD\EXH-633-27119.dgn



A PLAT OF A SURVEY OF PARCEL  
633 PARTS 1 & 2

633 PARTS 1 & 2

FILE	TURNPIKE PROJECT S.H. 183		DIVISION TTA	ACQUISITION PT1	0.0383	1,668
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J. NO. 0364-05-038	COUNTY TARRANT	ACQUISITION PT2	0.0909	3,960
				TOTAL ACQUISITION	0.1292	5,628
				DEED AREA	0.6920	30,143
				REMAINDER AREA	0.5628	24,515

County: Angelina  
Construction CSJ: 2553-01-096  
ROW Account No.: 2553-01-102  
ROW CSJ No: 2553-01-102  
Highway: U.S. Highway 59 / Loop 287  
Parcel Limits From: Sta. 563+08.69 to Sta. 576+88.00  
Parcel No. 2

Property Description  
For Parcel 2

Being a 2.716 acre tract (118,313 square feet) of land situated in the A. Varilla Survey, Abstract No. 49, Angelina County, Texas, and being a portion of that certain called 18.682 acre tract of land conveyed to Joseph J. Kwiatkowski by deed dated November 25, 1992 and recorded under Volume 897, Page 818 in the Real Property Records of Angelina County, Texas (R.P.R.A.C.T.); said 2.716 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2-inch iron pipe found for the southeasterly corner of that certain called 5.312 acre tract of land conveyed to R.C. Sweeten and Skipper Martin by deed dated June 15, 1992 and recorded under Volume 878, Page 34 (R.P.R.A.C.T.), being a point in the westerly line of said 18.682 acre tract;

**THENCE**, North 05°35'21" East, along the easterly line of said 5.312 acre tract, being the westerly line of said 18.682 acre tract, a distance of 440.23 feet to a 5/8-inch iron rod with aluminum cap stamped "Texas Department of Transportation" (TxDOT) and "Control of Access" (COA) set in the proposed southerly right of way line of Loop 287 (width varies) and for the **POINT OF BEGINNING** of the herein described tract having project coordinates of N = 10,504,777.02, E = 4,052,996.32, located at station 576+88.00, 235.52 feet left of and perpendicular to the Loop 287 project baseline;

- 1) **THENCE**, North 05°35'21" East, continuing along the easterly line of said 5.312 acre tract, being the westerly line of said 18.682 acre tract, a distance of **44.15 feet** to a point in the existing southerly right of way line of Loop 287 (width varies) (recorded under Volume 336, Page 100 and Volume 365, Page 154 (R.P.R.A.C.T.)), being the northeasterly corner of said 5.312 acre tract, same being the northerly corner of said 18.682 acre tract, also being in a curve to the right, from which a 1/2-inch iron pipe found bears South 05°35' West, 0.41 feet;
- 2) **THENCE**, in a southeasterly direction, along the existing southerly right of way line of Loop 287, being the northerly line of said 18.682 acre tract, with a curve to the right, having a central angle of **17°14'00"**, a radius of **2,192.01 feet**, an arc length of **659.31 feet**, and a chord bearing and distance of **South 50°39'26" East, 656.83 feet** to a 1/2-inch iron rod found for the end of said curve;
- 3) **THENCE**, South 29°11'07" East, continuing along the existing southerly right of way line of Loop 287, being the northerly line of said 18.682 acre tract, a distance of **97.66 feet** to the point in a curve to the right, from which a 5/8-inch iron rod found bears South 40°56' East, 0.77 feet;
- 4) **THENCE**, in a southeasterly direction, continuing along the existing southerly right of way line of Loop 287, being the northerly line of said 18.682 acre tract, with a curve to the right, having a central angle of **07°30'10"**, a radius of **2,172.01 feet**, an arc length of **284.42 feet**, and a chord bearing and distance of **South 35°47'31" East, 284.22 feet** to a 1/2-inch iron pipe found for the end of said curve;

Parcel 2  
Page 2 of 5  
January, 2008

- 5) **THENCE, South 22°07'43" East**, continuing along the existing southerly right of way line of Loop 287, being the northerly line of said 18.682 acre tract, a distance of **323.34 feet** to a point at the intersection of the existing northerly right of way line of the Angelina and Neches River Railroad (100' width) (recorded under Volume 509, Page 271 (R.P.R.A.C.T.)), being the easterly corner of said 18.682 acre tract, from which a concrete monument found bears South 80°05' West, 1.06 feet and a 1/2-inch iron rod found bears North 82°04' West, 1.36 feet;
- 6) **THENCE, North 89°02'35" West**, along the existing northerly right of way line the Angelina and Neches River Railroad, being the southerly line of said 18.682 acre tract, a distance of **87.12 feet** to a set 5/8-inch iron rod with aluminum cap stamped "TxDOT" at the Beginning of the Access Denial Line, also at the intersection with the proposed southerly right of way line of Loop 287, located at station 563+08.69, 259.03 feet left of and perpendicular to the project Loop 287 project baseline;
- 7) **THENCE, North 30°50'42" West**, along the proposed southerly right of way line of Loop 287 and along an Access Denial Line, a distance of **654.77 feet** to a 5/8-inch iron rod with aluminum cap stamped "TxDOT" set for an angle point;
- 8) **THENCE, North 41°58'40" West**, continuing along the proposed southerly right of way line of Loop 287 and along an Access Denial Line, passing at a distance of 180.00 feet a 5/8-inch iron rod with aluminum cap stamped "TxDOT" and "COA" set at the End of the Access Denial Line and continuing for a total distance of **246.07 feet** to a 5/8-inch iron rod with aluminum cap stamped "TxDOT" and "COA" for the Beginning of the Access Denial Line and for the point of curvature of a curve to the left;
- 9) **THENCE**, in a northwesterly direction, continuing along the proposed southerly right of way line of Loop 287 and along the Access Denial Line, with a curve to the left, having a central angle of **10°26'32"**, a radius of **1,950.85 feet**, an arc length of **355.54 feet**, and a chord bearing and distance of **North 47°11'56" West, 355.05 feet** to the **POINT OF BEGINNING** and containing 2.716 acres (118,313 square feet) of land.

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

Horizontal Control and bearings are based on the project coordinate system (in US survey feet). To translate project coordinates to Texas State Plane Coordinate System NAD83 (CORS96) Central Zone coordinates divide the northing and easting values by a surface adjustment factor of 1.0000295. Then add 312.397 to the northing coordinate value and 118.953 to the easting coordinate value.

Field surveys were performed in December, 2006.

ACCESS is prohibited across the access denial line to the highway facility from the remainder of the abutting property.

**Prepared By:**  
**GeoSolutions, Ltd.**  
1440 Lake Front Circle, Suite 110  
The Woodland, Texas 77380

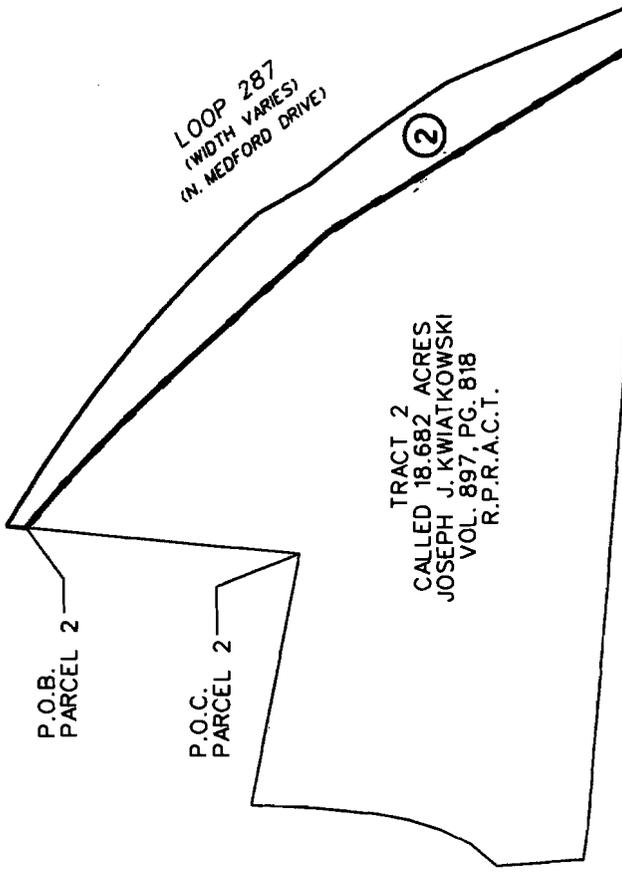


**LEGEND**

- SET 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/TXDOT ALUM. CAP  
COA Stamped "CONTROL OF ACCESS"
- SET 5/8" IR W/GS CAP (UNLESS NOTED OTHERWISE)
- FND. (TYPE INDICATED AT LOCATION)
- R PROPERTY LINE
- Z LANDHOOK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- ⊥ SURVEY LINE
- ① PARCEL NUMBER
- R.P.R.A.C.T. REAL PROPERTY RECORDS  
ANGELINA COUNTY TEXAS
- O.P.R.R.P.A.C.T. OFFICIAL PUBLIC RECORDS REAL PROPERTY  
ANGELINA COUNTY TEXAS
- △ CALCULATED POINT
- FND. FOUND
- I.P. IRON PIPE
- I.R. IRON ROD
- ||— ACCESS DENIAL LINE

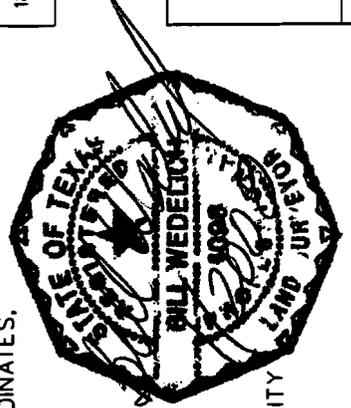
COUNTY: ANGELINA  
 CONST. CSJ: 2553-01-096  
 R.O.W. ACCOUNT NO.: 2553-01-102  
 R.O.W. CSJ: 2553-01-102  
 HIGHWAY: U.S. HIGHWAY 59 / LOOP 287  
 PARCEL LIMITS: FROM: STA. 563+08.69  
 TO: STA. 576+88.00

PARCEL 2  
 PARENT TRACT INSET  
 N.T.S.



**NOTES:**

1. HORIZONTAL CONTROL AND BEARINGS ARE BASED ON THE PROJECT COORDINATE SYSTEM (IN U.S. SURVEY FEET). TO TRANSLATE PROJECT COORDINATES TO THE TEXAS STATE PLANE COORDINATE SYSTEM NAD83 (CORS96) CENTRAL ZONE COORDINATES, DIVIDE THE NORTHING AND EASTING VALUES BY A SURFACE ADJUSTMENT OF 1.0000295. THEN ADD 312.397 TO THE NORTHING COORDINATE VALUE AND 118.953 TO THE EASTING COORDINATE VALUE.
2. ABSTRACTING WAS PERFORMED IN OCTOBER, 2006 BY MUSTANG ENGINEERING.
3. FIELD SURVEYS WERE PERFORMED IN DECEMBER, 2006.
4. DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
5. ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.
6. ALL STATION AND OFFSETS ON THIS PARCEL PLAT ARE REFERENCED TO THE PROPOSED LOOP 287 PROJECT BASELINE.

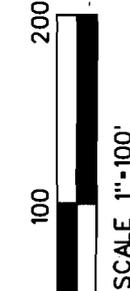


EXISTING	TAKING	REMAINING
18.682 Ac.	2.716 Ac. 118,313 Sq.Ft.	15.966 Ac.

**CSO Solutions, Ltd.**  
 1440 Lake Front Circle, Suite 110  
 The Woodlands, Texas 77380  
 Office: 281-681-9766 Fax: 281-681-9779

PARCEL 2

MATCHLINE "A"



**PROJECT BASELINE  
CURVE DATA**

Δ=41° 26'59"  
R= 2,850.00'  
L= 2,061.79'  
CHB= N47° 23'37"W  
CHD= 2,017.12'  
PISTA= 574+78.81  
OFF.= 197.18'R  
N= 10,504,944.15  
E= 4,053,469.45

PROPOSED U.S. HIGHWAY 59 BASELINE  
203.00 573.00  
202.00 571.00  
201.00 570.00  
200.00 569.00  
CALLED 0.800 ACRES  
STATE OF TEXAS  
VOL. 365,  
PG. 154  
R.P.R.A.C.T.

PROPOSED LOOP 287 PROJECT BASELINE  
205.00 574.00  
575.00 575.00  
PROPOSED LOOP 287  
207.00 577.00  
576.00 576.00  
577.00 577.00  
CALLED 6.732 ACRES  
STATE OF TEXAS  
VOL. 336, PG. 100  
R.P.R.A.C.T.

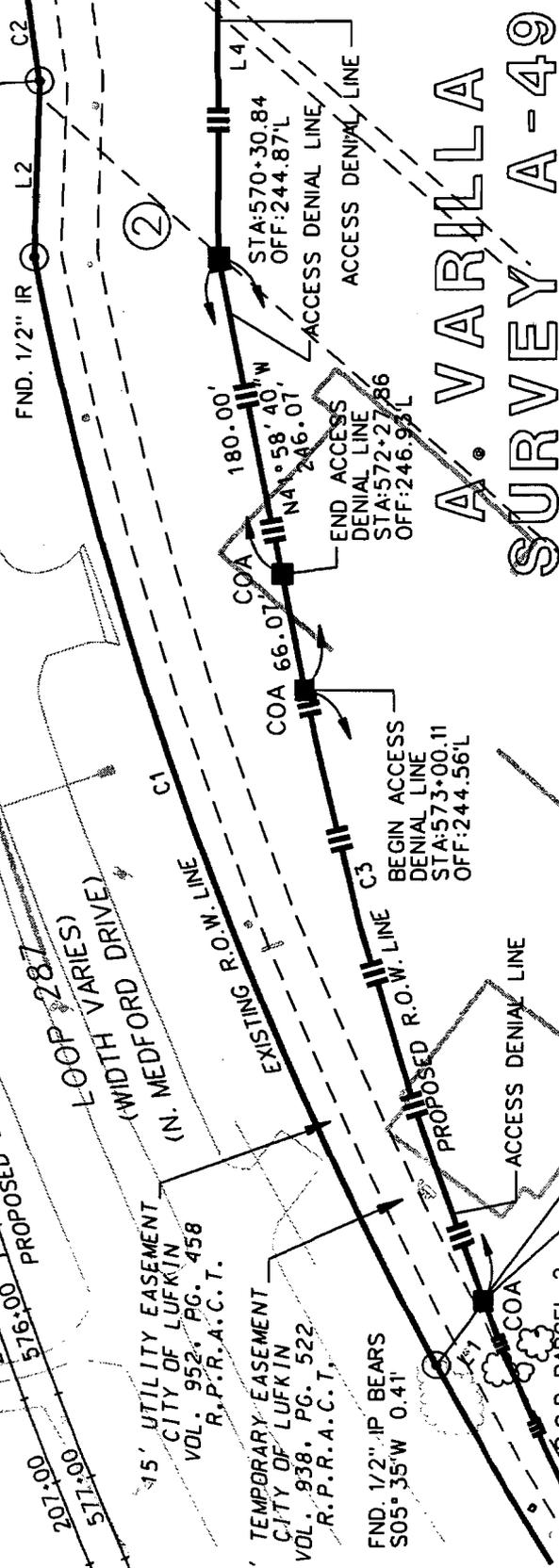
15' UTILITY EASEMENT  
CITY OF LUFKIN  
VOL. 952, PG. 458  
R.P.R.A.C.T.

20' TEMPORARY EASEMENT  
CITY OF LUFKIN  
VOL. 938, PG. 522  
R.P.R.A.C.T.

FND. 1/2" IP BEARS  
S05° 35'W 0.41'

P.O.B. PARCEL 2  
END ACCESS  
DENIAL LINE  
STA: 576+88.00  
OFF: 235.52'L  
N=10,504,777.02  
E=4,052,996.32

CALLLED 5.312 ACRES  
R.C. SWEETEN AND SKIPPER MARTIN  
VOL. 878, PG. 34  
R.P.R.A.C.T.  
(SUNBELT LUFKIN PROPERTIES, L.P.  
PER APPRAISAL DISTRICT)



**A. VARILLA  
SURVEY A-49**

**LINE TABLE**

LINE NO.	BEARING	LENGTH
L1	N05° 35' 21" E	44.15'
L2	S29° 11' 07" E	97.66'
L4	N30° 50' 42" W	654.77'

**CURVE TABLE**

No.	DELTA	RADIUS	LENGTH	CHORD	CHD
C1	17° 14' 00"	2,192.01'	659.31'	S50° 39' 26" E	656.83'
C2	07° 30' 10"	2,172.01'	284.42'	S35° 47' 31" E	284.22'
C3	10° 26' 32"	1,950.85'	355.54'	N47° 11' 56" W	355.05'

**Solutions, Ltd.**  
1440 Lake Front Circle, Suite 110  
The Woodlands, Texas 77380  
Office: 281-681-9766 Fax: 281-681-9779

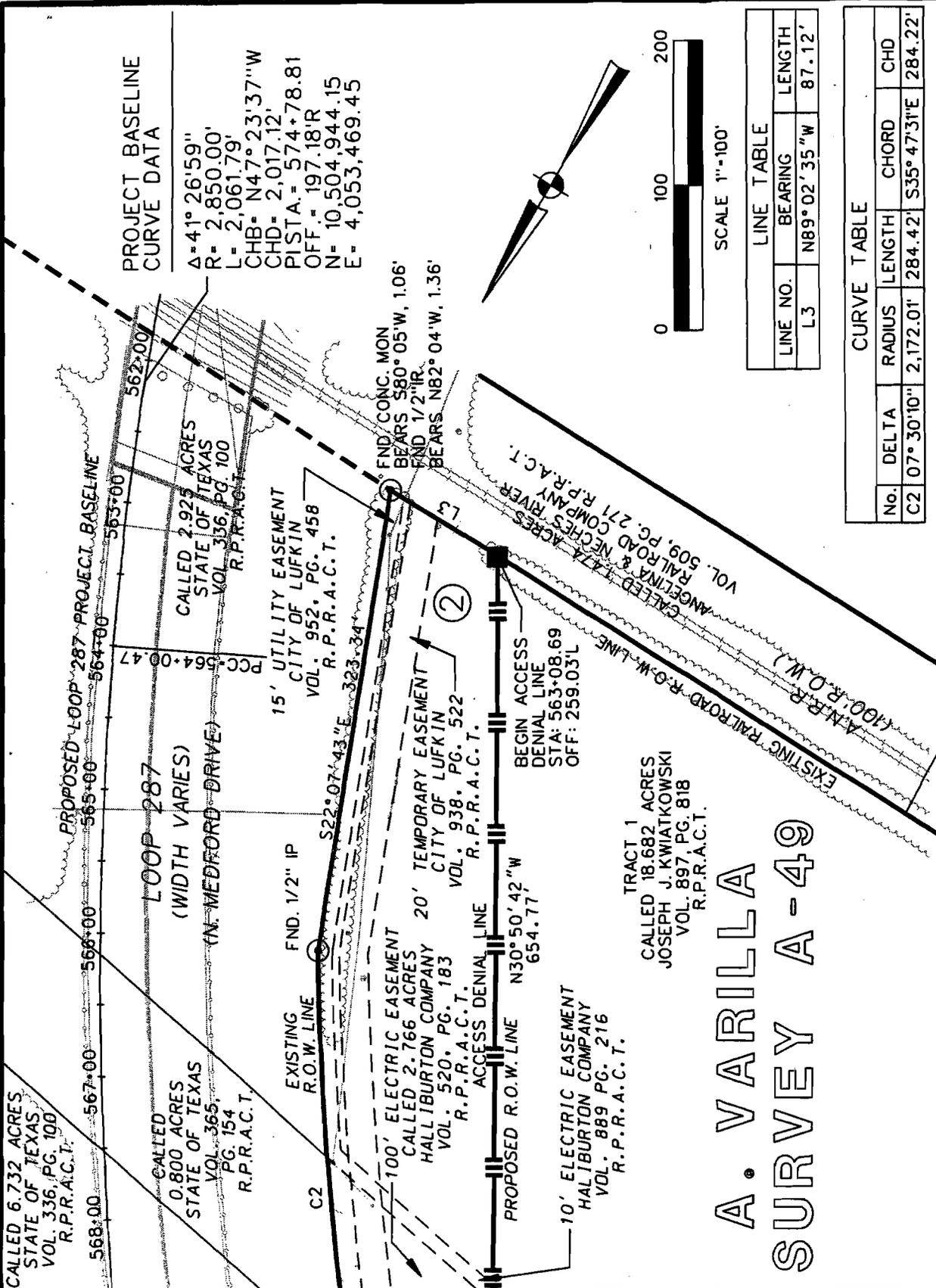
**PARCEL 2**

DATE: JANUARY, 2007 SCALE 1" = 100'

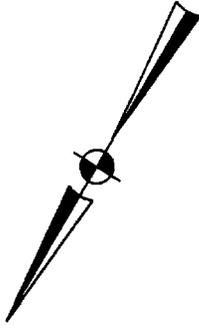
PAGE 4 OF 5

NON-RECORD AND LOOP 287 PARCEL 028.dwg Ref. File: RACFI.MXD Date: 02/11/07 11:58 AM

MATCHLINE "A"



PROJECT BASELINE  
CURVE DATA  
 $\Delta = 41^\circ 26' 59''$   
 $R = 2,850.00'$   
 $L = 2,061.79'$   
 $CHB = N47^\circ 23' 37'' W$   
 $CHD = 2,017.12'$   
 $PISTA = 574 + 78.81$   
 $OFF = 197.18'R$   
 $N = 10,504,944.15$   
 $E = 4,053,469.45$



LINE TABLE		
LINE NO.	BEARING	LENGTH
L3	N89° 02' 35" W	87.12'

CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	CHORD	CHD
C2	07° 30' 10"	2,172.01'	284.42'	S35° 47' 31" E	284.22'

**ES Solutions, Ltd.**  
 Tel. (281) 681-9766 Fax (281) 681-9779  
 1440 Lake Front Circle, Suite 110  
 The Woodlands, Texas 77380

PARCEL 2  
 DATE: JANUARY, 2008 SCALE: 1" = 100'

# A. VARILLA SURVEY A-49

CALLED 6.732 ACRES  
STATE OF TEXAS  
VOL. 336, PG. 100  
R.P.R.A.C.T.

CALLED 0.800 ACRES  
STATE OF TEXAS  
VOL. 365,  
PG. 154  
R.P.R.A.C.T.

LOOP 287  
(WIDTH VARIES)  
(N. MEDFORD DRIVE)  
R.P.R.A.C.T.

EXISTING R.O.W. LINE  
FND. 1/2" IP  
S22° 07' 43" E  
323.34

100' ELECTRIC EASEMENT  
CALLED 2.766 ACRES  
HALLIBURTON COMPANY  
VOL. 520, PG. 183  
R.P.R.A.C.T.

PROPOSED R.O.W. LINE  
N30° 50' 42" W  
654.77'

10' ELECTRIC EASEMENT  
HALIBURTON COMPANY  
VOL. 889 PG. 216  
R.P.R.A.C.T.

TRACT 1  
CALLED 18.682 ACRES  
JOSEPH J. KWIATKOWSKI  
VOL. 897, PG. 818  
R.P.R.A.C.T.

BEGIN ACCESS  
DENIAL LINE  
STA: 563+08.69  
OFF: 259.03'L

20' TEMPORARY EASEMENT  
CITY OF LUFKIN  
VOL. 938, PG. 522  
R.P.R.A.C.T.

15' UTILITY EASEMENT  
CITY OF LUFKIN  
VOL. 952, PG. 458  
R.P.R.A.C.T.

CALLED 2.925 ACRES  
STATE OF TEXAS  
VOL. 336 PG. 100  
R.P.R.A.C.T.

FND. CONC. MON  
BEARS S80° 05' W, 1.06'  
FND 1/2" IP  
BEARS N82° 04' W, 1.36'

EXISTING RAILROAD R.O.W. LINE  
CALLED 1.171 ACRES  
ANGELINA & NECHES RIVER  
VOL. 509, PG. 271 R.P.R.A.C.T.

EXISTING RAILROAD R.O.W. LINE  
CALLED 1.171 ACRES  
ANGELINA & NECHES RIVER  
VOL. 509, PG. 271 R.P.R.A.C.T.

Angelina County  
Parcel No. 2  
CSJ No. 2553-01-102  
Loop 287

**AND IN ADDITION THERETO:**

Title to all of that 6,000 square foot metallic building with attached 1,500 square foot office and title to all of that 32,375 square foot concrete slab located partially on the remainder of the herein described parcel, said improvements being bisected by the proposed south right-of-way line of Loop 287, with the result that the portion of said improvements lying adjacent to the said right-of-way line would be in such a condition that they could not be adequately reconstructed at such location; plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvements.

County: Tarrant  
Parcel: 152  
Segment: Segment 1  
Highway: Interstate 820  
Limits: From I-35W to Northeast Interchange  
Federal Aid Project No.:  
R.O.W. CSJ: 0008-14-093

Page 1 of 5  
March 18, 2010



Description for Parcel 152

BEING a 1,426 square foot tract of land in the W. W. Wallace Survey, Abstract Number 1606, North Richland Hills, Tarrant County, Texas, and being out of and a portion of the remnant of a Drainage & Utility Easement as shown on the plat of Richland Terrace Addition, First Increment, to the City of North Richland Hills, Tarrant County, Texas, as recorded in Volume 388-8, Page 37, Plat Records, Tarrant County, Texas, said 1,426 square foot tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the Southeast corner of said Richland Terrace Addition, First Increment (Volume 388-8, Page 37), same being the Southwest corner of Lot 1, Block 1A, Richland Terrace Addition to the City of North Richland Hills, Tarrant County, Texas, as recorded in Cabinet A, Slide 1413, Plat Records, Tarrant County, Texas, said POINT OF COMMENCING also being 578.75 feet South of and at right angles to centerline survey station 944+95.76 of the proposed centerline of Interstate 820;

THENCE North 01 degree 12 minutes 18 seconds West, along the common line between said Richland Terrace Addition (Volume 388-8, Page 37) and said Lot 1, Block 1A, a distance of 166.43 feet to an angle point;

THENCE North 01 degree 58 minutes 58 seconds West, continuing along the common line between said Richland Terrace Addition (Volume 388-8, Page 37) and said Lot 1, Block 1A, a distance of 289.18 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set at the intersection of the proposed South right-of-way line of Interstate 820 with the common line between said Richland Terrace Addition (Volume 388-8, Page 37) and said Lot 1, Block 1A, for the POINT OF BEGINNING, said POINT OF BEGINNING being in the East line of the said remnant of a Drainage & Utility Easement, said POINT OF BEGINNING also being 202.68 feet South of and at right angles to centerline survey station 942+38.57 of the proposed centerline of Interstate 820, said point also being the beginning of an Access Denial Line;

- (1) THENCE North 53 degrees 26 minutes 22 seconds West, crossing said remnant of a Drainage & Utility Easement, along the proposed South right-of-way line of Interstate 820 and said Access Denial Line, a distance of 62.05 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set at the intersection of the proposed South right-of-way line of Interstate 820 with the West line of said remnant of a Drainage & Utility Easement, said point being in the East line of Lot 46R, Block 1, Richland Terrace Addition to the City of North Richland Hills, Tarrant County, Texas, as recorded in Volume 388-11, Page 24, Plat Records, Tarrant County, Texas, said point also being in a curve to the right whose long chord bears North 09 degrees 28 minutes 23 seconds East, a distance of 25.19 feet;

County: Tarrant  
Parcel: 152  
Segment: Segment 1  
Highway: Interstate 820  
Limits: From I-35W to Northeast Interchange  
Federal Aid Project No.:  
R.O.W. CSJ: 0008-14-093

Page 2 of 5  
March 18, 2010



Description for Parcel 152

- (2) THENCE Northeasterly, along the common line between said remnant of a Drainage & Utility Easement and said Lot 46R, curving to the right, having a radius of 220.00 feet, a central angle of 06 degrees 33 minutes 51 seconds, for an arc distance of 25.20 feet to the Northeast corner of said Lot 46R, same being the East corner of said Lot 45R, of said Richland Terrace Addition, said point being in the existing South right-of-way line of Interstate 820 (350' ROW), as recorded in Volume 3181, Page 608, Deed Records, Tarrant County, Texas, from which a 1/2 inch iron rod found bears North 08 degrees 28 minutes 04 seconds East, a distance of 2.14 feet;
- (3) THENCE South 57 degrees 19 minutes 48 seconds East, crossing said remnant of a Drainage & Utility Easement, along said existing South right-of-way line of Interstate 820, a distance of 52.91 feet to Northwest corner of the aforesaid Lot 1, Block 1A, from which a 1/2 inch iron rod found bears South 35 degrees 52 minutes 15 seconds East, a distance of 0.35 feet;
- (4) THENCE South 01 degree 58 minutes 58 seconds East, along the common line between said remnant of a Drainage & Utility Easement and said Lot 1, Block 1A, a distance of 33.27 feet to the POINT OF BEGINNING, and containing 1,426 square feet [0.0327 acres] of land, more or less.

NOTES:

All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances. All coordinates are I- 820 Project Values. The I-820 State Plane Grid to Surface Adjustment factor is 1.00012, based on CORS Stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS.

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

\*\* The monument described by metes and bounds and set in this call, after acquisition, will be replaced with a TxDOT Type II right-of-way marker under the supervision of a Registered Professional Land Surveyor.

County: Tarrant  
Parcel: 152  
Segment: Segment 1  
Highway: Interstate 820  
Limits: From I-35W to Northeast Interchange  
Federal Aid Project No.:  
R.O.W. CSJ: 0008-14-093

Page 3 of 5  
March 18, 2010



Description for Parcel 152

I hereby certify that this plat and the accompanying description of even date herewith are true and correct to the best of my knowledge and belief and that the property shown herein was determined by a survey made on the ground under my direction and supervision.

 3/18/10  
Michael Dan Davis DATE:  
Registered Professional Land Surveyor No. 4838  
DANNENBAUM ENGINEERING CORPORATION  
T.B.P.L.S. REGISTRATION NO. 101188-00  
6421 CAMP BOWIE BLVD. SUITE 400  
FORT WORTH, TEXAS 76116  
Office (817) 763-8883 Fax (817) 377-2956



PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

State of Texas  
Vol. 3181, Pg. 608  
D.R.T.C.T.

W.W. WALLACE SURVEY  
A-1606



S 57° 19' 51" E

PROPOSED @ I-820

940+00

945+00

OWNER:  
City of North Richland Hills  
Remnant of a Drainage & Utility Easement  
Richland Terrace Addition,  
First Increment  
Vol. 388-B, Pg. 37  
P.R.T.C.T.  
1,426 SQ. FT.

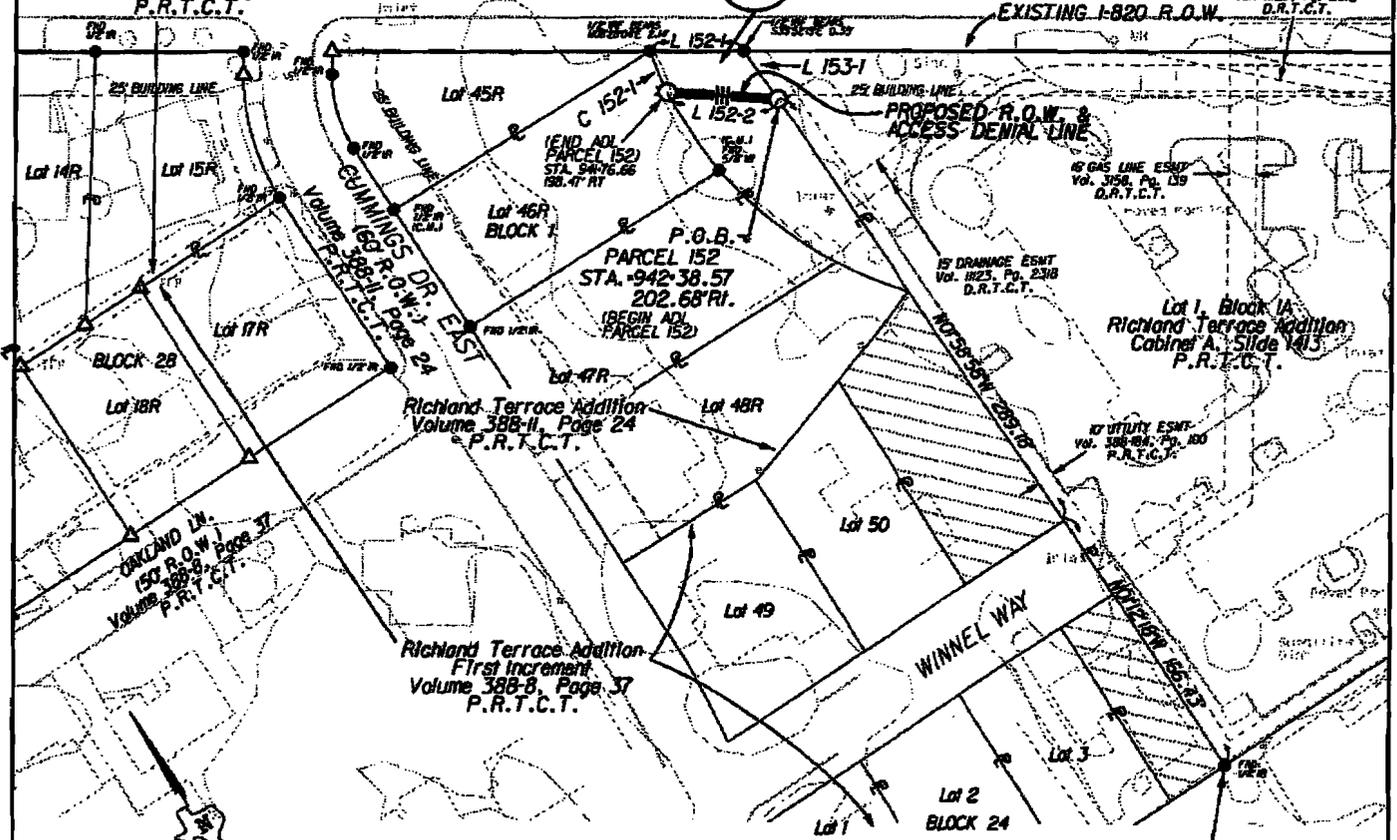
NORTH RICHLAND HILLS  
TARRANT COUNTY

State of Texas  
Volume 3181, Page 608.  
D.R.T.C.T.

17 SS ESMT  
Vol. 1823, Pg. 232  
D.R.T.C.T.

Richland Terrace Addition  
Volume 388-II, Page 24  
P.R.T.C.T.

EXISTING I-820 R.O.W.



Line	Bearing	Distance
L 152-1	S 57° 19' 48" E	52.91'
L 152-2	N 53° 26' 22" W	62.05'
L 153-1	S 01° 58' 58" E	33.27'

P.O.C.  
PARCEL 152  
STA. +944+95.76  
578.75' RT.



Curve	Radius	Delta	Length	Chord Bearing	Distance
C 152-1	220.00'	06° 33' 51" (RT.)	25.20'	N 09° 28' 23" E	25.19'



A PLAT OF A SURVEY OF PARCEL 152			PARCEL NUMBER		152	
FILE	I-820		ACQUISITION	ACRES	SQUARE FEET	
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.L. NO.	DEED AREA	0.0327	1,426	
1" = 100'		0008-14-093	REMAINDER AREA	0.1591	6,931	
				0.1264	5,505	



PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ⊙ TXDOT TYPE II CONCRETE MONUMENT FOUND
- 5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED) TO BE REPLACED BY TXDOT TYPE II CONCRETE MONUMENT
- 5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED)
- 5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP STAMPED "ACCESS DENIAL" (UNLESS NOTED)
- MONUMENT FOUND (TYPE & SIZE NOTED)
- △ CALCULATED POINT / CENTRAL ANGLE
- N.T.S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- U.E. UTILITY EASEMENT
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- D12345 (typ) COUNTY CLERK DOCUMENT NUMBER
- D.E. DRAINAGE EASEMENT
- B.L.L. BUILDING SETBACK LINE
- +--- DISTANCE NOT SHOWN TO SCALE
- +--- PROPERTY LINE
- +--- I-820 CENTERLINE
- +--- I-820 PROPOSED RIGHT-OF-WAY LINE
- +--- I-820 PROPOSED RIGHT-OF-WAY AND ACCESS DENIAL LINE
- +--- APPROXIMATE SURVEY LINE
- +--- EXISTING TXDOT RIGHT-OF-WAY
- +--- EXISTING TXDOT RIGHT-OF-WAY BASELINE
- +--- PROPOSED C OR R
- +--- PROPOSED EASEMENT LINE
- CB CHORD BEARING
- CD CHORD DISTANCE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- P.O.R. POINT OF REFERENCE
- ADL ACCESS DENIAL LINE
- ° DEGREES
- ' MINUTES / FEET
- " SECONDS
- N NORTH
- S SOUTH
- E EAST
- W WEST
- L LENGTH
- R RADIIUS
- (C.M.) CONTROLLING MONUMENT
- \*\* AFTER ACQUISITION MONUMENT WILL BE REPLACED WITH A TXDOT TYPE I RIGHT-OF-WAY MARKER UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (CORS) TEXAS NORTH CENTRAL ZONE (4202). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE I-820 PROJECT VALUES. THE I-820 STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00012. BASED ON CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY Lawyers Title Insurance Corporation, FILE NO. 704-5229, EFFECTIVE DATE FEBRUARY 1, 2010.
- 4) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: N/A
- 5) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 6) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (I-820 BASELINE) UNLESS OTHERWISE NOTED.
- 7) ACCESS TO AND FROM THE I-820 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 8) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".

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

 3/18/10  
 MICHAEL DAN DAVIS DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 4838



A PLAT OF A SURVEY OF PARCEL 152				PARCEL NUMBER	152	
FILE	I-820	DIVISION TTA	ACQUISITION	ACRES	SQUARE FEET	
SCALE 1" = 100'	FEDERAL AID PROJECT NO. 0008-14-093	R.O.M.-C.S. & NO. 0008-14-093	DEED AREA	0.0327	1,426	
	COUNTY TARRANT		REMAINDER AREA	0.1591	6,931	
				0.1264	5,505	

County: Tarrant  
Parcel: 110  
Segment: Segment 1  
Highway: Interstate 820  
Limits: From I-35W to Northeast Interchange  
Federal Aid Project No.:  
R.O.W. CSJ: 0008-14-093

Page 1 of 5  
March 18, 2010



**Description for Parcel 110**

Being a 13,273 square foot tract of land in the W.W. Wallace Survey, Abstract Number 1606, North Richland Hills, Tarrant County, Texas, and being out of and a portion of the remainder of Lot 3, Block 25, Snow Heights Addition to the City of North Richland Hills, Tarrant County, Texas, as recorded in Volume 388-208, Page 89, Plat Records, Tarrant County, Texas, said remainder of Lot 3 is described in a General Warranty Deed dated April 13, 1969, to Richland Hills Church of Christ, Fort Worth, Texas, as recorded in Volume 4709, Page 325, Deed Records, Tarrant County, Texas, said 13,273 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 3/4 inch iron rod found at the Southeast corner of Lot 2, Block 25, Snow Heights Addition to the City of North Richland Hills, Tarrant County, Texas, as recorded in Volume 388-130, Page 55, Plat Records, Tarrant County, Texas, same being in the West line of Lot 1-R, Block 25, Snow Heights Addition to the City of North Richland Hills, Tarrant County, Texas, as recorded in Volume 388-208, Page 89, Plat Records, Tarrant County, Texas, said POINT OF COMMENCING also being 430.28 feet South of and at right angles to centerline survey station 892+92.04 of the proposed centerline of Interstate 820;

THENCE South 00 degrees 13 minutes 55 seconds East, along the West line of said Lot 1-R, a distance of 55.00 feet to the Southwest corner of said Lot 1-R, same being in the North line of Snow Heights Addition, Second Filing to the City of North Richland Hills, Tarrant County, Texas, as recorded in Volume 388-24, Page 34, Plat Records, Tarrant County, Texas;

THENCE North 89 degrees 46 minutes 05 seconds East, along the common line between said Lot 1-R and said Snow Heights Addition, Second Filing, a distance of 952.94 feet to the Southeast corner of said Lot 1-R, same being the Southwest corner of the aforesaid remainder of Lot 3;

THENCE North 89 degrees 46 minutes 05 seconds East, along the common line between said remainder of Lot 3 and said Snow Heights Addition, Second Filing, a distance of 404.55 feet to the Southeast corner of the remainder of said Lot 3, same being the Southwest corner of that certain called 0.956 acre tract of land, described in a deed to Realty Income Properties, L.P., as recorded in Document Number D203474529, Official Public Records, Tarrant County, Texas;

County: Tarrant  
Parcel: 110  
Segment: Segment 1  
Highway: Interstate 820  
Limits: From I-35W to Northeast Interchange  
Federal Aid Project No.:  
R.O.W. CSJ: 0008-14-093

Page 2 of 5  
March 18, 2010



**Description for Parcel 110**

THENCE North 00 degrees 13 minutes 55 seconds West, along the common line between said remainder of Lot 3 and said called 0.956 acre Realty Income Texas Properties L.P. tract, a distance of 210.87 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set for the POINT OF BEGINNING at the intersection of the proposed South right-of-way line of Interstate 820 with the East line of said remainder of Lot 3, same being the West line of said called 0.956 acre Realty Income Texas Properties L.P. tract, said POINT OF BEGINNING also being 196.71 feet South of and at right angles to centerline survey station 906+96.62 of the proposed centerline of Interstate 820, and being the beginning of an Access Denial Line;

- (1) THENCE North 82 degrees 09 minutes 17 seconds West, crossing said remainder of Lot 3, along the proposed South right-of-way line of Interstate 820 and said Access Denial Line, passing at a distance of 167.99 feet a PK Nail set for the end of said Access Denial Line, and passing at a distance of 201.24 feet, a PK nail set for the beginning of an Access Denial Line, and passing at a distance of 339.78 feet a PK nail set for the end of said Access Denial Line, and passing at a distance of 375.30 feet a PK nail set for the beginning of an Access Denial Line, and continuing, a total distance of 408.60 feet to a PK nail set in the West line of said Lot 3 and the East line of the aforesaid Lot 1-R for the end of said Access Denial Line;
- (2) THENCE North 00 degrees 13 minutes 55 seconds West, with the common line between said Lot 3 and said Lot 1-R, a distance of 25.25 feet to a 1/2 inch iron rod found in the existing South right-of-way line of Interstate 820, as recorded in Volume 3478, Page 116, Deed Records, Tarrant County, Texas, said point being on a curve to the right whose long chord bears South 83 degrees 33 minutes 49 seconds East, a distance of 407.31 feet;
- (3) THENCE Southeasterly, along said existing South right-of-way line, same being the North line of said Lot 3, curving to the right, having a radius of 5,554.58 feet, a central angle of 04 degrees 12 minutes 08 seconds, for an arc distance of 407.40 feet to the Northeast corner of the remainder of said Lot 3 and the Northwest corner of the aforesaid called 0.956 acre Realty Income Texas Properties L.P. tract, from which a 1/2 inch iron rod found bears North 11 degrees 14 minutes 06 seconds East, a distance of 0.33 feet;
- (4) THENCE South 00 degrees 13 minutes 55 East, along the common line between the remainder of said Lot 3 and said called 0.956 acre Realty Income Texas Properties L.P. tract, a distance of 35.36 feet to the POINT OF BEGINNING, and containing 13,273 square feet [0.3047 acres] of land, more or less.

County: Tarrant  
Parcel: 110  
Segment: Segment 1  
Highway: Interstate 820  
Limits: From I-35W to Northeast Interchange  
Federal Aid Project No.:  
R.O.W. CSJ: 0008-14-093

Page 3 of 5  
March 18, 2010



Description for Parcel 110

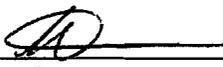
NOTES:

All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances. All coordinates are I- 820 Project Values. The I- 820 State Plane Grid to Surface Adjustment factor is 1.00012, based on CORS Stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS.

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

\*\* The monument described by metes and bounds and set in this call, after acquisition, will be replaced with a TxDOT Type II right-of-way marker under the supervision of a Registered Professional Land Surveyor.

I hereby certify that this plat and the accompanying description of even date herewith are true and correct to the best of my knowledge and belief and that the property shown herein was determined by a survey made on the ground under my direction and supervision.

 3/18/10  
Michael Dan Davis DATE:  
Registered Professional Land Surveyor No. 4838  
DANNENBAUM ENGINEERING CORPORATION  
T.B.P.L.S. REGISTRATION NO. 101188-00  
6421 CAMP BOWIE BLVD. SUITE 400  
FORT WORTH, TEXAS 76116  
Office (817) 763-8883 Fax (817) 377-2956



PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

W.W. WALLACE SURVEY  
A-1606

☒ CURVE DATA

P.I. Station = 903+80.50  
N = 6991846.32  
E = 2357486.21  
Radius = 7,545.92'  
Length = 2,087.62'  
Delta = 15°51' 04" (RT)



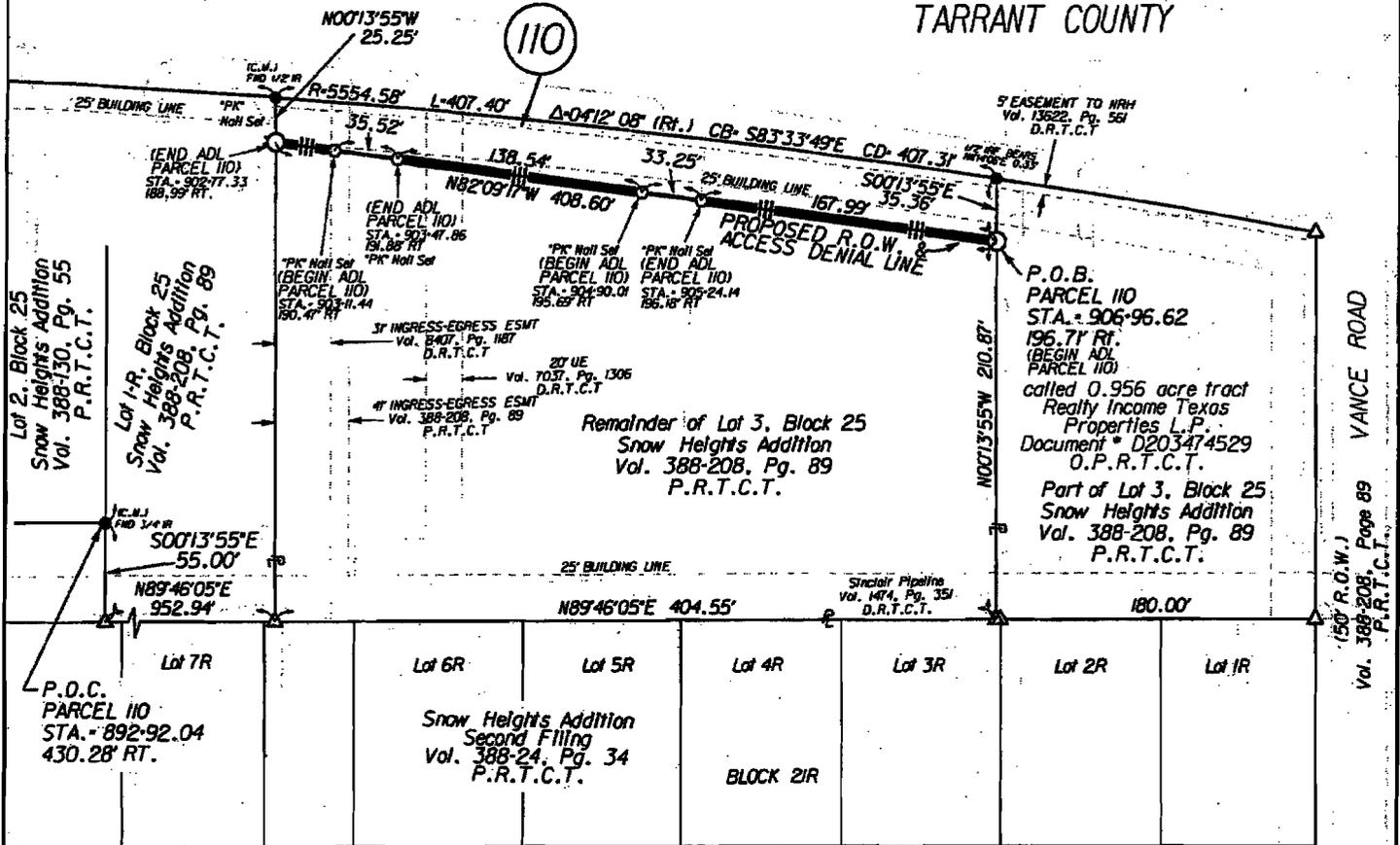
PROPOSED ☒ I-820

State of Texas  
Vol. 3478, Pg. 116  
D.R.T.C.T.

owner: 905+00  
Richland Hills Church of Christ,  
Fort Worth, Texas  
Volume 4709, Page 325  
D.R.T.C.T.  
13,273 SQ. FT.

(350' R.O.W.)

NORTH RICHLAND HILLS  
TARRANT COUNTY



Corona Dr.



A PLAT OF A SURVEY OF PARCEL 110			PARCEL NUMBER	110	
FILE	I-820		ACQUISITION	0.3047	13,273
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	DEED AREA	2.5297	110,193
1" = 100'		0008-14-093	REMAINDER AREA	2.2250	96,920
		TARRANT			



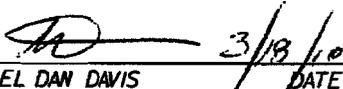
PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

LEGEND

■	TXDOT TYPE I CONCRETE MONUMENT FOUND
◼	TXDOT TYPE II CONCRETE MONUMENT FOUND
□	5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED) TO BE REPLACED BY TXDOT TYPE II CONCRETE MONUMENT
○	5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED)
◊	5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP STAMPED "ACCESS DENIAL" (UNLESS NOTED)
●	MONUMENT FOUND (TYPE & SIZE NOTED)
△	CALCULATED POINT / CENTRAL ANGLE
N. T. S.	NOT TO SCALE
(XXX)	RECORD INFORMATION
R. O. W.	RIGHT-OF-WAY
ESMT.	EASEMENT
U. E.	UTILITY EASEMENT
D. R. T. C. T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P. R. T. C. T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O. P. R. T. C. T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
D12345 (typ)	COUNTY CLERK DOCUMENT NUMBER
D. E.	DRAINAGE EASEMENT
B. L.	BUILDING SETBACK LINE
---	DISTANCE NOT SHOWN TO SCALE
---	PROPERTY LINE
---	I-820 CENTERLINE
---	I-820 PROPOSED RIGHT-OF-WAY LINE
---	I-820 PROPOSED RIGHT-OF-WAY AND ACCESS DENIAL LINE
---	APPROXIMATE SURVEY LINE
---	EXISTING TXDOT RIGHT-OF-WAY
---	EXISTING TXDOT RIGHT-OF-WAY BASELINE
---	PROPOSED E OR R
---	PROPOSED EASEMENT LINE
CB	CHORD BEARING
CD	CHORD DISTANCE
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINATION
P.O.R.	POINT OF REFERENCE
ADL	ACCESS DENIAL LINE
°	DEGREES
'	MINUTES / FEET
"	SECONDS
N	NORTH
S	SOUTH
E	EAST
W	WEST
L	LENGTH
R	RADIUS
(C.M.)	CONTROLLING MONUMENT
**	AFTER ACQUISITION, MONUMENT WILL BE REPLACED WITH A "TXDOT" TYPE II RIGHT-OF-WAY MARKER UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (CORS) TEXAS NORTH CENTRAL ZONE (4202). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE I-820 PROJECT VALUES. THE I-820 STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00012. BASED ON CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY Lawyers Title Insurance Corporation, FILE NO. 704-5172, EFFECTIVE DATE NOVEMBER 16, 2009.
- 4) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL:  
ESMT. VOL. 1474, PG. 351  
ESMT. VOL. 2250, PG. 224
- 5) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 6) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (I-820 BASELINE) UNLESS OTHERWISE NOTED.
- 7) ACCESS TO AND FROM THE I-820 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 8) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".

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

  
MICHAEL DAN DAVIS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4838



A PLAT OF A SURVEY OF PARCEL 110				PARCEL NUMBER	110	
					ACRES	SQUARE FEET
FILE	I-820	DIVISION TTA	ACQUISITION	0.3047	13,273	
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO. 0008-14-093	DEED AREA	2.5297	110,193	
		COUNTY TARRANT	REMAINDER AREA	2.2250	96,920	

County: Tarrant  
Parcel No.: 503  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

Page 1 of 6  
4/16/2010



DESCRIPTION FOR PARCEL 503

BEING a 15,682 square foot tract of land situated in the Heirs of E.S. Carder Survey, Abstract Number 308, City of North Richland Hills, Tarrant County, Texas, and being part of Lot 1, Block 1 of Lot 1, Block 1, Carder Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, as recorded in Volume 388-108, Page 88 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), said 15,682 square foot tract also being part of that tract of land described in Special Warranty Deed to Original Sites LTD., as recorded in Document Number D205010267 of the Official Public Records, Tarrant County, Texas, said 15,682 square foot tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 3/8-inch iron rod for the common southwest corner of said Lot 1 and northwest corner of Lot 2, Block 1 of Lots 2 and 3 in Block 1, Carder Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, as recorded in Volume 388-119, Page 65, P.R.T.C.T., said point also being on the east line of Lot 4, Block 1 of Lot 4, Block 1, Carder Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, as recorded in Volume 388-156, Page 88, P.R.T.C.T.;

THENCE North 00 degrees 31 minutes 44 seconds West, with the common west line of said Lot 1 and the east line of said Lot 4, a distance of 67.08 feet to a set "X" cut in concrete for the POINT OF BEGINNING at the intersection of said common line with the proposed southerly right-of-way line of State Highway 121 (a proposed variable width right-of-way) located 197.39 feet right of S.H. 121 Baseline Station 25+26.98;

- 1) THENCE North 00 degrees 31 minutes 44 seconds West, continuing with said common line, a distance of 27.92 feet to a found 3/8-inch iron rod for the common northwest corner of said Lot 1 and northeast corner of said Lot 4, said point also being on the existing southerly right-of-way line of State Highway 121 (a variable width right-of-way);

County: Tarrant  
Parcel No.: 503  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

Page 2 of 6  
4/16/2010



DESCRIPTION FOR PARCEL 503

- 2) THENCE North 44 degrees 19 minutes 16 seconds East, departing said common line, with the common north line of said Lot 1 and said existing southerly right-of-way line of State Highway 121, a distance of 85.00 feet to a point for corner from which a found 1/2-inch iron rod for witness bears South 44 degrees 19 minutes 16 seconds West a distance of 0.41 of a foot and a found PK nail for witness bears North 89 degrees 52 minutes 16 seconds East a distance of 0.22 of a foot;
- 3) THENCE North 89 degrees 52 minutes 16 seconds East, continuing with said common line, a distance of 18.30 feet to a point for corner from which a found 3/8-inch iron rod for witness bears North 00 degrees 37 minutes 44 seconds West a distance of 0.39 of a foot;
- 4) THENCE North 00 degrees 37 minutes 44 seconds West, continuing with said common line, a distance of 20.63 feet to a set 1/2-iron rod with yellow cap stamped "HALFF" for corner;
- 5) THENCE North 40 degrees 24 minutes 16 seconds East, continuing with said common line, a distance of 221.26 feet to a found 1/2-inch iron rod for the northeast corner of said Lot 1 at the intersection of said existing southerly right-of-way line of State Highway 121 with the west right-of-way line of Desiree Lane (a 50 foot wide right-of-way as shown on said Lot 1, Block 1, Carder Addition plat);
- 6) THENCE South 00 degrees 22 minutes 59 seconds East, departing said common line, with the common east line of said Lot 1 and said west right-of-way line of Desiree Lane, a distance of 183.45 feet to a set TxDOT Type II Brass Disk in concrete located 295.76 feet right of S.H. 121 Baseline Station 27+27.45 for the southeast corner of a corner clip for the intersection of said west right-of-way line of Desiree Lane with the proposed southerly right-of-way line of State Highway 121 (a proposed variable width right-of-way), said point being the beginning of an Access Denial Line;

County: Tarrant  
Parcel No.: 503  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

Page 3 of 6  
4/16/2010



DESCRIPTION FOR PARCEL 503

- 7) THENCE North 45 degrees 27 minutes 48 seconds West, departing said common line, over and across said Lot 1, with said corner clip and said Access Denial Line, a distance of 61.94 feet to a set TxDOT Type II Brass Disk in concrete for the northwest corner of said corner clip in said proposed southerly right-of-way line of State Highway 121;
- 8) THENCE South 52 degrees 11 minutes 24 seconds West, continuing over and across said Lot 1, with said proposed southerly right-of-way line of State Highway 121 and said Access Denial Line, at a distance of 18.92 feet passing a set TxDOT Type II Brass Disk in concrete being located 230.20 feet right of S.H. 121 Baseline Station 27+13.05, continuing over and across said Lot 1 and with said proposed southerly right-of-way line and said Access Denial Line, at a cumulative distance of 104.30 feet passing a set 3-inch aluminum cap in concrete stamped "TXDOT ADL" located 214.60 feet to the right of S.H. 121 Baseline Station 26+36.53 for the end of this Access Denial Line, continuing over and across said Lot 1 and with said proposed southerly right-of-way line, at a cumulative distance of 129.30 feet passing a set 3-inch aluminum cap in concrete stamped "TXDOT ADL" at the beginning of an Access Denial Line located 210.56 feet right of S.H. 121 Baseline Station 26+13.95, continuing over and across said Lot 1 and with said proposed southerly right-of-way line of State Highway 121, with said Access Denial Line, in all a total cumulative distance of 224.92 feet to the end of this Access Denial Line and the POINT OF BEGINNING and containing 15,682 square feet or 0.3600 of an acre of land, more or less.

NOTES:

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

All bearings shown hereon are based upon the Texas Coordinate System of 1983, North Central Zone as observed by GPS on Julian day 320 of 2009 from CORS stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS. All distances shown hereon are surface distances. All coordinates shown hereon are Segment 2W project values. The State Plane Grid to Segment 2W project coordinate combined scale factor is 1.00012.

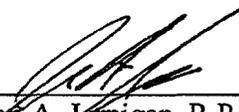
County: Tarrant  
Parcel No.: 503  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

Page 4 of 6  
4/16/2010



DESCRIPTION FOR PARCEL 503

That I, Jason A. Jernigan, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.

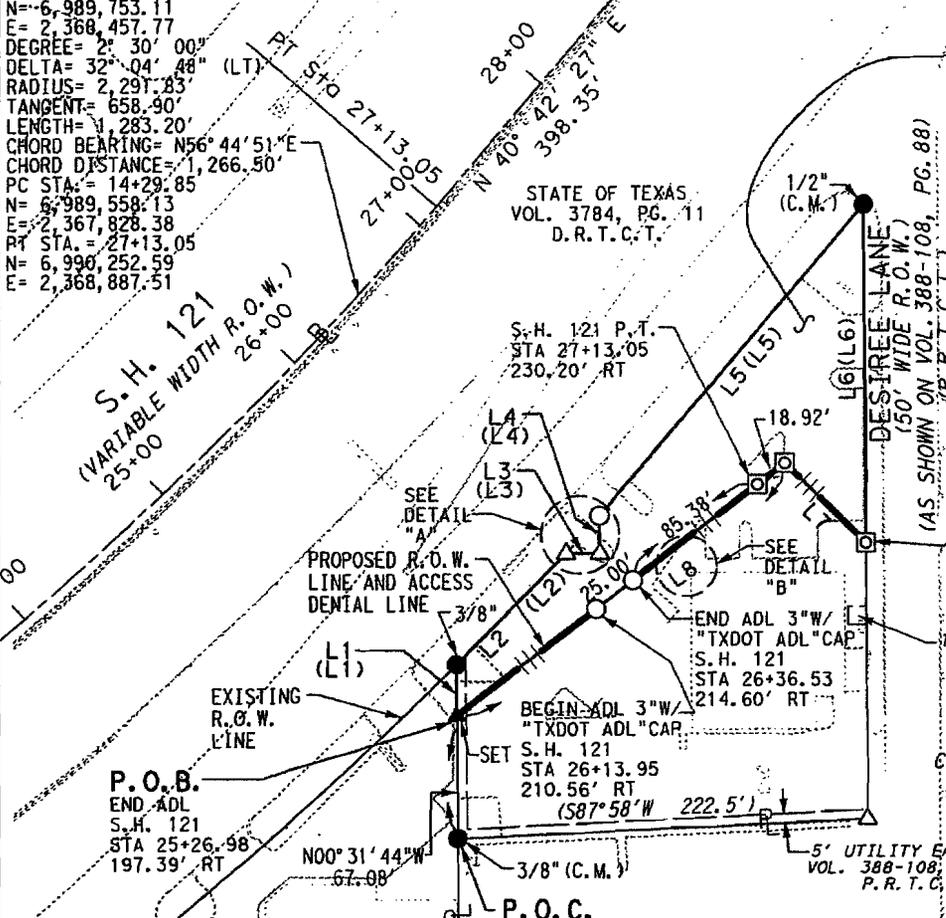
 16 APR 2010  
\_\_\_\_\_  
Jason A. Jernigan, R.P.L.S. Date  
Registered Professional Land Surveyor  
Texas Registration No. 6023  
Halff Associates, Inc.,  
1201 North Bowser Rd.  
Richardson, Texas 75081  
214-346-6212



PLAT TO ACCOMPANY  
PARCEL DESCRIPTION



PROPOSED CURVE DATA  
 PI STA. = 20+88.75  
 N = 6,989,753.11  
 E = 2,368,457.77  
 DEGREE = 2° 30' 00"  
 DELTA = 32° 04' 48" (LT)  
 RADIUS = 2,297.83'  
 TANGENT = 658.90'  
 LENGTH = 1,283.20'  
 CHORD BEARING = N56° 44' 51" E  
 CHORD DISTANCE = 1,266.50'  
 PC STA. = 14+29.85  
 N = 6,989,559.13  
 E = 2,367,828.38  
 PT STA. = 27+13.05  
 N = 6,990,252.59  
 E = 2,368,887.51



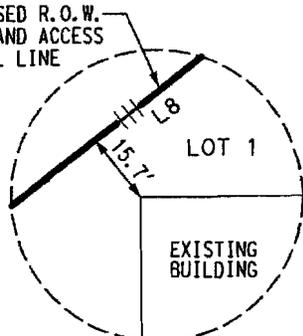
15,682 SQ. FT.  
 (OWNER)  
 ORIGINAL SITES LTD.  
 DOC. # D205010267  
 O. P. R. T. C. T.  
 LOT 1, BLOCK 1 OF  
 LOT 1, BLOCK 1  
 CORDER ADDITION  
 VOL. 388-108, PG. 88  
 P. R. T. C. T.  
 (47,916 SQ. FT.)

BEGIN ADL  
 S.H. 121  
 STA 27+27.45  
 295.76' RT  
 TEXAS ELECTRIC SERVICE  
 COMPANY EASEMENT  
 VOL. 6145, PG. 143  
 D. R. T. C. T.

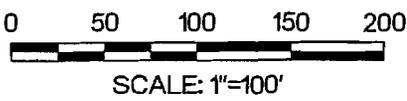
CITY OF NORTH RICHLAND HILLS  
 TARRANT COUNTY

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N00°31'44"W	27.92'
(L1)	(N0°01'E)	(95.0')
L2	N44°19'16"E	85.00'
(L2)	(N44°52'E)	(85.00')
L3	N89°52'16"E	18.30'
(L3)	(S89°35'E)	(18.3')
L4	N00°37'44"W	20.63'
(L4)	(N0°05'W)	(20.63')
L5	N40°24'16"E	221.26'
(L5)	(N40°57'E)	(220.9')
L6	S00°22'59"E	183.45'
(L6)	(S0°06'W)	(335.0')
L7	N45°27'48"W	61.94'
L8	S62°11'24"W	224.92'



DETAIL "B"  
 N. T. S.



SCALE: 1"=100'



A PLAT OF A SURVEY OF PARCEL 503			PARCEL NUMBER 503	
FILE	TURNPIKE PROJECT	DIVISION	ACRES	SQUARE FEET
	S. H. 121	TTA	0.3600	15,682
SCALE	FEDERAL AID PROJECT NO.	COUNTY	DEED AREA	47,916
1" = 100'	0364-01-119	TARRANT	REMAINDER AREA	0.7400 32,234

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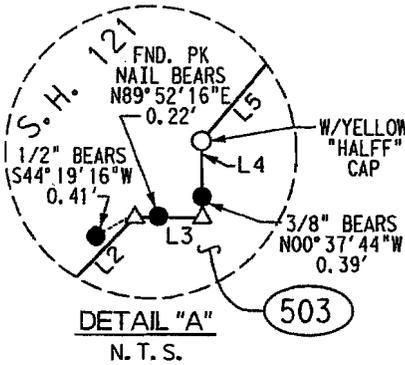
PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ◼ TXDOT TYPE II CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE III CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED)
- IRON ROD FOUND (SIZE NOTED)
- SQUARE-HEAD BOLT FOUND
- IRON PIPE FOUND (SIZE NOTED)
- ▲ FOUND "X" CUT (UNLESS NOTED)
- △ CALCULATED POINT
- FENCE POST
- N. T. S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- R. O. W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P. U. E. PUBLIC UTILITY EASEMENT
- D. R. T. C. T. DEED RECORDS OF TARRANT COUNTY TEXAS
- P. R. T. C. T. PLAT RECORDS OF TARRANT COUNTY TEXAS
- O. P. R. T. C. T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS
- DOC. # DOCUMENT NUMBER
- D. E. DRAINAGE EASEMENT
- B. L. BUILDING SETBACK LINE
- — — DISTANCE NOT SHOWN TO SCALE
- — — PROPERTY LINE
- — — S.H. 121 BASE LINE
- — — S.H. 121 PROPOSED RIGHT-OF-WAY LINE
- X — X FENCE
- — — DENIAL OF ACCESS LINE
- — — ACCESS IS DENIED ACROSS THE DENIAL OF ACCESS LINE
- — — APPROXIMATE SURVEY LINE
- — — EXISTING TXDOT RIGHT-OF-WAY
- — — EXISTING TXDOT RIGHT-OF-WAY BASELINE
- — — PROPOSED E OR R
- — — PROPOSED EASEMENT LINE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- U.T.S. UNABLE TO SET
- (C.M.) CONTROL MONUMENT
- ADL ACCESS DENIAL LINE

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AS OBSERVED BY GPS ON JULIAN DAY 320 OF 2009 FROM CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES SHOWN HEREON ARE SEGMENT 2W PROJECT VALUES. THE STATE PLANE GRID TO SEGMENT 2W PROJECT COORDINATE COMBINED SCALE FACTOR IS 1.00012.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 4) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 121 BASELINE) UNLESS OTHERWISE NOTED.
- 5) ACCESS TO AND FROM THE S.H. 121 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 7) THE EASEMENTS SHOWN OR NOTED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, G.F. NO. 704-5503, EFFECTIVE DATE DECEMBER 1, 2009.

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



Jason A. Jernigan  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6023  
DATE 16 APR 2010

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A PLAT OF A SURVEY OF PARCEL 503			PARCEL NUMBER	503	
FILE	TURNPIKE PROJECT S. H. 121	DIVISION TTA	ACQUISITION	0.3600	15,682
SCALE 1" = 100'	FEDERAL AID PROJECT NO. 0364-01-119	R.O.W.-C. S. J. NO. 0364-01-119	DEED AREA	1.1000	47,916
			COUNTY TARRANT	REMAINDER AREA	0.7400 32,234

County: Tarrant  
Parcel No.: 558  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

Page 1 of 5  
3/30/2010



DESCRIPTION FOR PARCEL 558

BEING a 6,857 square foot tract of land situated in the Greenfield Beeler Survey, Abstract Number 166, City of Bedford, Tarrant County, Texas, and being part of Lot 10-R, Block 22, Stonegate, an addition to the City of Bedford, as recorded in Volume 388-39, Page 3 of the Plat Records, Tarrant County, Texas, (P.R.T.C.T.), said tract also being part of that tract of land described as Tract 2 in General Warranty Deed with Vendor's Lien to Robert D. Blanton, a single person, as recorded in Volume 16257, Page 148 of the Deed Records, Tarrant County, Texas, said 6,857 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a calculated point, from which a found 5/8-inch iron rod for witness bears North 50 degrees 57 minutes 21 seconds West, a distance of 0.68 feet, for the common northeast corner of said Lot 10-R, Block 22, and the southeast corner of Lot 9, Block 22, Stonegate, an addition to the City of Bedford, as recorded in Volume 388-34, Page 31, P.R.T.C.T., said point also being on the existing west right-of-way line of Kentwood Circle (formally known as Somerset Terrace, a 50-foot wide right-of-way dedicated by plat of Stonegate, as recorded in Volume 388-34, Page 31, P.R.T.C.T.);

THENCE South 39 degrees 48 minutes 10 seconds East, with said existing west right-of-way line, a distance of 49.20 feet to a set 1/2-inch iron rod with yellow cap stamped "HALFF" for the point of curvature of a tangent circular curve to the right having a radius of 230.30 feet and whose chord bears South 36 degrees 15 minutes 48 seconds East, a distance of 28.43 feet;

THENCE Southerly, continuing with said existing west right-of-way line and said curve, through a central angle of 07 degrees 04 minutes 43 seconds, an arc distance of 28.45 feet to a set TxDOT Type II Brass Disk in concrete for the POINT OF BEGINNING, being located 231.85 feet left of S.H. 121 Baseline Station 156+03.05, said point being the intersection of said existing west right-of-way line with the proposed north right-of-way line of S.H. 121 (a variable width right-of-way), said point also being the point of curvature of a tangent circular curve to the right having a radius of 230.30 feet and whose chord bears South 25 degrees 03 minutes 02 seconds East, a distance of 61.50 feet;

County: Tarrant  
Parcel No.: 558  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

Page 2 of 5  
3/30/2010



DESCRIPTION FOR PARCEL 558

- 1) THENCE Southerly, departing said proposed north right-of-way line and continuing with said existing west right-of-way line and said curve, through a central angle of 15 degrees 20 minutes 48 seconds, an arc distance of 61.69 feet to a set 1/2-inch iron rod with yellow cap stamped "HALFF" for the southeast corner of said Lot 10-R, Block 22, said point being at the intersection of said existing west right-of-way line with the existing north right-of-way line of S.H. 121 (a variable width right-of-way);
- 2) THENCE South 89 degrees 03 minutes 45 seconds West, departing said existing west right-of-way line and with said existing north right-of-way line, a distance of 171.01 feet to a set 1/2-inch iron rod with yellow cap stamped "HALFF" for the common southwest corner of said Lot 10-R, Block 22 and the southeast corner of Lot 8-R, Block 22 of said Stonegate addition, said point being at the intersection of said existing north right-of-way line with the common line of said Lot 8-R and Lot 10-R, Block 22;
- 3) THENCE North 00 degrees 58 minutes 10 seconds West, departing said existing north right-of-way line and with said common line, a distance of 39.29 feet to a set 1/2-inch iron rod with TxDOT aluminum cap, being located 214.93 feet left of S.H. 121 Baseline Station 154+57.15, for the intersection of said common line with said proposed north right-of-way line of S.H. 121 and the beginning of this Access Denial Line;
- 4) THENCE North 87 degrees 53 minutes 02 seconds East, departing said common line, over and across said Lot 10-R, Block 22 and with said proposed north right-of-way line and said Access Denial Line, a distance of 129.18 feet to a TxDOT Type II Brass Disk in concrete for corner;
- 5) THENCE North 48 degrees 47 minutes 45 seconds East, continuing over and across said Lot 10-R, Block 22 and with said proposed north right-of-way line and said Access Denial Line, a distance of 21.95 feet to the end of this Access Denial Line for the POINT OF BEGINNING of the herein described tract and containing 6,857 square feet or 0.1574 acre of land, more or less.

County: Tarrant  
Parcel No.: 558  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

Page 3 of 5  
3/30/2010



DESCRIPTION FOR PARCEL 558

NOTES:

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

All bearings shown hereon are based upon the Texas Coordinate System of 1983, North Central Zone as observed by GPS on Julian day 320 of 2009 from CORS stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS. All distances shown hereon are surface distances. All coordinates shown hereon are Segment 2W project values. The State Plane Grid to Segment 2W project coordinate combined scale factor is 1.00012.

That I, Colin J. Henry, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.

 3/30/10

Colin J. Henry, R.P.L.S. Date  
Registered Professional Land Surveyor  
Texas Registration No. 5230  
Halff Associates, Inc.,  
1201 North Bowser Rd.  
Richardson, Texas 75081  
214-346-6212





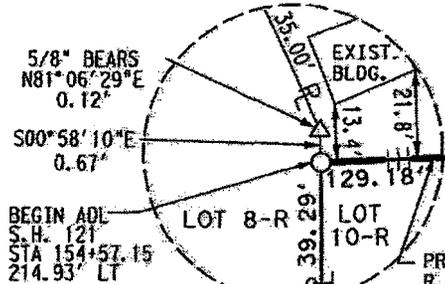


PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

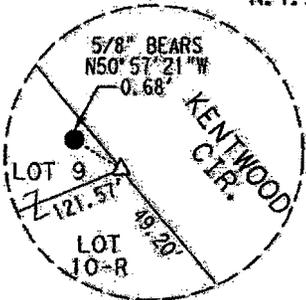
LEGEND

- 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 (UNLESS NOTED)
- IRON ROD FOUND (SIZE NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ FOUND "X" CUT (UNLESS NOTED)
- △ CALCULATED POINT
- FENCE POST
- N.T.S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY TEXAS
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS
- DOC.# DOCUMENT NUMBER
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING SETBACK LINE
- +— DISTANCE NOT SHOWN TO SCALE
- |— PROPERTY LINE
- |— S.H. 121 BASE LINE
- |— S.H. 121 PROPOSED RIGHT-OF-WAY LINE
- X—X FENCE
- |— DENIAL OF ACCESS LINE
- |— ACCESS IS DENIED ACROSS THE DENIAL OF ACCESS LINE
- APPROXIMATE SURVEY LINE
- EXISTING TXDOT RIGHT-OF-WAY
- EXISTING TXDOT RIGHT-OF-WAY BASELINE
- PROPOSED Q OR Q
- PROPOSED EASEMENT LINE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- U.T.S. UNABLE TO SET
- (C.M.) CONTROL MONUMENT
- ADL ACCESS DENIAL LINE

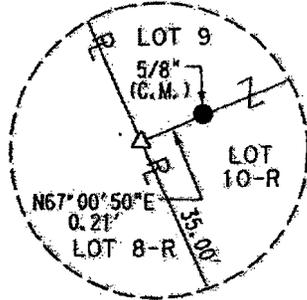
- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AS OBSERVED BY GPS ON JULIAN DAY 320 OF 2009 FROM CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES SHOWN HEREON ARE SEGMENT 2W PROJECT VALUES. THE STATE PLANE GRID TO SEGMENT 2W PROJECT COORDINATE COMBINED SCALE FACTOR IS 1.00012.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 4) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 121 BASELINE) UNLESS OTHERWISE NOTED.
- 5) ACCESS TO AND FROM THE S.H. 121 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 7) THE EASEMENTS SHOWN OR NOTED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, G.F. NO. 704-5573, EFFECTIVE DATE DECEMBER 18, 2009.
- 8) RESTRICTION AGREEMENT AS RECORDED IN VOLUME 388-20, PAGE 48 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND IN AMENDED RESTRICTION AGREEMENT AS RECORDED IN VOLUME 3898, PAGE 375 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), AND IN AMENDED RESTRICTION AGREEMENT AS RECORDED IN VOLUME 3976, PAGE 249, D.R.T.C.T., AND IN AMENDED RESTRICTION AGREEMENT AS RECORDED IN VOLUME 4141, PAGE 276, D.R.T.C.T., AFFECTS THE SUBJECT TRACT.



DETAIL "A"  
N.T.S.



DETAIL "C"  
N.T.S.

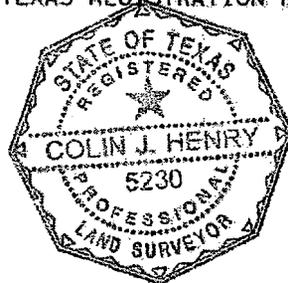


DETAIL "B"  
N.T.S.

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

*Colin J. Henry* 3/30/10

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



A PLAT OF A SURVEY OF PARCEL  
558

PARCEL NUMBER 558



FILE		DIVISION		ACRES	SQUARE FEET
TURNPIKE PROJECT		TTA		0.1574	6,857
S.H. 121		COUNTY		0.5560	24,221
FEDERAL AID PROJECT NO.		TARRANT		0.3986	17,364
SCALE 1" = 100'		R.O.W.-C, S, J, NO.			
		0364-01-119			

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County: Tarrant  
Parcel No.: 559  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

Page 1 of 6  
3/30/2010



DESCRIPTION FOR PARCEL 559

BEING a 7,143 square foot tract of land situated in the Greenfield Beeler Survey, Abstract Number 166, City of Bedford, Tarrant County, Texas, and being part of Lot 1-R, Block 21, Stonegate, an addition to the City of Bedford, as recorded in Volume 388-39, Page 3 of the Plat Records, Tarrant County, Texas, (P.R.T.C.T.), said tract also being part of that tract of land described in Warranty Deed with Vendor's Lien to Gary L. Miller and wife, Sherry Sandidge Miller, as recorded in Volume 8130, Page 753 of the Deed Records, Tarrant County, Texas, said 7,143 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a calculated point, from which the center of a 3-inch galvanized fence post for witness bears North 06 degrees 24 minutes 48 seconds West, a distance of 0.27 feet for the common northeast corner of said Lot 1-R, Block 21, and the southeast corner of Lot 2, Block 21, Stonegate, an addition to the City of Bedford, as recorded in Volume 388-34, Page 31, P.R.T.C.T., said point being on the west line of Lot 5, Block 21, Stonegate, an addition to the City of Bedford, as recorded in Volume 388-34, Page 31, P.R.T.C.T.;

THENCE South 40 degrees 57 minutes 15 seconds East, with the common line of said Lot 1-R and Lot 5, Block 21, passing at a distance of 19.80 feet the common south corner of said Lot 5, Block 21 and the west corner of Lot 6-R, Block 21, Stonegate, an addition to the City of Bedford, as recorded in Volume 388-39, Page 3, P.R.T.C.T., and with the common line of said Lot 1-R and Lot 6-R, Block 21, passing at a distance of 20.60 feet a found 1/2-inch iron rod, and continuing with said common line, in all, a total distance of 102.86 feet to a set 1/2-inch iron rod with TxDOT aluminum cap for the POINT OF BEGINNING, being located 222.54 feet left of S.H. 121 Baseline Station 158+17.50, said point being the intersection of said common line with the proposed north right-of-way line of S.H. 121 (a variable width right-of-way);

- 1) THENCE South 40 degrees 57 minutes 15 seconds East, departing said proposed north right-of-way line and continuing with said common line, a distance of 23.43 feet to a set 1/2-inch iron rod with yellow cap stamped "HALFF" for the common southerly northeast corner of said Lot 1-R, Block 21, the south corner of said Lot 6-R, Block 21, and the southerly northwest corner of Lot 7-R, Block 21 of said Stonegate addition;

County: Tarrant  
Parcel No.: 559  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

Page 2 of 6  
3/30/2010



DESCRIPTION FOR PARCEL 559

- 2) THENCE South 00 degrees 58 minutes 10 seconds East, with the common line of said Lot 1-R and Lot 7-R, Block 21, a distance of 28.76 feet to a set 1/2-inch iron rod with yellow cap stamped "HALFF" for the common southeast corner of said Lot 1-R, Block 21 and the southwest corner of said Lot 7-R, Block 21, said point being at the intersection of said common line with the existing north right-of-way line of S.H. 121 (a variable width right-of-way);
- 3) THENCE South 89 degrees 03 minutes 45 seconds West, departing said common line and with said existing north right-of-way line, a distance of 152.67 feet to a set 1/2-inch iron rod with yellow cap stamped "HALFF" for the southwest corner of said Lot 1-R, Block 21, said point being at the intersection of said existing north right-of-way line with the existing east right-of-way line of Kentwood Circle (formally known as Somerset Terrace, a 50-foot wide right-of-way dedicated by plat of Stonegate, as recorded in Volume 388-34, Page 31, P.R.T.C.T.), said point also being the point of curvature of a non-tangent circular curve to the left having a radius of 280.30 feet and whose chord bears North 19 degrees 53 minutes 22 seconds West, a distance of 53.79 feet;
- 4) THENCE Northerly, departing said existing north right-of-way line and with said existing east right-of-way line and said curve, through a central angle of 11 degrees 00 minutes 43 seconds, an arc distance of 53.87 feet to a set TxDOT Type II Brass Disk in concrete, being located 226.62 feet left of S.H. 121 Baseline Station 156+62.45, for beginning of this Access Denial Line, said point being at the intersection of said existing east right-of-way line with said proposed north right-of-way line of S.H. 121;
- 5) THENCE South 71 degrees 12 minutes 59 seconds East, departing said existing east right-of-way line, over and across said Lot 1-R, Block 21 and with said proposed north right-of-way line and said Access Denial Line, a distance of 20.63 feet to a set TxDOT Type II Brass Disk in concrete for corner;

County: Tarrant  
Parcel No.: 559  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

Page 3 of 6  
3/30/2010



DESCRIPTION FOR PARCEL 559

- 6) THENCE North 87 degrees 53 minutes 02 seconds East, continuing over and across said Lot 1-R, Block 21 and with said proposed north right-of-way line and said Access Denial Line, passing at a distance of 90.04 feet a set TxDOT Type II Brass Disk in concrete, and continuing over and across said Lot 1-R, Block 21 and with said proposed north right-of-way line and said Access Denial Line, in all, a total distance of 135.66 feet to the end of this Access Denial Line for the POINT OF BEGINNING and containing 7,143 square feet or 0.1640 of an acre of land, more or less.

NOTES:

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

All bearings shown hereon are based upon the Texas Coordinate System of 1983, North Central Zone as observed by GPS on Julian day 320 of 2009 from CORS stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS. All distances shown hereon are surface distances. All coordinates shown hereon are Segment 2W project values. The State Plane Grid to Segment 2W project coordinate combined scale factor is 1.00012.

County: Tarrant  
Parcel No.: 559  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

Page 4 of 6  
3/30/2010



DESCRIPTION FOR PARCEL 559

That I, Colin J. Henry, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.

A handwritten signature in black ink, appearing to read "Colin J. Henry".

3/30/10

Colin J. Henry, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 5230  
Halff Associates, Inc.,  
1201 North Bowser Rd.  
Richardson, Texas 75081  
214-346-6212

Date

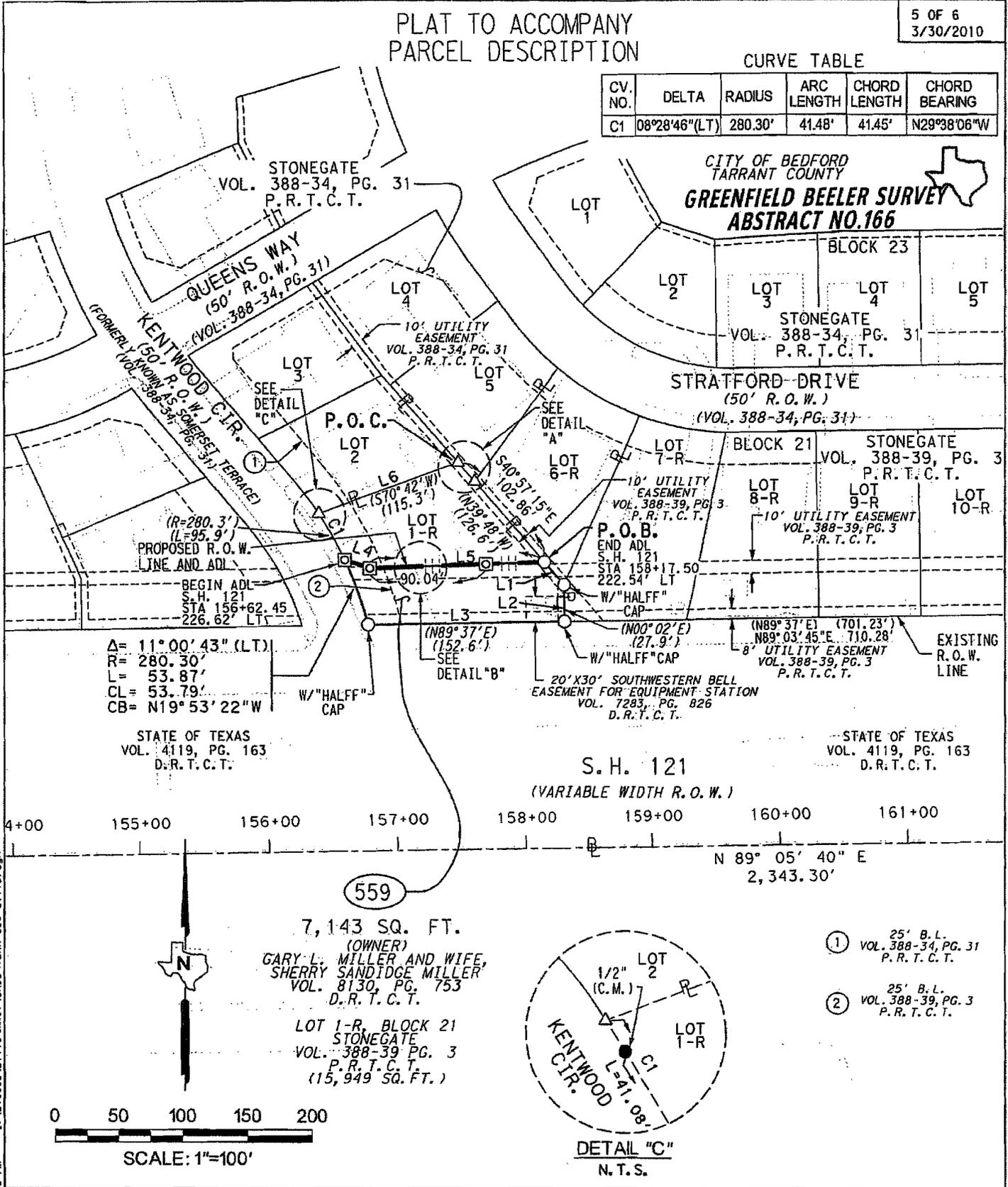


5 OF 6  
3/30/2010

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

CURVE TABLE

CV. NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	08°28'46"(LT)	280.30'	41.48'	41.45'	N29°38'06"W



$\Delta = 11^{\circ}00'43"$  (LT.)  
 $R = 280.30'$   
 $L = 53.87'$   
 $CL = 53.79'$   
 $CB = N19^{\circ}53'22"W$

STATE OF TEXAS  
VOL. 4119, PG. 163  
D.R.T.C.T.

S.H. 121

(VARIABLE WIDTH R.O.W.)

STATE OF TEXAS  
VOL. 4119, PG. 163  
D.R.T.C.T.

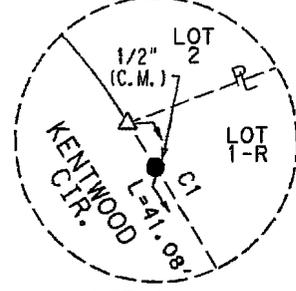
4+00    155+00    156+00    157+00    158+00    159+00    160+00    161+00

N 89° 05' 40" E  
2,343.30'

559

7,143 SQ. FT.  
(OWNER)  
GARY L. MILLER AND WIFE,  
SHERRY SANDIDGE MILLER  
VOL. 8130, PG. 753  
D.R.T.C.T.  
  
LOT 1-R, BLOCK 21  
STONEGATE  
VOL. 388-39 PG. 3  
P.R.T.C.T.  
(15,949 SQ. FT.)

- ① 25' B.L.  
VOL. 388-34, PG. 31  
P.R.T.C.T.
- ② 25' B.L.  
VOL. 388-39, PG. 3  
P.R.T.C.T.



DETAIL "C"  
N.T.S.



A PLAT OF A SURVEY OF PARCEL 559			PARCEL NUMBER	559	
FILE	TURNPIKE PROJECT S.H. 121	DIVISION TTA	ACQUISITION	0.1640	7,143
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J. NO. 0364-01-119	DEED AREA	0.3661	15,949
	COUNTY TARRANT		REMAINDER AREA	0.2022	8,806

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 3/30/2010

6 OF 6  
3/30/2010

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 (UNLESS NOTED)
- IRON ROD FOUND (SIZE NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ FOUND "X" CUT (UNLESS NOTED)
- △ CALCULATED POINT
- FENCE POST
- N.T.S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY TEXAS
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS
- DOC.# DOCUMENT NUMBER
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING SETBACK LINE
- Distance NOT SHOWN TO SCALE
- PROPERTY LINE
- S.H. 121 BASE LINE
- S.H. 121 PROPOSED RIGHT-OF-WAY LINE
- FENCE
- DENIAL OF ACCESS LINE
- ACCESS IS DENIED ACROSS THE DENIAL OF ACCESS LINE
- APPROXIMATE SURVEY LINE
- EXISTING TXDOT RIGHT-OF-WAY
- EXISTING TXDOT RIGHT-OF-WAY BASELINE
- PROPOSED E OR B
- PROPOSED EASEMENT LINE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- U.T.S. UNABLE TO SET
- (C.M.) CONTROL MONUMENT
- ADL ACCESS DENIAL LINE

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION



- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AS OBSERVED BY GPS ON JULIAN DAY 320 OF 2009 FROM CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES SHOWN HEREON ARE SEGMENT 2W PROJECT VALUES. THE STATE PLANE GRID TO SEGMENT 2W PROJECT COORDINATE COMBINED SCALE FACTOR IS 1.00012.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 4) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 121 BASELINE) UNLESS OTHERWISE NOTED.
- 5) ACCESS TO AND FROM THE S.H. 121 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 7) THE EASEMENTS SHOWN OR NOTED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, G.F. NO. 704-5574, EFFECTIVE DATE DECEMBER 18, 2009.
- 8) RESTRICTION AGREEMENT AS RECORDED IN VOLUME 388-20, PAGE 48 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND IN AMENDED RESTRICTION AGREEMENT AS RECORDED IN VOLUME 3898, PAGE 375 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), AND IN AMENDED RESTRICTION AGREEMENT AS RECORDED IN VOLUME 3976, PAGE 249, D.R.T.C.T., AND IN AMENDED RESTRICTION AGREEMENT AS RECORDED IN VOLUME 4141, PAGE 276, D.R.T.C.T., AFFECTS THE SUBJECT TRACT.

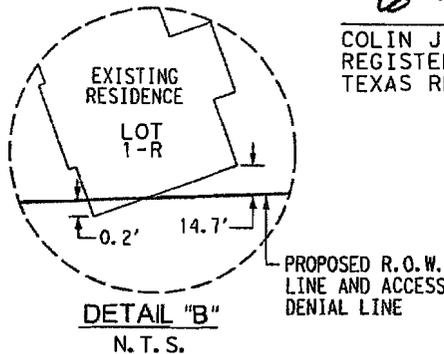
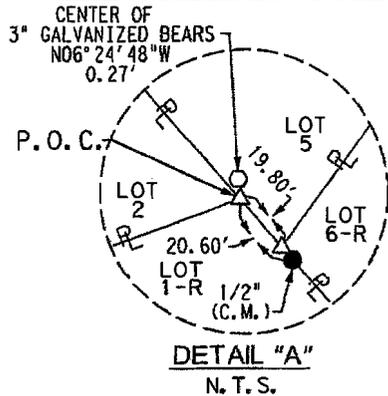
LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S40°57'15"E	23.43'
L2	S00°58'10"E	28.76'
L3	S89°03'45"W	152.67'
L4	S71°12'59"E	20.63'
L5	N87°53'02"E	135.66'
L6	N69°41'50"E	115.34'

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

*Colin J. Henry* 3/30/10

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



I:\270006\27119\MA01\CADD\VEH-559-27119.dgn 4:56:50 PM 3/30/2010



A PLAT OF A SURVEY OF PARCEL  
559

PARCEL NUMBER  
559

FILE	TURNPIKE PROJECT	DIVISION	ACQUISITION	ACRES	SQUARE FEET
SCALE	S.H. 121	TTA	DEED AREA	0.1640	7,143
1" = 100'	FEDERAL AID PROJECT NO.	COUNTY	REMAINDER AREA	0.3661	15,949
	0364-01-119	TARRANT		0.2022	8,806

**(Addendum 1 of 3)**

County: Tarrant  
Highway: SH 121  
CSJ: 0364-01-119  
Parcel: 559

***AND IN ADDITION THERETO:***

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

**(Addendum 2 of 3)**

County: Tarrant  
Highway: SH 121  
CSJ: 0364-01-119  
Parcel: 559

***AND IN ADDITION THERETO:***

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

**(Addendum 3 of 3)**

County: Tarrant  
Highway: SH 121  
CSJ: 0364-01-119  
Parcel: 559

***AND IN ADDITION THERETO:***

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

June, 2007  
Parcel 1  
Page 1 of 5

County: Montgomery  
Highway: Interstate Highway 45  
Project Limits: Loop 336 North to FM 830  
RCSJ: 0675-08-092

PROPERTY DESCRIPTION FOR PARCEL 1

Being a 0.0658 acre (2,868 square feet) parcel of land out of the James Edwards Survey, Abstract No. 190, Montgomery County, Texas, being a portion of a 11.3755 acre tract conveyed to Jetbird Properties, Inc. by deed dated March 26, 2008, as recorded under Clerk's File No. 2008-031383 of the Official Public Records of Real Property of Montgomery County (O.P.R.R.P.M.C.), said 0.0658 acre parcel being more particularly described as follows: (All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, North American Datum 1983 (1993 Adjustment), all distances and coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.999970).

COMMENCING at a 5/8-inch iron rod found at the northeast corner of said 11.3755 acre tract, the southeast corner of a 15.000 acre tract conveyed to Southwestern Loan & Finance Corporation by deed dated May 1, 2002, as recorded under Clerk's File No. 2002-046044 of the O.P.R.R.P.M.C.; thence as follows:

NORTH 77 degrees 41 minutes 00 seconds WEST, a distance of 1,221.78 feet along the south line of said 15.000 acre tract, the north line of said 11.3755 acre tract to a 5/8-inch iron rod found at the northwest corner of said 11.3755 acre tract, the southwest corner of said 15.000 acre tract, and lying in the existing east right-of-way line of Interstate Highway 45 (IH 45) (width varies);

SOUTH 06 degrees 12 minutes 24 seconds EAST, a distance of 33.70 feet along said existing east right-of-way line of IH 45 to a 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum disk set at the most northerly corner and POINT OF BEGINNING of the herein described parcel, having a Texas State Plane Coordinate Value of X = 3,825,674.24, Y = 10,127,654.47;\*\*

- 1.) THENCE, SOUTH 09 degrees 53 minutes 42 seconds EAST, passing at a distance of 8.01 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "ADL" for the beginning of an "Access Denial Line", and continuing for a total distance of 50.09 feet to a 5/8-inch iron rod with TxDOT aluminum disk set at an easterly corner of the herein described parcel, and being the beginning of a curve to the left;\*\*

June, 2007  
Parcel 1  
Page 2 of 5

- 2.) THENCE, SOUTHERLY along said curve to the left, the "Access Denial Line", and said proposed east right-of-way line of IH 45, through a central angle of 01 degrees 50 minutes 21 seconds to a 5/8-inch iron rod with TxDOT aluminum disk set at an easterly corner of the herein described parcel, said curve having a radius of 2,822.01 feet, an arc length of 90.58 feet, and a long chord length of 90.58 feet, bearing SOUTH 07 degrees 07 minutes 04 seconds EAST;\*\*
- 3.) THENCE, SOUTH 08 degrees 02 minutes 14 seconds EAST, along the "Access Denial Line" passing at a distance of 118.71 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "ADL" for the end of an "Access Denial Line", continuing for a total distance of 162.92 feet along said proposed east right-of-way line of IH 45 to a 5/8-inch iron rod with TxDOT aluminum disk set at an easterly corner of the herein described parcel, and the beginning of a curve to the right;\*\*
- 4.) THENCE, SOUTHERLY along said curve to the right, and said proposed east right-of-way line of IH 45 through a central angle of 01 degrees 43 minutes 14 seconds to a 5/8-inch iron rod with TxDOT aluminum disk set at an easterly corner of the herein described parcel, said curve having a radius of 2,906.01 feet, an arc length of 87.26 feet, and a long chord length of 87.26 feet, bearing SOUTH 07 degrees 10 minutes 34 seconds EAST;\*\*
- 5.) THENCE, SOUTH 06 degrees 18 minutes 59 seconds EAST, a distance of 30.53 feet along said proposed east right-of-way line of IH 45 to a 5/8-inch iron rod with TxDOT aluminum disk set at the southeast corner of the herein described parcel, lying in the north line of the 26.39 acre tract conveyed to Ludelle Addison Adams by deed dated February 5, 1973, as recorded in Volume 804, Page 165 of the Montgomery County Deed Records (M.C.D.R.);\*\*
- 6.) THENCE, NORTH 77 degrees 29 minutes 52 seconds WEST, a distance of 12.04 feet along the north line of said 26.39 acre tract to a 5/8-inch iron rod found at the northwest corner of said 26.39 acre tract, the southwest corner of said 11.3755 acre tract, and the southwest corner of the herein described parcel, and lying in said existing east right-of-way line of IH 45;

June, 2007  
Parcel 1  
Page 3 of 5

- 7.) THENCE, NORTH 06 degrees 12 minutes 24 seconds WEST, a distance of 417.30 feet along said existing east right-of-way line of IH 45 to the POINT OF BEGINNING of the herein described parcel, containing 0.0658 acre (2,868 square feet) of land.

Notes:

A parcel plat of even date was prepared to accompany this property description.

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

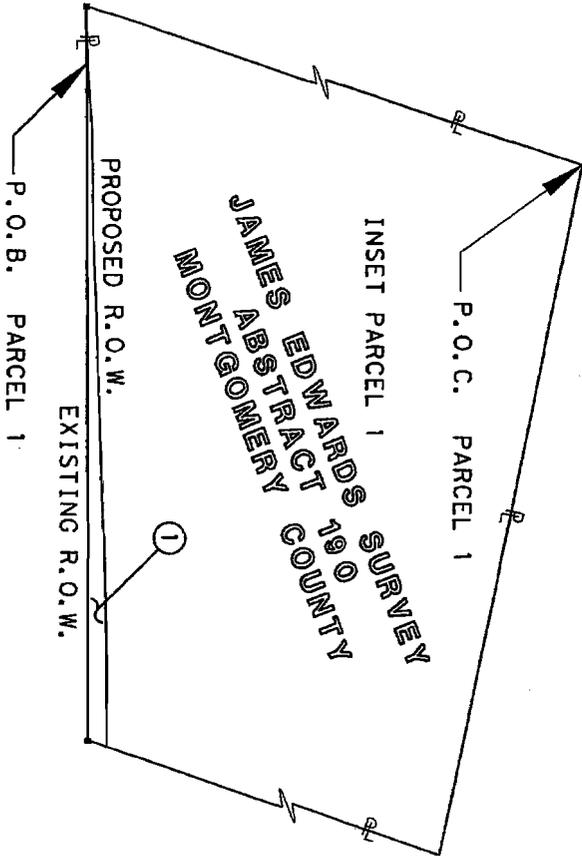
\*\*The monument description described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Revised 06/09/10: CLR, Inc. updated Parcel 1 to show current ownership and to revise "Access Denial Lines". (CSJ:0675-08-052, Fnc. 130)



06/09/2010  
Paul Ray Smith

JAMES EDWARDS SURVEY 190						
PARCEL NO.	EXIST. ACRES	LOT	BLOCK	OWNER	TYPE OF CONV.	FILM CODE
1	11.3755			JETBIRD PROPERTIES, INC.		
2	26.39			LUDELLE ADDISON ADAMS		
					TAKING	REMAINING
					ACRES	ACRES
					SQ. FT	LEFT RIGHT
					0.0658	2,868
					0.1458	6,350
						26.244

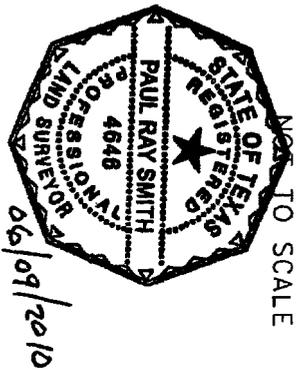


NOTE: ACCESS WILL BE DENIED TO THE EASTERLY REMAINDER ALONG CALLS 1-5 OF THE FOREGOING PROPERTY DESCRIPTION ABUTTING THE HIGHWAY FACILITY. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

-11- ACCESS DENIAL LINE  
 o INDICATES FOUND MONUMENT AS NOTED.  
 ■ INDICATES SET 3/8" I.R. WITH TXDOT ALUMINUM CAP.

ALL COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD 83 (1993 ADJ.). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999970.

\*\* THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.



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

*Paul Ray Smith*  
 PAUL RAY SMITH No. 4646

3/2010: REVISED \*ACCESS DENIAL LINE\* TO PARCELS 1 AND 2 AS PER DEEDS, AND UPDATE OWNERSHIP.

SHEET No. 4 OF 5  
 PLAT OF  
 INSET PARCEL 1

RCSJ: 0675-08-092  
 INTERSTATE HIGHWAY 45  
 MONTGOMERY COUNTY, TEXAS

**S & V SURVEYING, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 20111 KRAHN SPRING, TEXAS 77388  
 OFFICE - (281) 353-2570 FAX - (281) 353-2407  
 E-MAIL - cadd@svsurveying.com

Date: JUNE 2007 Scale: NTS  
 Job No.: 50429-006-1-DEV Drawing No. A-191

15,000 ACRES  
SOUTHWESTERN LOAN &  
FINANCE CORPORATION  
C. C. F. NO. 2002-046044  
O. P. R. R. P. M. C.  
MAY 1, 2002

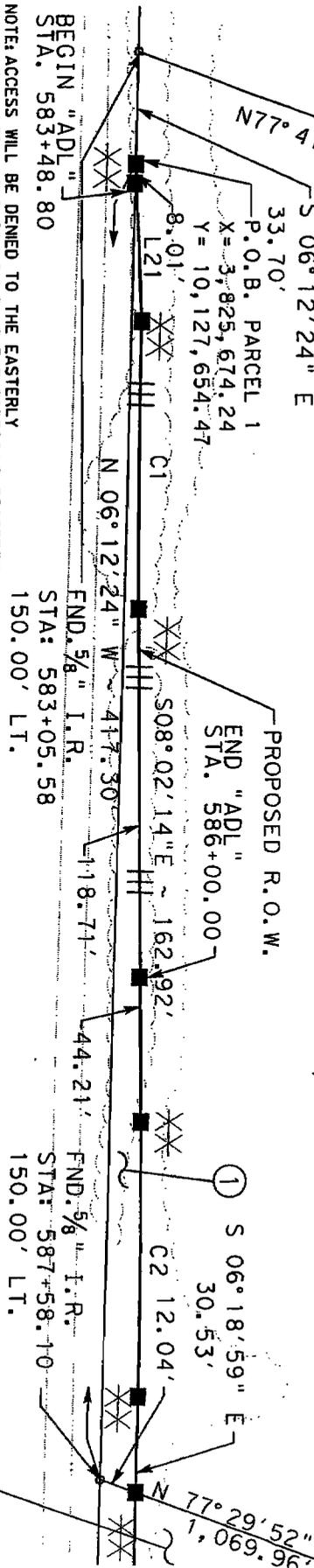
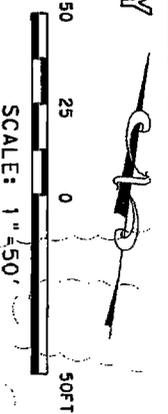
511°51'08"W  
431.15'  
P.O.C. PARCEL 1 & 2  
FND 5/8" I.R.

**JAMES EDWARDS SURVEY  
ABSTRACT 190  
MONTGOMERY COUNTY**

NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	2822.01	01°50'21"	90.58	S 07°07'04" E	90.58
C2	2906.01	01°43'14"	87.26	S 07°10'34" E	87.26

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L21	S09°53'42"E	50.09'

11.3755 ACRES  
JETBIRD PROPERTIES, INC.  
C. C. F. NO. 2008-031383  
O. P. R. R. P. M. C.  
MARCH 26, 2008



PROPOSED R.O.W.  
END "ADL"  
STA. 586+00.00  
S 06°12'24" E  
33.70'  
P.O.B. PARCEL 1  
X = -3,825, 674.24  
Y = 10,127, 654.47

① S 06°18'59" E  
30.53'  
C2 12.04'  
FND. 5/8" I.R.  
STA: 587+58.10  
150.00' LT.

26.39 ACRES  
LUDELLE ADDISON ADAMS  
VOL. 804, PG. 165  
M.C.D.R.  
FEBRUARY 5, 1973

NOTE: ACCESS WILL BE DENIED TO THE EASTERLY REMAINDER ALONG CALLS 1-5 OF THE FOREGOING PROPERTY DESCRIPTION ABUTTING THE HIGHWAY FACILITY. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.  
-11- ACCESS DENIAL LINE  
● INDICATES FOUND MONUMENT AS NOTED.  
● INDICATES SET 5/8" I.R. WITH TXDOT ALUMINUM CAP.  
ALL COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD 83 (993 ADJ), ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999970.  
\*\* THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE 11 RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

S 06°09'40"E ~ 3,317.83'  
PROPOSED BASELINE  
585+00

SHEET No. 5 OF 5  
PLAT OF  
PARCEL 1

**S & V SURVEYING, INC.**  
PROFESSIONAL LAND SURVEYORS  
20111 KRAHN SPRING, TEXAS 77388  
OFFICE - (281) 353-2570 FAX - (281) 353-2407  
E-MAIL - codd@svsurveying.com

RCSJ: 0675-08-092  
INTERSTATE HIGHWAY 45  
MONTGOMERY COUNTY, TEXAS

Date: JUNE 2007  
Job No.: 50429-006-1-DEV

Scale: 1" = 50'  
Drawing No. A-191

Page 1 of 9  
September, 2009  
Revised November, 2009  
Revised: August, 2010

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

Property Description  
Parcel 38

Being 5.944 acres of land situated in the H. SCHULTZE SURVEY, Abstract No. 844, McLennan County, Texas. Being part of that certain residue of a called 86.008 acre tract of land designated as Tract Three conveyed to Katherine Risher Pitt (50% interest) by deed and recorded under Volume 1716, Page 382 of the Deed Records of McLennan County, Texas (D.R.M.C.T.) same tract being also conveyed to Jean McFarland Cartwright (50% interest) a called 68.92 acre tract designated as Tract Eight by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2007004701 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T); said 5.944 acres being more particularly described in two (2) parts by metes and bounds as follows:

**Part One – 5.459 Acres**

Commencing at a found 40D nail at the northeasterly corner of that certain North residue of a called 16.25 acre tract of land conveyed to Othel M. Neely by deed and recorded under Volume 951, Page 304 of said Deed Records, being in the southerly line of said residue of 86.008 acre tract and a called 68.92 acre tract;

Thence, South 59°31'57" West, 371.32 feet along the northerly line of said residue of 16.25 acre tract, being the southerly line of said residue of 86.008 acre tract and a called 68.92 acre tract to a point in the proposed easterly right of way line of Interstate Highway 35 (width varies), being the easterly corner of that certain called 0.892 acre tract of land conveyed to Bill R. Walker (50% interest) by deed and recorded under Volume 1524, Page 672 of said Deed Records and B.R. Walker and wife, Louise Walker (50% interest) by deed and recorded under Volume 1407, Page 226 of said Deed Records, same being the southerly corner of said residue of of 86.008 acre tract and a called 68.92 acre tract ;

Thence, North 31°22'08" West, 31.60 feet along the proposed easterly right of way line of Interstate Highway 35, being the northeasterly line of said 0.892 acre tract, same being the southerly line of said residue of 86.008 acre tract and a called 68.92 acre tract, to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap for the **POINT OF BEGINNING**;

- 1) **THENCE, North 31°22'08" West, 357.05 feet** continuing along the northeasterly line of said 0.892 acre tract, being the southerly line of said residue 86.008 acre tract and a called 68.92 acre tract to a point in the existing easterly right of way line of Interstate Highway 35 (width varies), being the northerly corner of said 0.892 acre tract, same being in the westerly line of said residue of 86.008 acre tract and a called 68.92 acre tract , from which a found 1/2-inch iron rod bears South 31°17' East, 0.66 feet, said existing right of way conveyed to the State of Texas by deed and recorded under Volume 610, Page 348, Volume 605, Page 199, and Volume 823, Page 258 all of said Deed Records;
- 2) **THENCE, North 03°56'21" West, 507.67 feet** along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said residue 86.008 acre tract and a called 68.92 acre tract , passing at 164.02 feet a found concrete monument which bears North 86°04 East, 0.62 feet and continuing to a set 5/8-inch iron rod with "GS" cap;

- 3) **THENCE, North 01°04'37" West, 100.12 feet** continuing along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said residue of 86.008 acre tract and a called 68.92 acre tract to a set 5/8-inch iron rod with "GS" cap;
- 4) **THENCE, North 03°56'21" West, 100.00 feet** continuing along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said residue of 86.008 acre tract and a called 68.92 acre tract to a set 5/8-inch iron rod with "GS" cap;
- 5) **THENCE, North 06°48'06" West, 100.12 feet** continuing along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said residue of 86.008 acre tract and a called 68.92 acre tract to a set 5/8-inch iron rod with "GS" cap;
- 6) **THENCE, North 03°56'21" West, 156.28 feet** continuing along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said residue of 86.008 acre tract and a called 68.92 acre tract to a found concrete monument;
- 7) **THENCE, North 01°46'17" East, 200.99 feet** continuing along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said residue of 86.008 acre tract and a called 68.92 acre tract to a found concrete monument;
- 8) **THENCE, North 03°56'21" West, 99.33 feet** continuing along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said residue of 86.008 acre tract and a called 68.92 acre tract to the southwesterly corner of that certain called 2.296 acre tract of land conveyed to Roberto Guerrero by deed and recorded under M.C.C.F. No. 2008017214 of said Official Public Records, being the westernmost northwesterly corner of said residue of 86.008 acre tract and a called 68.92 acre tract ;
- 9) **THENCE, North 85°52'39" East, 179.77 feet** along the southerly line of said 2.296 acre tract, being northerly line of said residue of 86.008 acre tract and a called 68.92 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed easterly right of way line of Interstate Highway 35 and for the point of curvature of a curve to the left;
- 10) **THENCE, in a southeasterly direction, along the proposed easterly right of way line of Interstate Highway 35 and along said curve to the left, having a radius of 5,935.00 feet, a central angle of 01°05'11", an arc length of 112.52 feet and a chord bearing and distance of South 02°15'21" East, 112.52 feet,** passing at an arc length of 54.65 feet a set 5/8-inch iron rod with TxDOT aluminum cap and continuing along the proposed easterly right of way line of Interstate Highway 35 to a set 5/8-inch iron with TxDOT aluminum cap for the end of said curve;
- 11) **THENCE, South 02°47'56" East, 45.84 feet** continuing along the proposed easterly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with TxDOT aluminum cap;
- 12) **THENCE, South 03°13'56" West, 250.96 feet** continuing along the proposed easterly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with TxDOT aluminum cap;
- 13) **THENCE, South 03°57'06" East, 1,173.45 feet** continuing along the proposed easterly right of way line of Interstate Highway 35 to the **POINT OF BEGINNING** and containing 5.459 acres of land, more or less.

**Part Two – 0.485 of an Acre**

Commencing at a point in the existing southerly right of way line of Farm-to-Market Road 3149 (F.M. 3149) (width varies) (no recording information found), being the northerly line of said residue of 86.008 acre tract and a called 68.92 acre tract , from which a found concrete monument (disturbed) bears South 80°15' West, 0.54 feet, said existing right of way conveyed to the State of Texas by deed and recorded under Volume 823, Page 258 of said Deed Records;

Thence, South 13°04'24" West, 387.38 feet along the existing southerly right of way line of F.M. 3149, being the northerly line of said residue of 86.008 acre tract and a called 68.92 acre tract , passing at 221.77 feet a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" and continuing to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap, from which a found concrete monument (leaning) bears South 76°22' West, 2.06 feet;

Thence, South 58°04'24" West, 325.22 feet continuing along the existing southerly right of way line of F.M. 3149, being the northerly line of said residue of of 86.008 acre tract and a called 68.92 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap stamped "Control of Access Point" in the proposed easterly right of way line of Interstate Highway 35 (width varies), for the Beginning of an Denial of Access Line and for the **POINT OF BEGINNING**;

- 1) **THENCE, South 16°08'39" West, 46.72 feet** along the proposed easterly right of way line of Interstate Highway 35 and the Denial of Access Line to a set 5/8-inch iron rod with TxDOT aluminum cap;
- 2) **THENCE, South 03°34'03" East, 198.10 feet** continuing along the proposed easterly right of way line of Interstate Highway 35 and the Denial of Access Line to a set 5/8-inch iron rod with TxDOT aluminum cap;
- 3) **THENCE, South 52°50'49" West, 75.66 feet** continuing along the proposed easterly right of way line of Interstate Highway 35 and the Denial of Access Line to a set 5/8-inch iron rod with TxDOT aluminum cap stamped "Control of Access Point" at the southeasterly corner of that certain called 0.855 acre tract of land conveyed to Bonnie L. Green by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 9619831 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.), being in the northwesterly line of said residue of of 86.008 acre tract and a called 68.92 acre tract , and for the End of the Denial of Access Line;
- 4) **THENCE, North 16°17'33" West, 220.60 feet** along the easterly line of said 0.855 acre tract, westerly line of said residue of 86.008 acre tract and a called 68.92 acre tract to a point in the existing southerly right of way line of F.M. 3149, being the northeasterly corner of said 0.855 acre tract, same being the northernmost northwesterly corner of said residue of 86.008 acre tract and a called 68.92 acre tract , from which a found 3/8-inch iron rod bears South 11°03' East, 0.97 feet;
- 5) **THENCE, North 58°04'24" East, 144.76 feet** along the existing southerly right of way line of F.M. 3149, being the northerly line of said residue of 86.008 acre tract and a called 68.92 acre tract to the **POINT OF BEGINNING** and containing 0.485 of an acre of land, more or less.

**Parcel 38 Part 1 – 5.459 Acres**  
**Parcel 38 Part 2 – 0.485 Acres**  
**Parcel 38 Total – 5.944 Acres**

**Horizontal Control** – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD83 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD83 (1993) Grid values divide the north and east coordinate values by a surface adjustment factor of 1.00004. The survey is based on Static and RTK GPS observations holding control monuments I359915, 9915AZI, I359914, and 9914AZI.

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

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

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

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

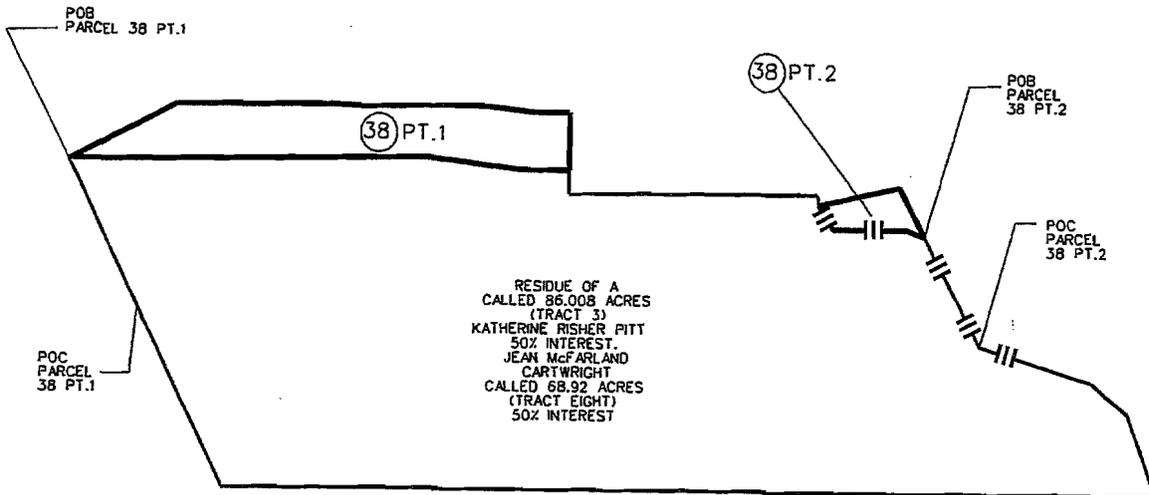


LEGEND



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

PARENT INSET  
N.T.S.



NOTES:

1. HORIZONTAL CONTROL - ALL BEARINGS ARE RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83 (1993). COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES IN US SURVEY FEET. TO CONVERT COORDINATES TO TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83 (1993) GRID VALUES DIVIDE THE NORTH AND EAST COORDINATE VALUES BY A SURFACE ADJUSTMENT FACTOR OF 1.00004. THE SURVEY IS BASED ON STATIC AND RTK GPS OBSERVATIONS HOLDING CONTROL MONUMENTS 1359915, 9915AZ1, 1359914, AND 9914AZ1.
2. PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
3. ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.



PARCEL 38 PT.1 & PT.2  
5.944 AC.  
258,893 SQ.FT.

PAGE 5 OF 9

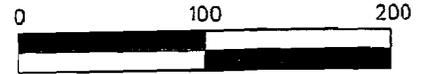
KATHERINE RISHER PITT  
50% INTEREST JEAN McFARLAND  
CARTWRIGHT 50% INTEREST

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



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

REVISED: NOVEMBER 3, 2009  
DGN: IH35 163-3 Parcel 38PT1A.dgn  
GS JOB No. 07-017-163



**J.S. FITZHUGH  
SURVEY A-1157**

( SOUTHBOUND )

CALLED 2.435 ACRES  
STATE OF TEXAS  
VOL. 610, PG. 348  
D.R.M.C.T.

**INTERSTATE HIGHWAY 35**  
(width varies)

( NORTHBOUND )

CALLED 9.390 ACRES  
STATE OF TEXAS  
VOL. 605, PG. 199  
D.R.M.C.T.

1294+00

PROPOSED BASELINE

N03° 57'06" W

FND. 1/2" IR  
BEARS  
S31° 17' E, 0.66'  
STA: 1293+70.84  
OFF: 55.59'

N03° 56' 21" W 507.67'

164.02'

FND. CONC. MON.  
BEARS  
N86° 04' E, 0.62'

343.65'

CALLED 0.892 ACRES  
BILL R. WALKER  
50% INTEREST  
VOL. 1524, PG. 672  
D.R.M.C.T.

B.R. WALKER & WIFE  
LOUISE WALKER  
50% INTEREST  
VOL. 1407, PG. 226  
D.R.M.C.T.

POB  
PARCEL 38 PT.1  
STA: 1290+53.89  
OFF: 220.00' R

N31° 22' 08" W 357.05'

38 PT.1

APPROXIMATE SURVEY LINE

PROPOSED R.O.W.

S03° 57' 06" E 1,173.45'

N31° 22' 08" W  
31.60'

FND. 3/8" IR  
BEARS  
S08° 06' W, 0.97'  
STA: 1290+25.84  
OFF: 234.55' R

A CALLED 86.008 ACRES  
(DESIGNATED AS 3RD TRACT)  
(DESCRIBED IN VOL. 645, PG. 436, D.R.M.C.T.)  
KATHERINE RISHER PITT  
50% INTEREST  
VOL. 1716, PG. 382,  
D.R.M.C.T.

JEAN McFARLAND CARTWRIGHT  
50% INTEREST  
CALLED 68.92  
(TRACT EIGHT)  
M.C.C.F. 2007004701  
O.P.R.M.C.T.

NORTH RESIDUE OF  
A CALLED  
16.25 ACRES  
OTHEL M. NEELY  
VOL. 951, PG. 304,  
D.R.M.C.T.

POC  
PT.1  
FND.  
40D NAIL

MATCHLINE STA. 1297+00

**J.M. BURNS  
SURVEY A-185**

**H. SCHULTZE  
SURVEY A-844**

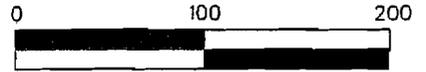
PARCEL 38 PT.1  
5.459 AC.  
237,779 SQ.FT.

PAGE 6 OF 9

KATHERINE RISHER PITT  
50%INT. JEAN McFARLAND  
CARTWRIGHT 50%INT.  
IH-35  
C.S.J. 0014-08-082  
McLENNAN COUNTY prepared by: JULY, 2009

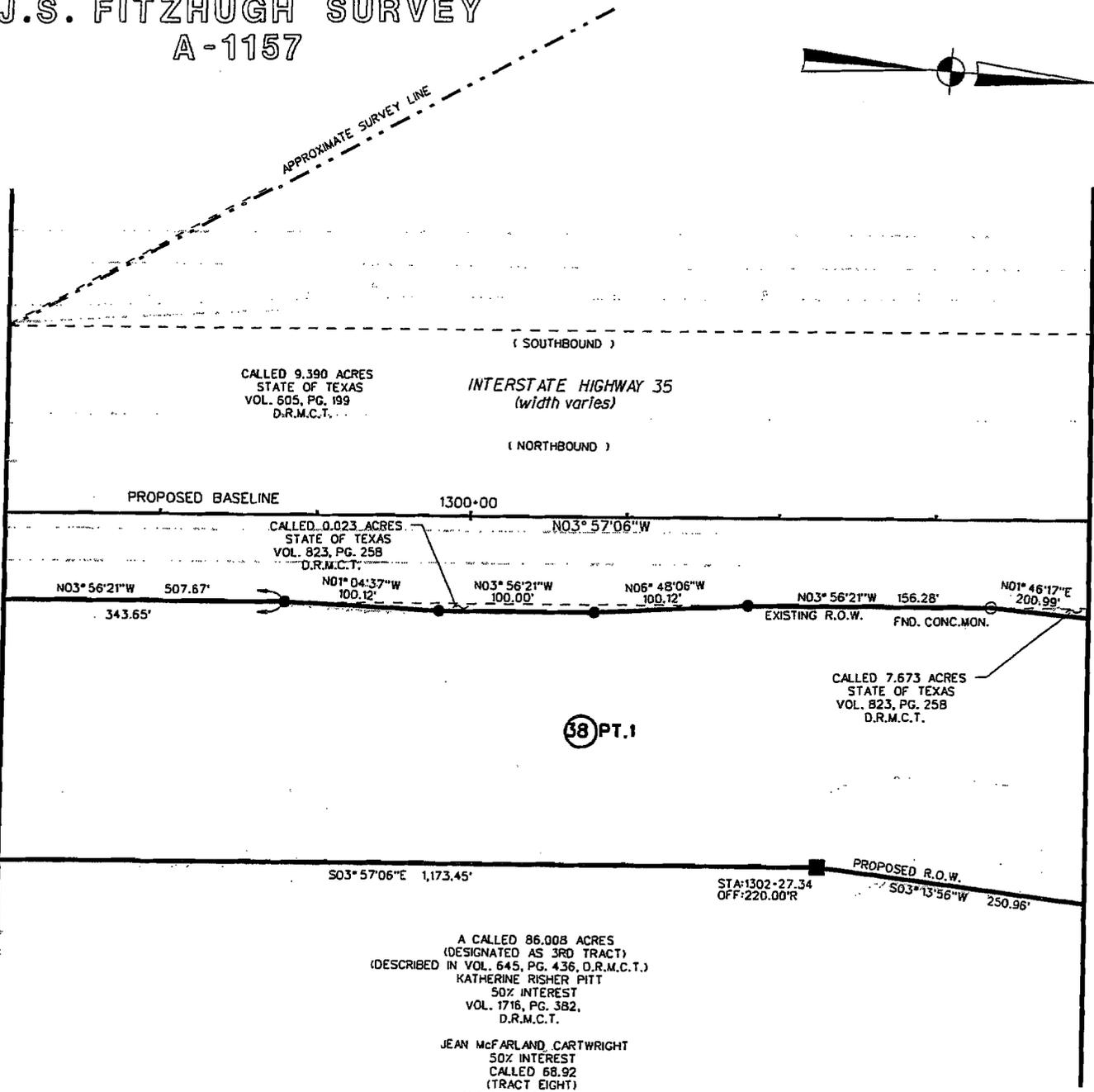
Office: 281-681-9786 Fax: 281-681-9779

J.S. FITZHUGH SURVEY  
A-1157



MATCHLINE STA. 1297+00

MATCHLINE STA. 1304+00



H. SCHULTZE SURVEY  
A-844

PARCEL 38 PT. 1  
5,459 AC.  
237,779 SQ.FT.

PAGE 7 OF 9

KATHERINE RISHER PITT  
50%INT. JEAN McFARLAND  
CARTWRIGHT 50%INT.

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

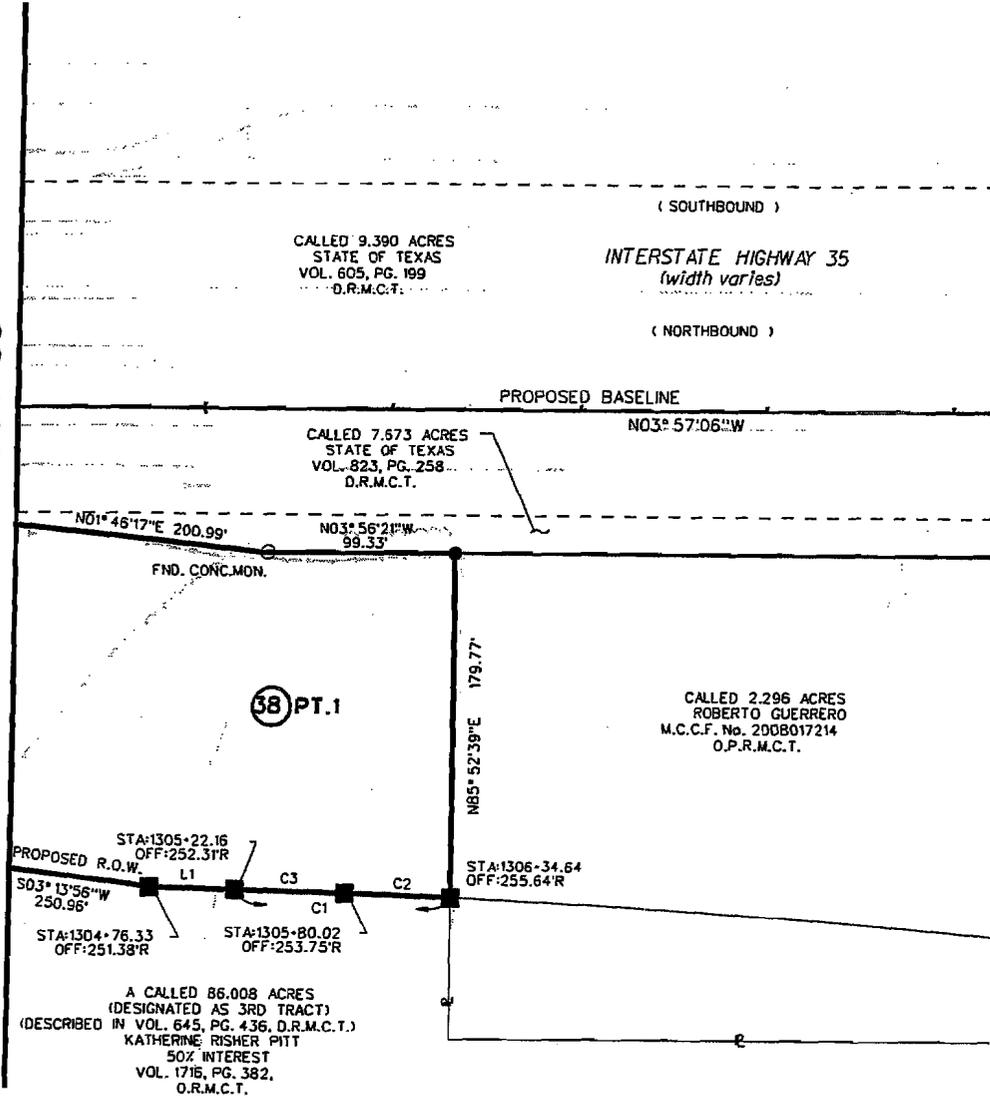
Solutions, LLC

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

0 100 200



MATCHLINE STA. 1304+00



H. SCHULTZE SURVEY  
A-844

PARCEL 38 PT. 1  
5.459 AC.  
237,779 SQ.FT.

PAGE 8 OF 9

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	S02° 47' 56" E	45.84'

CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	CHORD	CHD
C1	01° 05' 11"	5,935.00'	112.52'	S02° 15' 21" E	112.52'
C2	00° 31' 39"	5,935.00'	54.65'	S01° 58' 38" E	54.65'
C3	00° 33' 31"	5,935.00'	57.87'	S02° 31' 10" E	57.87'

REVISED:  
AUGUST, 2010-CHORD DISTANCES

DGN: IH35 163-3 Parcel 38PT1D.dgn  
GS JOB No. 07-017-163

KATHERINE RISHER PITT  
50%INT. JEAN McFARLAND  
CARTWRIGHT 50%INT.  
IH-35  
C.S.J. 0014-08-082  
McLENNAN COUNTY JULY, 2009  
prepared by:

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

INTERSTATE HIGHWAY 35  
(width varies)

0 100 200



PROPOSED BASELINE N03° 57'06" W

1315.00'

CALLED 9.390 ACRES  
STATE OF TEXAS  
VOL. 605, PG. 199  
D.R.M.C.T.

EXISTING R.O.W.

CALLED 7.673 ACRES  
STATE OF TEXAS  
VOL. 823, PG. 258  
D.R.M.C.T.

CALLED 2.296 ACRES  
BILLY L. GREEN  
VOL. 1803, PG. 267  
D.R.M.C.T.

CALLED 0.855 ACRES  
BONNIE L. GREEN  
M.C.C.F. No. 9619831  
O.P.R.M.C.T.

LEGEND

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

END DENIAL OF ACCESS LINE  
STA:1314+39.17  
OFF:353.07'R

38 PT.2

STA:1314+80.60  
OFF:416.38'R

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

503° 34'03"E 198.10'  
STA:1316+78.69  
OFF:417.71'R

FND. 3/8" IR BEARS  
S11° 03'E, 0.97'  
STA:1316+54.67  
OFF:305.92'R

APPROXIMATELY 0.264 ACRES  
(11,513 SQ.FT.) OF  
STATE OF TEXAS EASEMENT  
LIES WITHIN  
PARCEL 38 PT.2

POB PARCEL 38 PT.2  
BEGIN DENIAL OF ACCESS LINE  
STA:1317+22.57  
OFF:433.77'R

A CALLED 86.008 ACRES  
(DESIGNATED AS 3RD TRACT)  
(DESCRIBED IN  
VOL. 645, PG. 436, D.R.M.C.T.)  
KATHERINE RISHER PITT  
50% INTEREST  
VOL. 1716, PG. 382,  
D.R.M.C.T.  
JEAN McFARLAND CARTWRIGHT  
50% INTEREST  
CALLED 68.92  
(TRACT EIGHT)  
M.C.C.F. 2007004701  
O.P.R.M.C.T.

FM 3720 (TOURS ROAD)  
AND RECORDING INFORMATION FOUND

P.O.C. PARCEL 38 PT.2  
FND. CONC.MON. (LEANING)  
BEARS  
S76° 22'W 2.06'  
STA:1318+75.13  
OFF:720.99'R

FND. CONC.MON. (DISTURBED)  
BEARS  
S80° 15'W 0.54'  
STA:1322+45.53  
OFF:834.41'R

STA:1320+34.49  
OFF:769.48'R

PARCEL 38 PT.2  
0.485 AC.  
21114 SQ.FT.

PAGE 9 OF 9

NOTES:

1. HORIZONTAL CONTROL - ALL BEARINGS ARE RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83 (1993). COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES IN US SURVEY FEET. TO CONVERT COORDINATES TO TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83 (1993) GRID VALUES DIVIDE THE NORTH AND EAST COORDINATE VALUES BY A SURFACE ADJUSTMENT FACTOR OF 1.00004. THE SURVEY IS BASED ON STATIC AND RTK GPS OBSERVATIONS HOLDING CONTROL MONUMENTS 135915, 9915AZ1, 1359914, AND 9914AZ1.

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

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

REVISED: NOVEMBER 16, 2009

DGN: IH35 163-3 PARCEL 38 PT.2.dgn  
GS JOB No. 07-017-163

KATHERINE RISHER PITT  
50% INTEREST  
JEAN McFARLAND CARTWRIGHT  
50% INTEREST  
IH-35  
C.S.J. 0014-09-096  
McLENNAN COUNTY prepared by: JULY, 2009

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

PARENT INSET  
N.T.S.

County: McLennan  
Highway: Interstate Highway 35  
ROW CSJ: 0014-08-082  
Limits: Hilltop Road to FM 1858  
Parcel 38E

An easement for the purpose of opening, constructing and maintaining a permanent channel or drainage easement in, along, upon and across the premises described in the 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, together with the right to remove and use, for highway purposes, any stone, earth, gravel or caliche or other road building material which may be excavated in the opening, construction, maintenance of said channel or drainage easement.

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

Property Description  
Parcel 38E

Being 0.222 of an acre of land situated in the H. SCHULTZE SURVEY, Abstract No. 844, McLennan County, Texas. Being part of that certain residue of a called 86.008 acre tract of land designated as Tract Three conveyed to Katherine Risher Pitt (50% interest) by deed and recorded under Volume 1716, Page 382 of the Deed Records of McLennan County, Texas (D.R.M.C.T.) same tract being also conveyed to Jean McFarland Cartwright (50% interest) a called 68.92 acre tract designated as Tract Eight by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2007004701 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T); said 0.222 of an acre being more particularly described by metes and bounds as follows:

Commencing at a set 5/8-inch iron rod with "GS" cap being the southeasterly corner of that certain called 2.296 acre tract of land conveyed to Roberto Guerrero by deed and recorded under M.C.C.F. No. 2008017214 of said Official Public Records, in the westerly line of said residue of 86.008 acre tract and a called 68.92 acre tract ;

Thence, South 85°52'39" West, 74.31 feet along the southerly line of said 2.296 acre tract, being the westerly line of said residue of 86.008 acre tract and a called 68.92 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies) and for the point of curvature of a curve to the left;

Thence, in a southeasterly direction, along the proposed easterly right of way line of Interstate Highway 35 and along said curve to the left, having a central angle of 00°31'39", a radius of 5,935.00 feet, an arc length of 54.65 feet and a chord bearing and distance of South 01°58'35" East, 54.65 feet to the northwesterly corner of a proposed drainage easement and for the **POINT OF BEGINNING**;

- 1) **THENCE, South 77°16'22" East, 110.20 feet** along the northerly line of a proposed easement to a set 5/8-inch iron rod with TxDOT aluminum cap at the northeasterly corner of a proposed easement;
- 2) **THENCE, South 12°43'38" West, 100.00 feet** along the easterly line of a proposed easement to a set 5/8-inch iron rod with TxDOT aluminum cap for the southeasterly corner of a proposed easement;
- 3) **THENCE, North 77°16'22" West, 82.72 feet** along the southerly line of a proposed easement to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed easterly right of way line of Interstate Highway 35, being the southwesterly corner of a proposed easement;
- 4) **THENCE, North 02°47'56" West, 45.84 feet** along the proposed easterly right of way line of Interstate Highway 35, being the westerly line of a proposed drainage easement to a set 5/8-inch iron rod with TxDOT aluminum cap and for the point of curvature of a curve to the right;

- 5) **THENCE**, in a northwesterly direction, continuing along the existing easterly right of way line of Interstate Highway 35, being the westerly line of a proposed drainage easement and along said curve to the right, **having a central angle of 00°33'31"**, a radius of **5,935.00 feet**, an arc length of **57.87 feet** and a chord bearing and distance of **North 02°31'10" West, 57.87 feet** to the **POINT OF BEGINNING** and containing 0.222 of an acre of land, more or less.

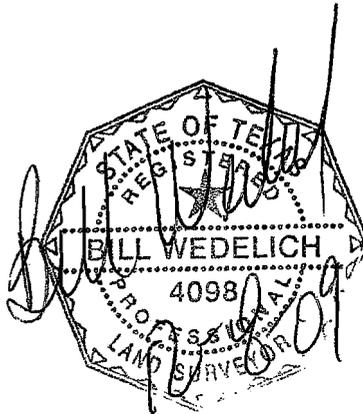
**Horizontal Control** – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD85 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD85 (1993) Grid values divide the north and east coordinate values by a surface adjustment factor of 1.00004. The survey is based on Static and RTK GPS observations holding control monuments I359915, 9915AZI, I359914, and 9914AZI.

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

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

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

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



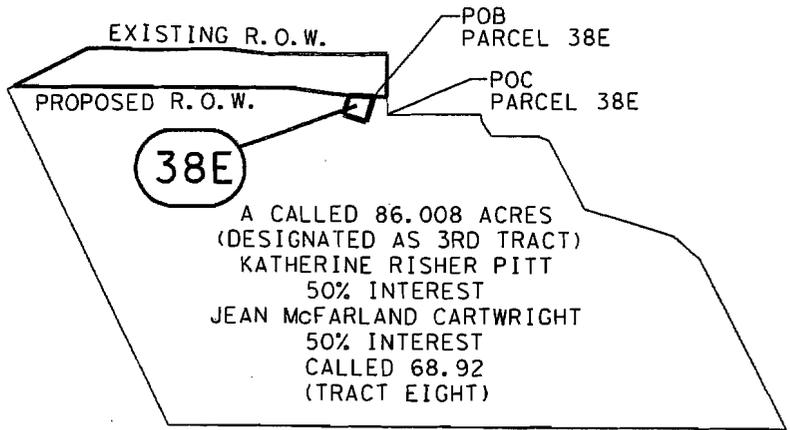
LEGEND



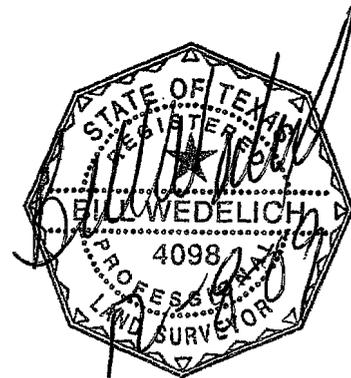
- \*\* ■ SET TxDOT TYPE II CONCRETE MONUMENT
- SET 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/TXDOT ALUM. CAP
- COA Stamped "CONTROL OF ACCESS POINT" (COA)
- FND 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/GS CAP (UNLESS NOTED)
- FND. (TYPE INDICATED AT LOCATION)

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

- PIPELINE MARKER    □ TELE. PEDESTAL
- POWER POLE    ↓ FIBER OPTIC SIGN
- ( GUY    ● TELE. MH
- FIRE HYDRANT    ——— FIBER OPTIC LINE
- WATER VALVE    ● SAN. MH
- SIGN
- Ⓜ Property Line
- ∟ Landhook
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- § Survey Line
- Ⓢ PARCEL NUMBER



PARENT INSET  
N. T. S.



NOTES:

1. HORIZONTAL CONTROL - ALL BEARINGS ARE RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83 (1993). COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES IN US SURVEY FEET. TO CONVERT COORDINATES TO TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83 (1993) GRID VALUES DIVIDE THE NORTH AND EAST COORDINATE VALUES BY A SURFACE ADJUSTMENT FACTOR OF 1.00004. THE SURVEY IS BASED ON STATIC AND RTK GPS OBSERVATIONS HOLDING CONTROL MONUMENTS I359915, 9915AZI, I359914, AND 9914AZI.

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

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

PARCEL 38E  
0.222 AC.  
9,656 SQ.FT.

PAGE 3 OF 4

KATHERINE RISHER PITT  
50%INT. JEAN McFARLAND  
CARTWRIGHT 50%INT.

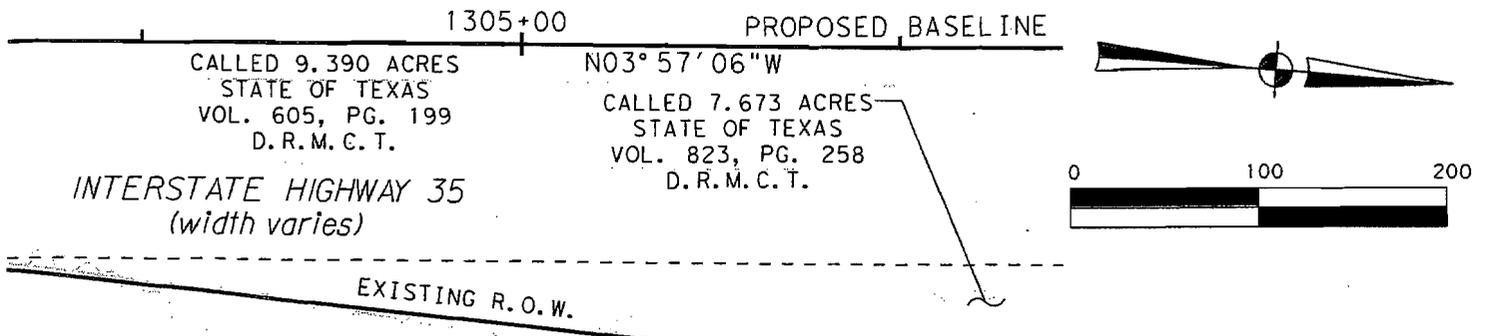
1H-35  
C. S. J. 0014-08-082  
McLENNAN COUNTY prepared by: JULY, 2009



REVISED: NOVEMBER 16, 2009

DGN: IH35 163-3 Parcel 38E-A. dgn  
GS JOB No. 07-017-163

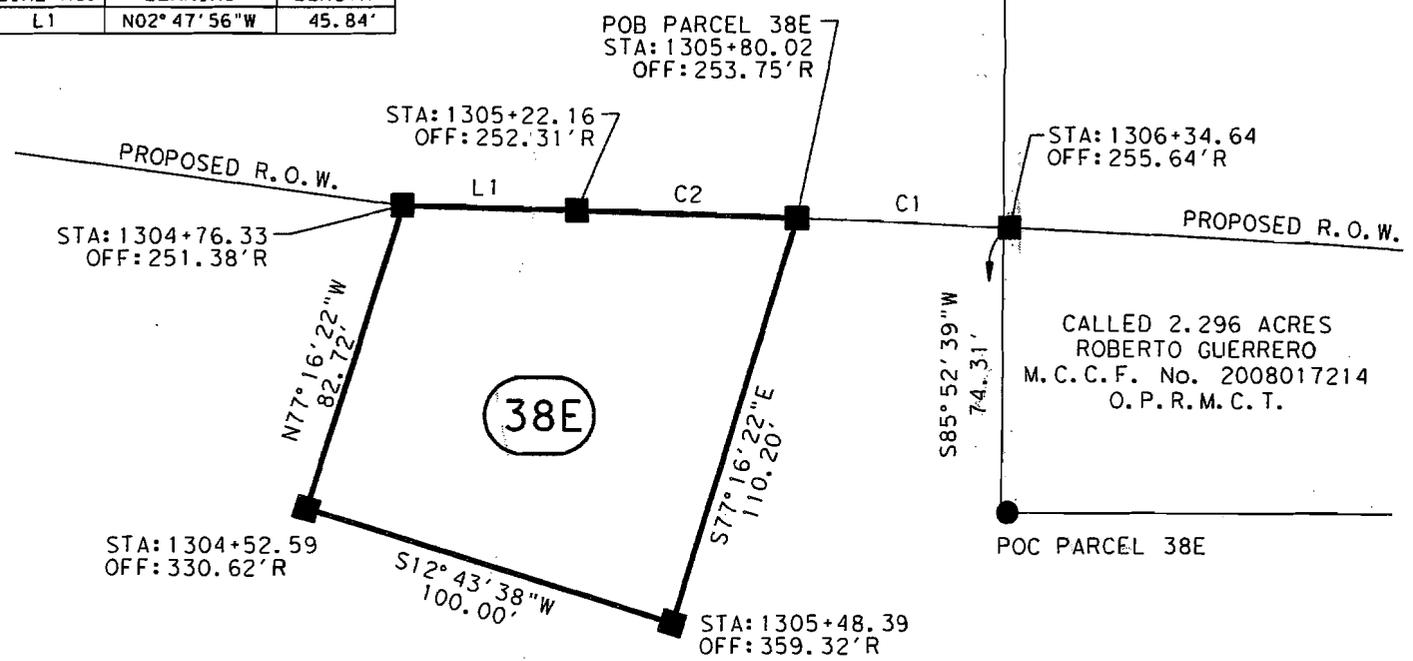
Office: 281-681-9766 Fax: 281-681-9779



# H. SCHULTZE SURVEY A-844

CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	CHORD	CHD
C1	00° 31' 39"	5,935.00'	54.65'	S01° 58' 35" E	54.65'
C2	00° 33' 31"	5,935.00'	57.87'	N02° 31' 10" W	57.87'

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N02° 47' 56" W	45.84'



CALLLED 2.296 ACRES  
ROBERTO GUERRERO  
M. C. C. F. No. 2008017214  
O. P. R. M. C. T.

A CALLED 86.008 ACRES  
(DESIGNATED AS 3RD TRACT)  
(DESCRIBED IN VOL. 645, PG. 436, D.R.M. C. T.)  
KATHERINE RISHER PITT  
50% INTEREST  
VOL. 1716, PG. 382,  
D. R. M. C. T.

JEAN McFARLAND CARTWRIGHT  
50% INTEREST  
CALLED 68.92  
(TRACT EIGHT)  
M. C. C. F. 2007004701  
O. P. R. M. C. T.

PARCEL 38E  
0.222 AC.  
9,656 SQ. FT.

PAGE 4 OF 4

KATHERINE RISHER PITT  
50%INT. JEAN McFARLAND  
CARTWRIGHT 50%INT.  
IH-35  
C. S. J. 0014-08-082  
McLENNAN COUNTY prepared by: JULY, 2009



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

Property Description  
Parcel 38AC

Being an Denial of Access Line delineating a denial of access to the transportation facility from the adjacent property along the existing southerly right-of-way line of Farm-to-Market Road 3149 (F.M. 3149) (width varies) (no recording information found), adjoining the northerly line of certain residue of a called 86.008 acre tract of land designated as Tract Three conveyed to Katherine Risher Pitt (50% interest) by deed and recorded under Volume 1716, Page 382 of the Deed Records of McLennan County, Texas (D.R.M.C.T.) same tract being also conveyed to Jean McFarland Cartwright (50% interest) a called 68.92 acre tract designated as Tract Eight by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2007004701 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.), said existing right of way conveyed to the State of Texas by deed and recorded under Volume 823, Page 258 of said Deed Records. The Denial of Access Line is located in the H. SCHULTZE SURVEY, Abstract No. 844, McLennan County, Texas.

**PART ONE**

Commencing at a point in the existing southerly right of way line of F.M. 3149, being in the northerly line of said residue of 86.008 acre tract and a called 68.92 acre tract , from which a found concrete monument (disturbed) bears South 80°15' West, 0.54 feet,;

Thence, South 13°04'24" West, 221.77 feet along the existing southerly right of way line of F.M. 3149, being the northerly line of said residue of 86.008 acre tract and a called 68.92 acre tract to a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" for the **Beginning of the Denial of Access Line.**

- 1) **THENCE, South 13°04'24" West, 165.62 feet** continuing along the existing southerly right of way line of F.M. 3149, being the northerly line of said residue of 86.008 acre tract and a called 68.92 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap, from which a found concrete monument (leaning) bears South 76°22' West, 2.06 feet;
- 2) **THENCE, South 58°04'24" West, 325.22 feet** continuing along the existing southerly right of way line of F.M. 3149, being the northerly line of said residue of 86.008 acre tract and a called 68.92 acre tract and Denial of Access Line to a set 5/8-inch iron rod stamped "Control of Access Point" with TxDOT aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies) and for the **End of the Denial of Access Line;**

**PART TWO**

COMMENCING at a set 5/8-inch iron rod with TxDOT aluminum cap stamped "Control of Access Point" in the existing easterly right of way line of Interstate Highway 35, being the northerly line of said residue of a called 86.008 acre tract, same being in the proposed easterly right of way line of Interstate Highway 35 (width varies) for the Beginning of the Denial of Access Line, said existing right of way conveyed to the State of Texas by deed and recorded under Volume 823, Page 258 of said Deed Records;

THENCE, South 16°08'39" West, 46.72 feet along the proposed easterly right of way line of Interstate Highway 35 and the Denial of Access Line to a set 5/8-inch iron rod with TxDOT aluminum cap;

THENCE, South 03°34'03" East, 198.10 feet continuing along the proposed easterly right of way line of Interstate Highway 35 and the Denial of Access Line to a set 5/8-inch iron rod with TxDOT aluminum cap;

THENCE, South 52°50'49" West, 75.66 feet continuing along the proposed easterly right of way line of Interstate Highway 35 and the Denial of Access Line to a set 5/8-inch iron rod with TxDOT aluminum cap at the southeasterly corner of that certain called 0.855 acre tract of land conveyed to Bonnie L. Green by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 9619831 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.), being in the northwesterly line of said residue of 86.008 acre tract and a called 68.92 acre tract for the **Beginning of the Denial of Access Line.**

1. **THENCE, North 76°22'12" East, 25.88 feet** continuing along the proposed easterly right of way line of Interstate Highway 35 and the Denial of Access Line to a set 5/8-inch iron rod with TxDOT aluminum cap stamped "Control of Access Point" for an interior angle of said 0.855 acre tract, being the northeasterly corner of that certain called 2.296 acre tract of land conveyed o Billy Lawrence Green by deed and recorded under Volume 1803, Page 267 of said Deed Records, same being an interior corner of said 86.008 acre tract and for the **End of the Denial of Access Line.**

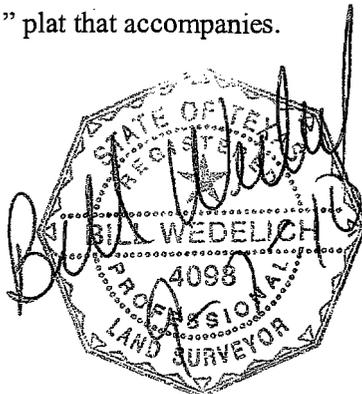
**Horizontal Control** – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD83 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD83 (1993) Grid values divide the north and east coordinate values by a surface adjustment factor of 1.00004. The survey is based on Static and RTK GPS observations holding control monuments I359915, 9915AZI, I359914, and 9914AZI.

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

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

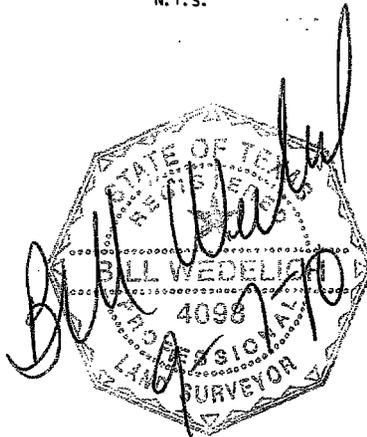
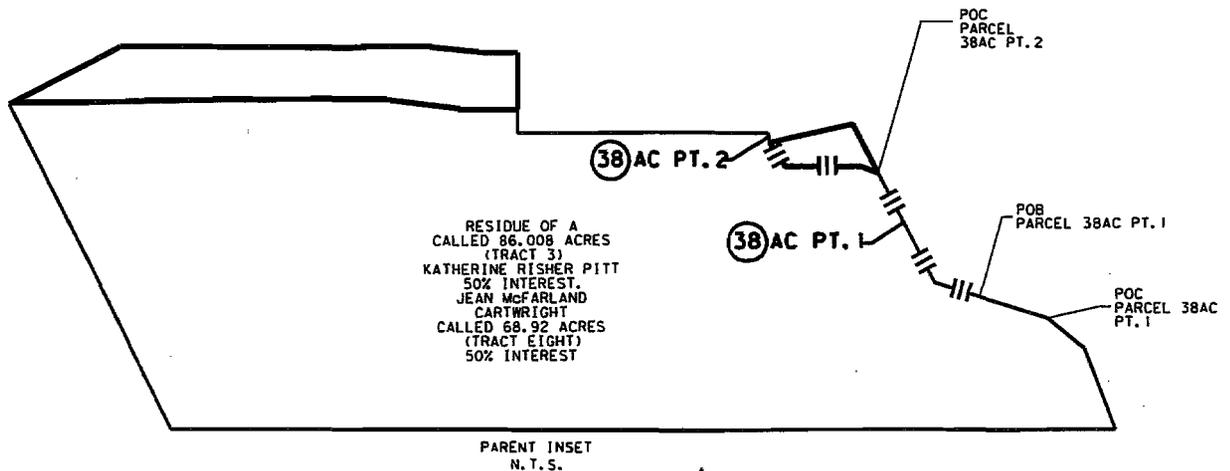
See attached 8 ½" x 11" plat that accompanies.

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



LEGEND

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



- NOTES:
1. HORIZONTAL CONTROL - ALL BEARINGS ARE RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83 (1993). COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES IN US SURVEY FEET. TO CONVERT COORDINATES TO TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83 (1993) GRID VALUES DIVIDE THE NORTH AND EAST COORDINATE VALUES BY A SURFACE ADJUSTMENT FACTOR OF 1.00004. THE SURVEY IS BASED ON STATIC AND RTK GPS OBSERVATIONS HOLDING CONTROL MONUMENTS 1359915, 9915AZ1, 1359914, AND 9914AZ1.
  2. PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
  3. ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

REVISED: SEPTEMBER, 2010

DGN: IH35 163-3 Parcel 38AC-A.dgn  
GS JOB No. 07-017-163

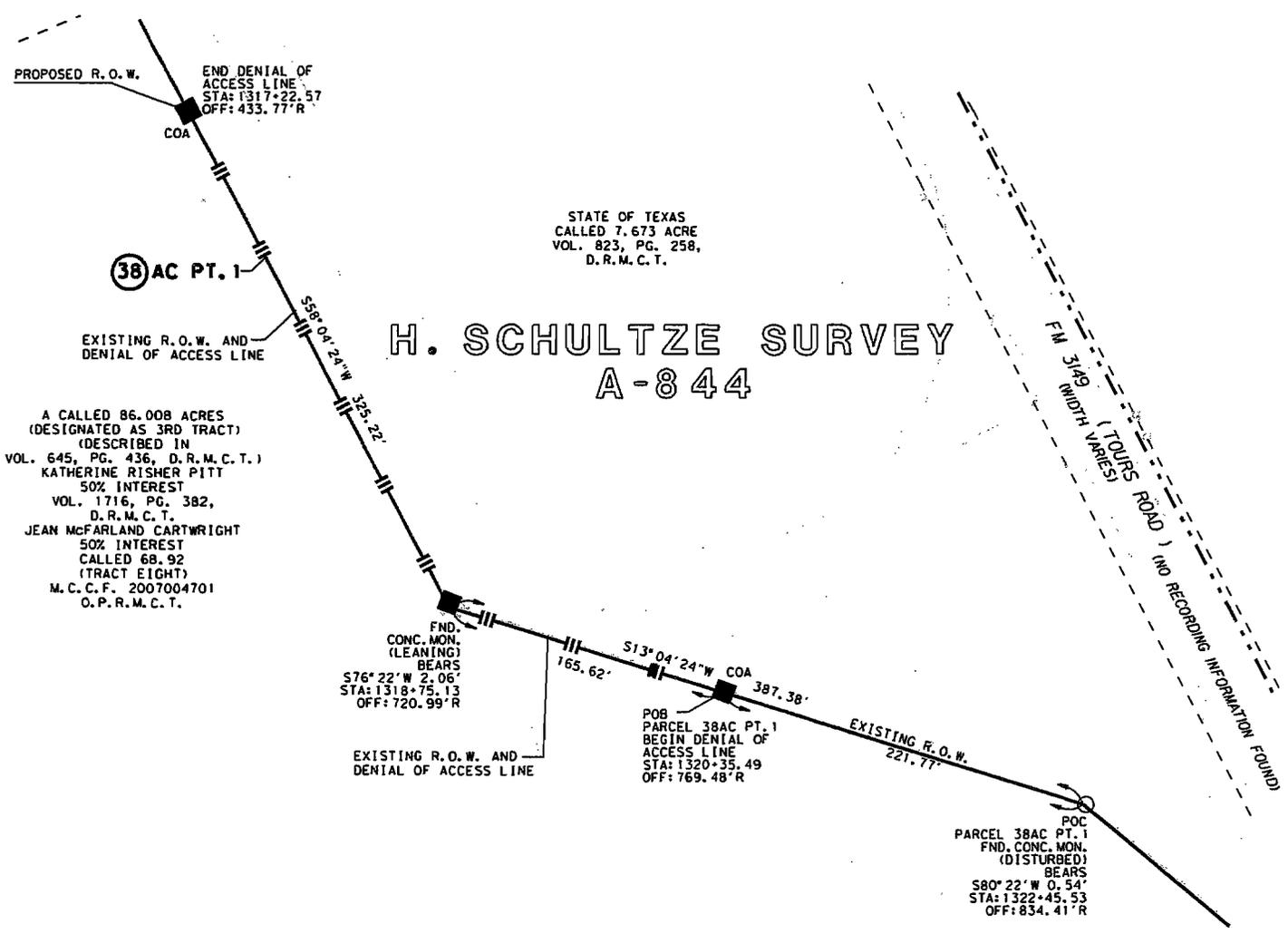
PARCEL 38AC

PAGE 3 OF 5

KATHERINE RISHER PITT (50% INT.)  
JEAN McFARLAND CARTWRIGHT  
(50% INT.)  
IH-35  
C. S. J. 0014-08-082  
McLENNAN COUNTY prepared by: JULY, 2009



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



PARCEL 38AC

PAGE 4 OF 5

KATHERINE RISHER PITT (50% INT.)  
 JEAN MCFARLAND CARTWRIGHT  
 (50% INT.)  
 IH-35  
 C. S. J. 0014-08-082  
 MCLENNAN COUNTY prepared by: JULY, 2009

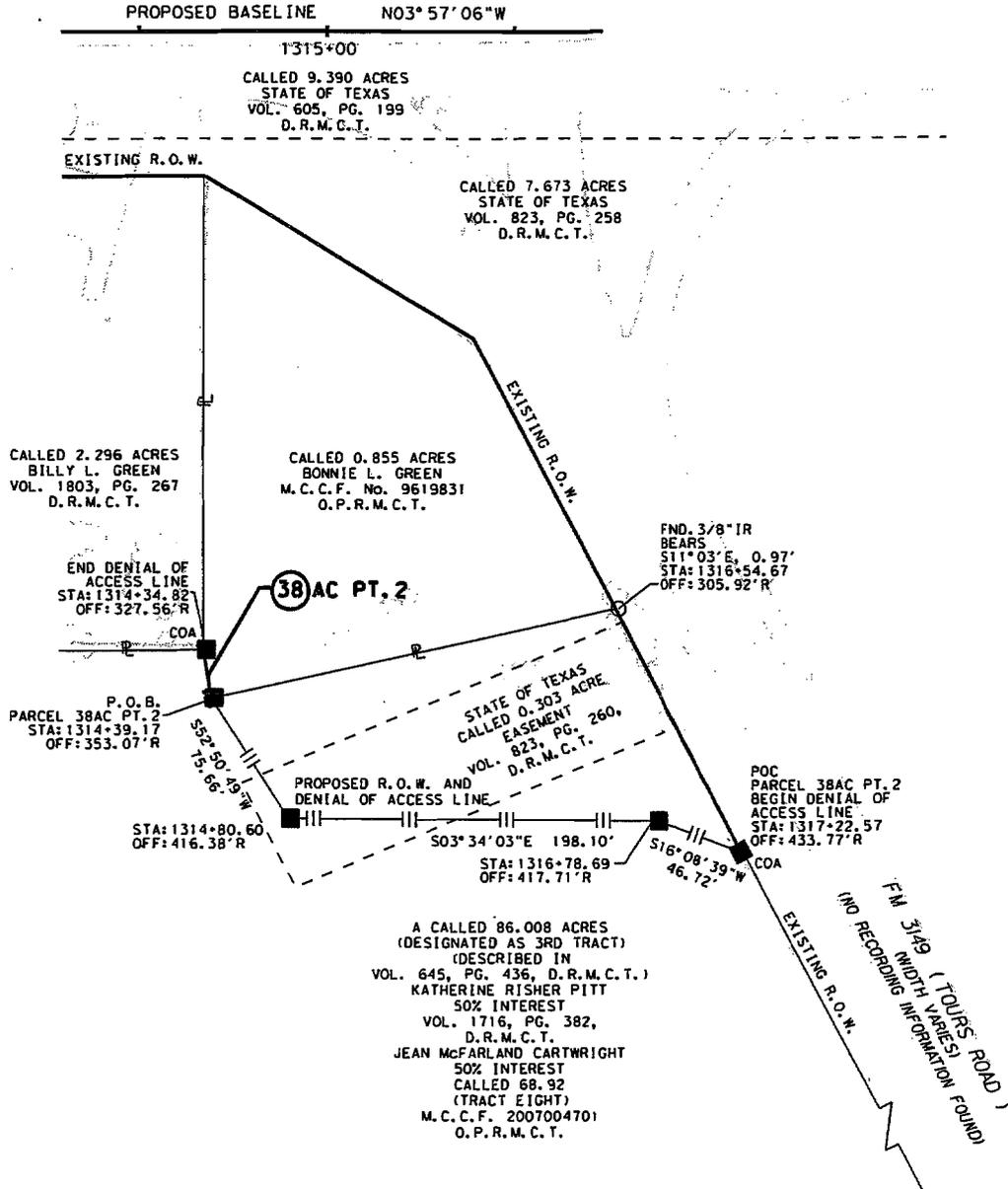


Office: 281-681-9766 Fax: 281-681-9779

REVISED: NOVEMBER 16, 2009  
 SEPTEMBER, 2010  
 DGN: IH35 163-3 Parcel 38AC-B.dgn  
 GS JOB No. 07-017-163



INTERSTATE HIGHWAY 35  
(width varies)



PARCEL 38AC

PAGE 5 OF 5

KATHERINE RISHER PITT  
50% INTEREST  
JEAN McFARLAND CARTWRIGHT  
50% INTEREST

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



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

REVISED: NOVEMBER 16, 2009  
SEPTEMBER, 2010  
DGN: IH35 163-3 PARCEL 38AC-C.dgn  
GS JOB No. 07-017-163

County: Tarrant  
Parcel No.: 611  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless

Page 1 of 5  
5/7/2010



Federal Aid Project No.:  
ROW CSJ: 0364-01-119

#### DESCRIPTION FOR PARCEL 611

BEING a 2,153 square foot tract of land situated in the William O. Yantis Survey, Abstract Number 1752, City of Bedford, Tarrant County, Texas, and being part of Lot 2-A, Block 1 of Resubdivision of Lot 2 Bedford - Arlington Road, Ltd., Subdivision, an addition to the City of Bedford, Tarrant County, Texas, as recorded in Volume 388-151, Page 40 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), said 2,153 square foot tract also being part of that tract of land described in Cash Warranty Deed to Cheddar's, Inc.[now known as Denali Properties, L.L.P. per the Affidavit recorded in Volume 17393, Page 0037 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.)], as recorded in Volume 7264, Page 568, D.R.T.C.T., said 2,153 square foot tract being more particularly described by metes and bounds as follows:

COMMENCING at a point for the northeast corner of said Lot 2-A on the south right-of-way line of Shoalmont Drive (a variable width right-of-way as shown on said Resubdivision of Lot 2 Bedford - Arlington Road plat), and from which point a found "X" cut in concrete for witness bears South 00 degrees 38 minutes 10 seconds East a distance of 0.68 of a foot;

THENCE South 00 degrees 38 minutes 10 seconds East, with the east line of said Lot 2-A, at a distance of 5.10 feet passing a point for the northwest corner of Lot A, Block 1 of Lot A, Block 1 of Dallas Federal Addition, an addition to the City of Bedford, Tarrant County, Texas, as recorded in Volume 388-183, Page 18, P.R.T.C.T., from which a found 1/2-inch iron rod for witness bears North 00 degrees 38 minutes 10 seconds West a distance of 0.24 of a foot, continuing with the common east line of said Lot 2-A and the west line of said Lot A, in all a total cumulative distance of 232.50 feet to a set 1/2-inch iron rod with TxDOT aluminum cap located 187.89 feet left of S.H. 121 Baseline Station 227+23.03 for the POINT OF BEGINNING at the intersection of said common line with the proposed northerly right-of-way line of State Highway 121 (a proposed variable width right-of-way);

- 1) THENCE South 00 degrees 38 minutes 10 seconds East, continuing with said common line, a distance of 9.72 feet to a found 5/8-inch iron rod stamped "COLLINS RPLS 5032" for the common southeast corner of said Lot 2-A and southwest corner of said Lot A on the existing northerly right-of-way line of State Highway 121 (a variable width right-of-way);

County: Tarrant  
Parcel No.: 611  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

Page 2 of 5  
5/7/2010



DESCRIPTION FOR PARCEL 611

- 2) THENCE South 89 degrees 25 minutes 01 second West, departing said common line, with the common south line of said Lot 2-A and said existing northerly right-of-way line of State Highway 121, a distance of 225.00 feet to a found 5/8-inch iron rod stamped "COLLINS RPLS 5032" for the common southwest corner of said Lot 2-A and southeast corner of Lot 2-B of the aforementioned Resubdivision of Lot 2 Bedford - Arlington Road, Ltd., Subdivision;
- 3) THENCE North 00 degrees 38 minutes 10 seconds West, departing said common line, with the common west line of said Lot 2-A and east line of said Lot 2-B, a distance of 9.42 feet to a set 1/2-inch iron rod with TxDOT aluminum cap located 187.87 feet left of S.H. 121 Baseline Station 224+98.03 for the intersection of said common line with the aforementioned proposed northerly right-of-way line of State Highway 121, said point also being the beginning of an Access Denial Line;
- 4) THENCE North 89 degrees 20 minutes 25 seconds East, departing said common line, over and across said Lot 2-A, with said proposed northerly right-of-way line of State Highway 121 and said Access Denial Line, at a distance of 190.10 feet passing a set crow's foot located 187.89 feet left of S.H. 121 Baseline Station 226+88.13 for the end of this Access Denial Line, continuing over and across said Lot 2-A and with said proposed northerly right-of-way line, at a cumulative distance of 215.21 feet passing a set 1/2-inch iron rod with orange cap stamped "TXDOT ADL" located 187.89 feet left of S.H. 121 Baseline Station 227+13.24 for the beginning of an Access Denial Line, continuing over and across said Lot 2-A and with said proposed northerly right-of-way line, with said Access Denial Line, in all a total cumulative distance of 225.00 feet to the end of this Access Denial Line and to the POINT OF BEGINNING and containing 2,153 square feet or 0.0494 of an acre of land, more or less.

County: Tarrant  
Parcel No.: 611  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

Page 3 of 5  
5/7/2010



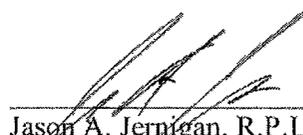
DESCRIPTION FOR PARCEL 611

NOTES:

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

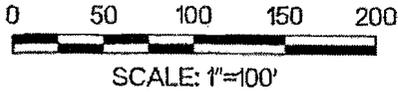
All bearings shown hereon are based upon the Texas Coordinate System of 1983, North Central Zone as observed by GPS on Julian day 320 of 2009 from CORS stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS. All distances shown hereon are surface distances. All coordinates shown hereon are Segment 2W project values. The State Plane Grid to Segment 2W project coordinate combined scale factor is 1.00012.

That I, Jason A. Jernigan, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.

  
\_\_\_\_\_  
Jason A. Jernigan, R.P.L.S.                      Date  
Registered Professional Land Surveyor  
Texas Registration No. 6023  
Halff Associates, Inc.,  
1201 North Bowser Rd.  
Richardson, Texas 75081  
214-346-6212

07 MAY 2010



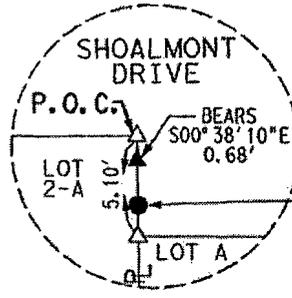


PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

CITY OF BEDFORD  
TARRANT COUNTY



T.W. WILLIAMS SURVEY  
ABSTRACT NO. 1735



THOMAS BEEDY SURVEY  
ABSTRACT NO. 71

DETAIL "B"  
N.T.S.

APPROXIMATE  
ABSTRACT LINE

SHOALMONT DRIVE

(VARIABLE WIDTH R.O.W.)

(AS SHOWN ON VOL. 388-151, PG. 40)  
(P.R.T.C.T.)

P.O.C.

(S89° 50' 00" E 225.00')

LOT 2-B, BLOCK 1 OF  
RESUBDIVISION OF LOT 2  
BEDFORD-ARLINGTON ROAD,  
LTD. SUBDIVISION  
VOL. 388-151, PG. 40  
P.R.T.C.T.

242.16'  
N00° 07' 00" W

S.H. 121  
STA 226+88.13  
187.89' LT  
END ADL SET  
CROW'S FOOT

LOT A, BLOCK 1 OF  
LOT A, BLOCK 1  
DALLAS FEDERAL ADDITION,  
VOL. 388-183, PG. 18  
P.R.T.C.T.

CENTRAL DRIVE

S.H. 121  
STA 224+98.03  
187.87' LT  
BEGIN ADL

SEE  
DETAIL  
"A"

20' B.L.  
VOL. 388-151, PG. 40  
P.R.T.C.T.

P.O.B.  
S.H. 121  
STA 227+23.03  
187.89' LT  
END ADL

N00° 38' 10" W  
9.42'

N89° 20' 25" E  
225.00'

S00° 38' 10" E  
9.72'

EXISTING  
R.O.W.  
LINE

5/8" W/COLLINS  
RPLS 5032" CAP  
(C.M.)

S89° 25' 01" W  
225.00'

S89° 53' 00" W  
225.00'

5/8" W/COLLINS  
RPLS 5032" CAP  
(C.M.)

APPROXIMATE  
ABSTRACT LINE

WILLIAM O. YANTIS SURVEY  
ABSTRACT NO. 1752

STATE OF TEXAS  
VOL. 4054, PG. 562  
D.R.T.C.T.

S.H. 121  
STA 227+13.24  
187.89' LT  
BEGIN ADL W/ORANGE  
"TXDOT ADL" CAP

223+00    224+00    225+00    226+00    227+00    228+00    229+00    230+00

2,153 SQ. FT.

(OWNER)  
DENALI PROPERTIES, L.L.P.  
VOL. 7264, PG. 568  
VOL. 17393, PG. 0037  
D.R.T.C.T.

N 89° 20' 45" E  
4,010.86'

S.H. 121  
(VARIABLE WIDTH R.O.W.)

LOT 2-A, BLOCK 1 OF  
RESUBDIVISION OF LOT 2  
BEDFORD-ARLINGTON ROAD, LTD. SUBDIVISION  
VOL. 388-151, PG. 40  
P.R.T.C.T.  
(54,462 SQ. FT.)



A PLAT OF A SURVEY OF PARCEL  
611

PARCEL  
NUMBER    611

FILE	TURNPIKE PROJECT	DIVISION	ACQUISITION	ACRES	SQUARE FEET
SCALE 1" = 100'	S.H. 121	TTA	DEED AREA	0.0494	2,153
	FEDERAL AID PROJECT NO.    R.O.W.-C.S.J. NO.	COUNTY	REMAINDER AREA	1.2503	54,462
		TARRANT		1.2008	52,309

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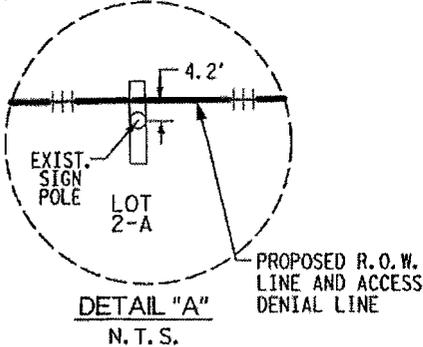


PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ▣ TXDOT TYPE II CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE III CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED)
- IRON ROD FOUND (SIZE NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ FOUND "X" CUT (UNLESS NOTED)
- △ CALCULATED POINT
- FENCE POST
- N. T. S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- R. O. W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P. U. E. PUBLIC UTILITY EASEMENT
- D. R. T. C. T. DEED RECORDS OF TARRANT COUNTY TEXAS
- P. R. T. C. T. PLAT RECORDS OF TARRANT COUNTY TEXAS
- O. P. R. T. C. T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS
- DOC. # DOCUMENT NUMBER
- D. E. DRAINAGE EASEMENT
- B. L. BUILDING SETBACK LINE
- DISTANCE NOT SHOWN TO SCALE
- PROPERTY LINE
- S.H. 121 BASE LINE
- S.H. 121 PROPOSED RIGHT-OF-WAY LINE
- X - X FENCE
- DENIAL OF ACCESS LINE
- ACCESS IS DENIED ACROSS THE DENIAL OF ACCESS LINE
- APPROXIMATE SURVEY LINE
- EXISTING TXDOT RIGHT-OF-WAY
- EXISTING TXDOT RIGHT-OF-WAY BASELINE
- PROPOSED Q OR R
- PROPOSED EASEMENT LINE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- U.T.S. UNABLE TO SET
- (C.M.) CONTROL MONUMENT
- ADL ACCESS DENIAL LINE

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AS OBSERVED BY GPS ON JULIAN DAY 320 OF 2009 FROM CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES SHOWN HEREON ARE SEGMENT 2W PROJECT VALUES. THE STATE PLANE GRID TO SEGMENT 2W PROJECT COORDINATE COMBINED SCALE FACTOR IS 1.00012.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 4) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 121 BASELINE) UNLESS OTHERWISE NOTED.
- 5) ACCESS TO AND FROM THE S.H. 121 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 7) THE EASEMENTS SHOWN OR NOTED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, G.F. NO. 704-5632, EFFECTIVE DATE FEBRUARY 21, 2010.
- 8) THE EASEMENT TO TEXAS POWER & LIGHT COMPANY AS RECORDED IN VOLUME 1349, PAGE 557 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), IS NOT LOCATABLE BASED UPON THE DESCRIPTION PROVIDED THEREIN.
- 9) THE EASEMENT TO TEXAS POWER & LIGHT COMPANY AS RECORDED IN VOLUME 1349, PAGE 559, D.R.T.C.T., DOES NOT AFFECT THE SUBJECT TRACT.
- 10) THE EASEMENT TO TEXAS POWER & LIGHT COMPANY AS RECORDED IN VOLUME 2957, PAGE 293, D.R.T.C.T., DOES NOT AFFECT THE SUBJECT TRACT.
- 11) THE UTILITIES EASEMENT TO THE CITY OF BEDFORD AS RECORDED IN VOLUME 7392, PAGE 912, D.R.T.C.T., DOES NOT AFFECT THE SUBJECT TRACT.
- 12) THE PORTION OF THE "PREMISES" DESCRIBED IN EXHIBIT "B" OF THE MEMORANDUM OF LEASE AS RECORDED IN VOLUME 17393, PAGE 0040, D.R.T.C.T., INCLUDES THE SUBJECT TRACT.



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

*Jason A. Jernigan*  
 JASON A. JERNIGAN DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 6023

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A PLAT OF A SURVEY OF PARCEL				PARCEL NUMBER		611	
611						ACRES	SQUARE FEET
FILE	TURNPIKE PROJECT		DIVISION	ACQUISITION	0.0494	2,153	
	S. H. 121		TTA	DEED AREA	1.2503	54,462	
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. & NO.	COUNTY	REMAINDER AREA	1.2008	52,309	
1" = 100'		0364-01-119	TARRANT				

County: Tarrant  
Highway: SH 121  
CSJ: 0364-01-119  
Parcel: 611  
Project limits: From IH 820 in Hurst  
To SH 183 in Bedford

***AND IN ADDITION THERETO:***

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

County: Tarrant  
Parcel No.: 652  
Highway: State Highway 183  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-05-038

Page 1 of 5  
6/7/2010



DESCRIPTION FOR PARCEL 652

BEING a 11,466 square foot tract of land in the Terrel Jasper Survey, Abstract Number 861, City of Euless, Tarrant County, Texas and being a portion of Lot 1, Block 1 of FARR-PACIFIC ADDITION, an addition to the City of Euless, Tarrant County, Texas as recorded in Volume 388-168, Page 16, Plat Records of Tarrant County, Texas (P.R.T.C.T.) and a portion of that certain tract of land described in Special Warranty Deed to Rhodes Properties, Ltd. recorded under Document Number D195185257 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), said 11,466 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with red cap stamped "PRISM SURVEYING" found in an east line of Lot 2, Block 1 of said FARR-PACIFIC ADDITION and being the southwest corner of that certain called 2.517 acre tract of land described in Warranty Deed with Vendor's Lien to Service King Paint and Body, Inc. recorded under Document Number D200083641 O.P.R.T.C.T.;

THENCE, with the common line between said Lot 2 and said 2.517 acre tract, North 00 degrees 48 minutes 27 seconds West, passing at a distance of 244.82 feet the southeast corner of said Lot 1, continuing for a total distance of 603.04 feet to 1/2-inch iron rod with TxDOT aluminum cap set in the proposed south right-of-way line of S.H. 183 (a variable width right-of-way) for the POINT OF BEGINNING and the beginning of an Access Denial Line being located 217.53 feet right of S.H. 183 Project Baseline Station 296+61.91;

- 1) THENCE, over and across said Lot 1 with the proposed south right-of-way line of said S.H. 183 and said Access Denial Line, South 89 degrees 15 minutes 02 seconds West, passing at a distance of 89.71 feet a 3-inch aluminum disk stamped "TXDOT ADL" set in concrete at the end of said Access Denial Line being located 217.97 feet right of S.H. Project Baseline Station 295+72.20, passing at a distance of 118.27 feet a 3-inch aluminum disk stamped "TXDOT ADL" set in concrete at the beginning of an Access Denial Line being located 218.12 feet right of S.H. 183 Project Baseline Station 295+43.64, continuing for a total distance of 270.02 feet to a 1/2-inch iron rod with TxDOT aluminum cap set in the common line between said Lot 2 and said Lot 1 at the end of said Access Denial Line being located 218.87 feet right of S.H. 183 Project Baseline Station 293+91.90;

County: Tarrant  
Parcel No.: 652  
Highway: State Highway 183  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-05-038

Page 2 of 5  
6/7/2010



DESCRIPTION FOR PARCEL 652

- 2) THENCE, departing the proposed south right-of-way line of said S.H. 183 with the common line between said Lot 1 and said Lot 2, North 00 degrees 46 minutes 35 seconds West, a distance of 43.21 feet to a 1/2-inch iron rod with yellow cap stamped "HALFF" set for the common north corner of said Lot 1 and said Lot 2 and being in the existing south right-of-way line of S.H. 183 (a variable width right-of-way);
- 3) THENCE, with the existing south right-of-way line of said S.H. 183, North 89 degrees 34 minutes 01 second East, a distance of 270.00 feet to a TxDOT Type II concrete monument found for the common north corner of said Lot 1 and said 2.517 acre tract;
- 4) THENCE, departing the existing south right-of-way line of said S.H. 183 with the common line between said Lot 1 and said 2.517 acre tract, South 00 degrees 48 minutes 27 seconds East, a distance of 41.72 feet to the POINT OF BEGINNING and containing 11,466 square feet or 0.2632 of an acre of land, more or less.

NOTES:

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

All bearings shown hereon are based upon the Texas Coordinate System of 1983, North Central Zone as observed by GPS on Julian day 320 of 2009 from CORS stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS. All distances shown hereon are surface distances. All coordinates shown hereon are Segment 2W project values. The State Plane Grid to Segment 2W project coordinate combined scale factor is 1.00012.

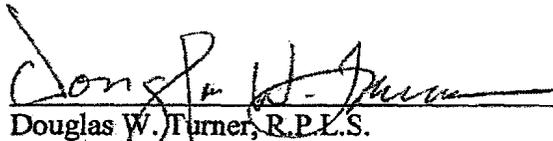
County: Tarrant  
Parcel No.: 652  
Highway: State Highway 183  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-05-038

Page 3 of 5  
6/7/2010

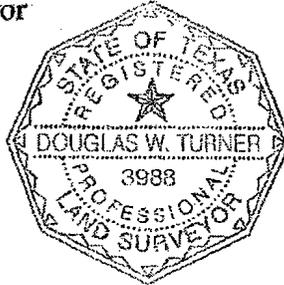


DESCRIPTION FOR PARCEL 652

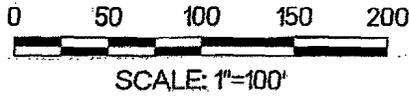
I, Douglas W. Turner, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.

 06/07/2010  
Date

Douglas W. Turner, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 3988  
Halff Associates, Inc.,  
1201 North Bowser Rd.  
Richardson, Texas 75081  
214-346-6212



PLAT TO ACCOMPANY  
PARCEL DESCRIPTION



293+00 294+00 295+00 296+00 297+00 298+00 299+00  
293+00 294+00 295+00 296+00 297+00 298+00 299+00

CITY OF BEDFORD  
TARRANT COUNTY

N 89° 32' 11" E  
9,702.08'

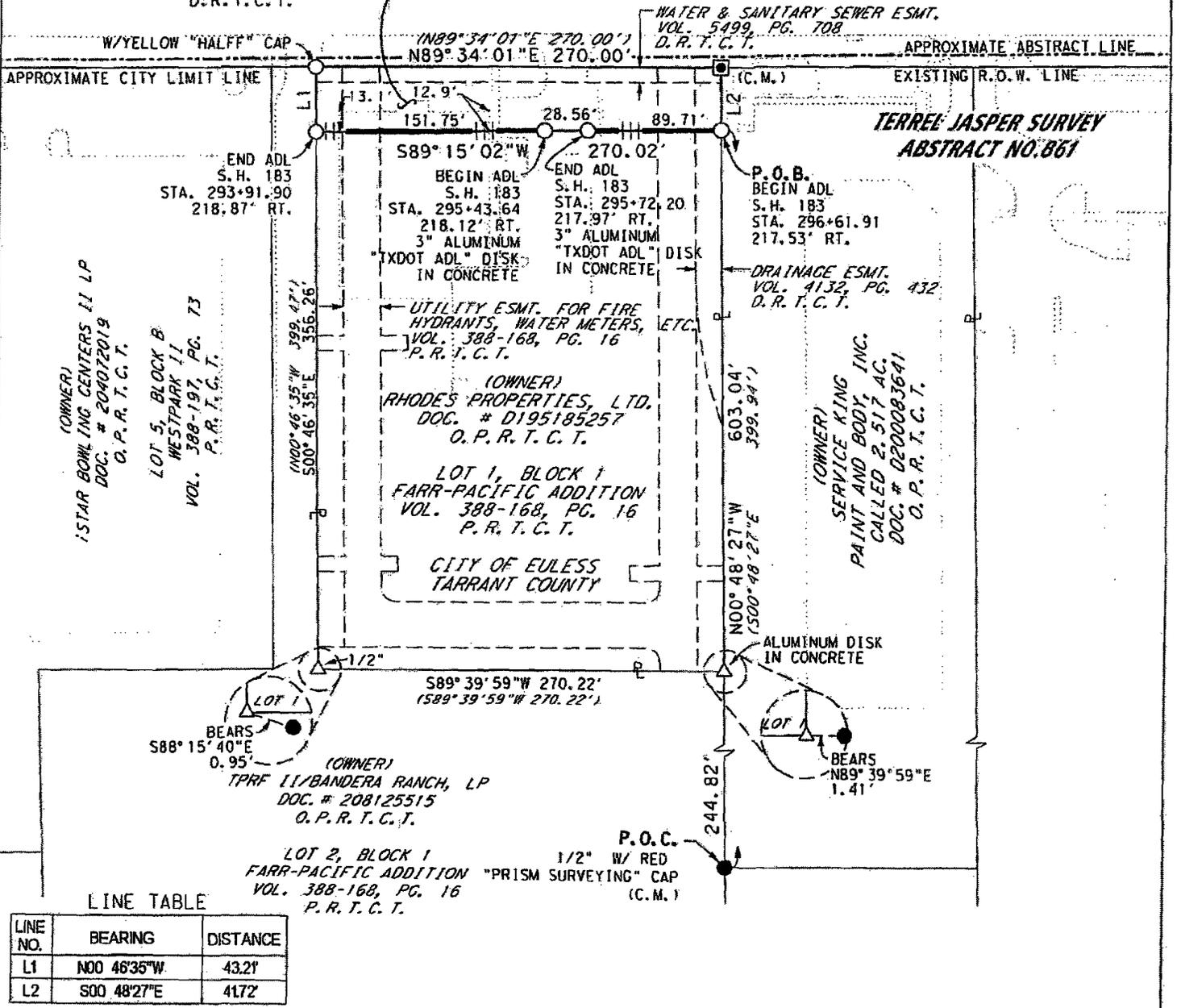
WILLIAM H. JASPER SURVEY  
ABSTRACT NO. 860

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

STATE OF TEXAS  
VOL. 4196, PG. 2  
D.R.T.C.T.

11,466 SQ. FT.

652



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N00° 46' 35" W	43.21'
L2	S00° 48' 27" E	41.72'



© 2009

A PLAT OF A SURVEY  
OF PARCEL 652

FILE			PARCEL NUMBER	
TURNPIKE PROJECT S.H. 183			652	
SCALE 1" = 100'			ACQUISITION	0.2632 11,466
FEDERAL AID PROJECT NO. R.O.W. - C.S.J. NO. 0364-05-038			DEED AREA	2.4784 107,960
DIVISION TTA			REMAINDER AREA	2.2152 96,494
COUNTY TARRANT				

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PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

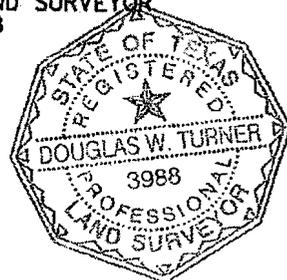
LEGEND

- 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 (UNLESS NOTED)
- IRON ROD FOUND (SIZE NOTED)
- ⊕ SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ FOUND "X" CUT (UNLESS NOTED)
- △ CALCULATED POINT
- ⊙ FENCE POST
- N. T. S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- R. O. W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P. U. E. PUBLIC UTILITY EASEMENT
- D. R. T. C. T. DEED RECORDS OF TARRANT COUNTY TEXAS
- P. R. T. C. T. PLAT RECORDS OF TARRANT COUNTY TEXAS
- O. P. R. T. C. T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS
- DOC. # DOCUMENT NUMBER
- D. E. DRAINAGE EASEMENT
- B. L. BUILDING SETBACK LINE
- +— DISTANCE NOT SHOWN TO SCALE
- |— PROPERTY LINE
- S.H. 183 BASE LINE
- X—X S.H. 183 PROPOSED RIGHT-OF-WAY LINE
- ||— FENCE
- ||— DENIAL OF ACCESS LINE
- ||— ACCESS IS OPENED ACROSS THE DENIAL OF ACCESS LINE
- |— APPROXIMATE SURVEY LINE
- TxR— EXISTING TXDOT RIGHT-OF-WAY
- TxR— EXISTING TXDOT RIGHT-OF-WAY BASELINE
- |— PROPOSED E OR @
- |— PROPOSED EASEMENT LINE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- U.T.S. UNABLE TO SET
- (C.M.) CONTROL MONUMENT
- ADL ACCESS DENIAL LINE

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AND DETERMINED BY GPS OBSERVATION ON JULIAN DAY 320 OF 2009 FROM CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE SEGMENT 2W PROJECT VALUES. THE SEGMENT 2W STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00012.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 4) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 183 BASELINE) UNLESS OTHERWISE NOTED.
- 5) ACCESS TO AND FROM THE S.H. 183 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 7) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, FILE NO. 704-5679, EFFECTIVE DATE DECEMBER 28, 2009.
- 8) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: 10b & 10d.

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

*Douglas W. Turner* 06/07/2010  
 DOUGLAS W. TURNER DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 3988



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A PLAT OF A SURVEY OF PARCEL 652			PARCEL NUMBER		652	
					ACRES	SQUARE FEET
FILE	TURNPIKE PROJECT S. H. 183		DIVISION TTA	ACQUISITION		
					0.2632	11,466
SCALE 1" = 100'	FEDERAL AID PROJECT NO. 0364-05-038		COUNTY TARRANT		DEED AREA	
					2.4784	107,960
					REMAINDER AREA	
					2.2152	96,494

County: Tarrant  
Highway: SH 183  
CSJ: 0364-05-038  
Parcel: 652  
Project limits: From SH 121 in Bedford  
To FM 157

***AND IN ADDITION THERETO:***

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

County: Tarrant  
Parcel No.: 608  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless

Page 1 of 5  
5/7/2010



Federal Aid Project No.:  
ROW CSJ: 0364-01-119

#### DESCRIPTION FOR PARCEL 608

BEING a 1,475 square foot tract of land situated in the William O. Yantis Survey, Abstract Number 1752, City of Bedford, Tarrant County, Texas, and being part of Lot 1, Block 1 of Bedford - Arlington Road, Ltd., Subdivision, an addition to the City of Bedford, Tarrant County, Texas, as recorded in Volume 388-133, Page 14 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), said 1,475 square foot tract also being part of that tract of land described in Special Warranty Deed with Vendor's Lien to Bedford Restaurant Services, L.P. as recorded in Document Number D205083961 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), said 1,475 square foot tract being more particularly described by metes and bounds as follows:

COMMENCING at a point for the common northeast corner of said Lot 1 and northwest corner of Lot 2-B, Block 1 of Resubdivision of Lot 2 Bedford - Arlington Road, Ltd., Subdivision, as recorded in Volume 388-151, Page 40, P.R.T.C.T., said point also being on the south right-of-way line of Shoalmont Drive (a variable width right-of-way as shown on said Bedford - Arlington Road, Ltd., Subdivision plat), and from which point a found 1/2-inch iron for witness bears South 00 degrees 38 minutes 10 seconds East a distance of 1.21 feet;

THENCE South 00 degrees 38 minutes 10 seconds East, with the common east line of said Lot 1 and the west line of said Lot 2-B, a distance of 235.38 feet to a set 1/2-inch iron rod with TxDOT aluminum cap located 187.84 feet left of S.H. 121 Baseline Station 221+85.07 for the POINT OF BEGINNING at the intersection of said common line with the proposed northerly right-of-way line of State Highway 121 (a proposed variable width right-of-way);

- 1) THENCE South 00 degrees 38 minutes 10 seconds East, continuing with said common line, a distance of 9.00 feet to a found 1/2-inch iron rod for the common southeast corner of said Lot 1 and southwest corner of said Lot 2-B on the existing northerly right-of-way line of State Highway 121 (a variable width right-of-way);
- 2) THENCE South 89 degrees 25 minutes 01 second West, departing said common line, with the common south line of said Lot 1 and said existing northerly right-of-way line of State Highway 121, a distance of 166.00 feet to a found 1/2-inch iron rod for the common southwest corner of the aforementioned Bedford Restaurant Services tract and southeast corner of that tract of land described in Special Warranty Deed to Automotive Management Institute as recorded in Document Number D203476259, O.P.R.T.C.T.;

County: Tarrant  
Parcel No.: 608  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

Page 2 of 5  
5/7/2010



DESCRIPTION FOR PARCEL 608

- 3) THENCE North 00 degrees 38 minutes 10 seconds West, departing said common line, with the common west line of said Bedford Restaurant Services tract and east line of said Automotive Management Institute tract, a distance of 8.78 feet to a set 1/2-inch iron rod with TxDOT aluminum cap located 187.82 feet left of S.H. 121 Baseline Station 220+19.07 for the intersection of said common line with the aforementioned proposed northerly right-of-way line of State Highway 121, said point also being the beginning of an Access Denial Line;
- 4) THENCE North 89 degrees 20 minutes 25 seconds East, departing said common line, over and across said Lot 1, with said proposed northerly right-of-way line of State Highway 121 and said Access Denial Line, at a distance of 21.07 feet passing a set 3-inch aluminum cap in concrete stamped "TXDOT ADL" located 187.82 feet left of S.H. 121 Baseline Station 220+40.14 for the end of this Access Denial Line, continuing over and across said Lot 1 and with said proposed northerly right-of-way line, at a cumulative distance of 46.08 feet passing a set 3-inch aluminum cap in concrete stamped "TXDOT ADL" located 187.83 feet left of S.H. 121 Baseline Station 220+65.15 for the beginning of an Access Denial Line, continuing over and across said Lot 1 and with said proposed northerly right-of-way line, with said Access Denial Line, in all a total cumulative distance of 166.00 feet to the end of this Access Denial Line and the POINT OF BEGINNING and containing 1,475 square feet or 0.0339 of an acre of land, more or less.

NOTES:

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

All bearings shown hereon are based upon the Texas Coordinate System of 1983, North Central Zone as observed by GPS on Julian day 320 of 2009 from CORS stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS. All distances shown hereon are surface distances. All coordinates shown hereon are Segment 2W project values. The State Plane Grid to Segment 2W project coordinate combined scale factor is 1.00012.

County: Tarrant  
Parcel No.: 608  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

Page 3 of 5  
5/7/2010

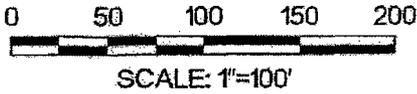


DESCRIPTION FOR PARCEL 608

That I, Jason A. Jernigan, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.

  
\_\_\_\_\_  
Jason A. Jernigan, R.P.L.S.                      07 MAY 2010                      Date  
Registered Professional Land Surveyor  
Texas Registration No. 6023  
Halff Associates, Inc.,  
1201 North Bowser Rd.  
Richardson, Texas 75081  
214-346-6212





PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

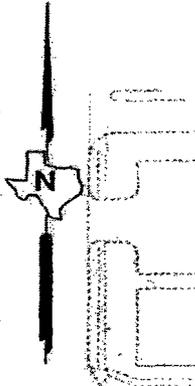
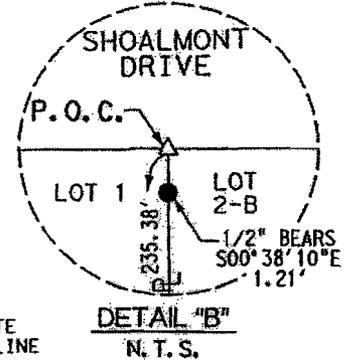
CITY OF BEDFORD  
TARRANT COUNTY



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S00°38'10"E	9.00'
(L1)	(S0°07'00"E)	(244.16')
L2	S89°25'01"W	166.00'
(L2)	(S89°53'00"W)	(166.00')
L3	N00°38'10"W	8.78'
(L3)	(N0°07'00"W)	(242.16')
L4	N89°20'25"E	166.00'

T.W. WILLIAMS SURVEY  
ABSTRACT NO. 1735



SHOALMONT DRIVE  
(VARIABLE WIDTH R.O.W.)  
(AS SHOWN ON VOL. 388-133, PG. 14)  
(P.R.T.C.T.)

PARKWOOD DRIVE

(OWNER)  
AUTOMOTIVE MANAGEMENT  
INSTITUTE  
DOC. # D203476259  
O.P.R.T.C.T.

PART OF LOT 1, BLOCK 1  
BEDFORD-ARLINGTON  
ROAD, LTD. SUBDIVISION  
VOL. 388-133, PG. 14  
P.R.T.C.T.  
(52,252 SQ. FT.)

S.H. 121  
STA 220+19.07  
187.82' LT  
BEGIN ADL

(N88°28'00"E (S89°50'00"E)  
94.97' 71.06')

SEE DETAIL "B"

P.O.C.

LOT 2-B, BLOCK 1 OF  
RESUBDIVISION OF LOT 2  
BEDFORD-ARLINGTON ROAD,  
LTD. SUBDIVISION  
VOL. 388-151, PG. 40  
P.R.T.C.T.

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

P.O.B.  
S.H. 121  
STA 221+85.07  
187.84' LT  
END ADL

EXISTING  
R.O.W.  
LINE

L3  
(L3)  
1/2"  
(C.M.)

L2 (L2)  
25.01'  
21.07'

LL1  
(LT)  
1/2"  
(C.M.)  
SEE  
DETAIL  
"A"

STATE OF TEXAS  
VOL. 4054, PG. 562  
D.R.T.C.T.

WILLIAM O. YANTIS SURVEY  
ABSTRACT NO. 1752

218+00 219+00 220+00 221+00 222+00 223+00 224+00

N 89° 20' 45" E  
4,010.86'

S.H. 121

1,475 SQ. FT.

(OWNER)  
BEDFORD RESTAURANT  
SERVICES, L.P.  
DOC. # D205083961  
O.P.R.T.C.T.

PART OF LOT 1, BLOCK 1  
BEDFORD-ARLINGTON  
ROAD, LTD. SUBDIVISION  
VOL. 388-133, PG. 14  
P.R.T.C.T.  
(40,455 SQ. FT.)

A PLAT OF A SURVEY OF PARCEL  
608

PARCEL  
NUMBER

608



FILE

TURNPIKE PROJECT  
S.H. 121

DIVISION  
TTA

ACQUISITION

ACRES

SQUARE FEET

SCALE

FEDERAL AID PROJECT NO.

R.O.W.-C.S.J. NO.

COUNTY

DEED AREA

0.0339

1,475

1" = 100'

0364-01-119

TARRANT

REMAINDER AREA

0.9287

40,455

0.8949

38,980

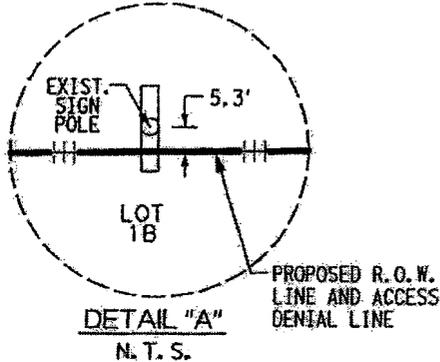


PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT FOUND
- ⊠ TXDOT TYPE T1 CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED)
- IRON ROD FOUND (SIZE NOTED)
- ◆ SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ FOUND "X" CUT (UNLESS NOTED)
- △ CALCULATED POINT
- FENCE POST
- N.T.S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY TEXAS
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS
- DOC.# DOCUMENT NUMBER
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING SETBACK LINE
- DISTANCE NOT SHOWN TO SCALE
- PROPERTY LINE
- S.H.121 BASE LINE
- S.H.121 PROPOSED RIGHT-OF-WAY LINE
- X-X FENCE
- DENIAL OF ACCESS LINE
- ACCESS IS DENIED ACROSS THE DENIAL OF ACCESS LINE
- APPROXIMATE SURVEY LINE
- EXISTING TXDOT RIGHT-OF-WAY
- EXISTING TXDOT RIGHT-OF-WAY BASELINE
- PROPOSED E OR R
- PROPOSED EASEMENT LINE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- U.T.S. UNABLE TO SET
- (C.M.) CONTROL MONUMENT
- ADL ACCESS DENIAL LINE

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AS OBSERVED BY GPS ON JULIAN DAY 320 OF 2009 FROM CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES SHOWN HEREON ARE SEGMENT 2W PROJECT VALUES. THE STATE PLANE GRID TO SEGMENT 2W PROJECT COORDINATE COMBINED SCALE FACTOR IS 1.00012.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 4) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 121 BASELINE) UNLESS OTHERWISE NOTED.
- 5) ACCESS TO AND FROM THE S.H. 121 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 7) THE EASEMENTS SHOWN OR NOTED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, G.F. NO. 704-5628, EFFECTIVE DATE FEBRUARY 21, 2010.
- 8) THE EASEMENT TO TEXAS POWER & LIGHT COMPANY AS RECORDED IN VOLUME 4450, PAGE 103 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), DOES NOT AFFECT THE SUBJECT TRACT.
- 9) THE EASEMENT AND RIGHT-OF-WAY TO TEXAS UTILITIES ELECTRIC COMPANY AS RECORDED IN VOLUME 11071, PAGE 2055, D.R.T.C.T., DOES NOT AFFECT THE SUBJECT TRACT.
- 10) THE DESCRIPTION OF THE "PREMISES" FROM EXHIBIT "A" OF THE MEMORANDUM OF LEASE AS RECORDED IN VOLUME 10975, PAGE 2334, D.R.T.C.T., INCLUDES THE SUBJECT TRACT.
- 11) THE DESCRIPTION OF THE "PREMISES" FROM EXHIBIT "A" OF THE MEMORANDUM OF LEASE AS RECORDED IN VOLUME 12724, PAGE 2047, D.R.T.C.T., INCLUDES THE SUBJECT TRACT



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



*Jason A. Jernigan*  
JASON A. JERNIGAN DATE 07 MAY 2010  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6023

A PLAT OF A SURVEY OF PARCEL  
608

PARCEL NUMBER	608	
	ACRES	SQUARE FEET
ACQUISITION	0.0339	1,475
DEED AREA	0.9287	40,455
REMAINDER AREA	0.8949	38,980



FILE	TURNPIKE PROJECT		DIVISION
	S.H. 121		TTA
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J. NO.	COUNTY
1" = 100'		0364-01-119	TARRANT

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County: Tarrant  
Highway: SH 121  
CSJ: 0364-01-119  
Parcel: 608  
Project limits: From IH 820 in Hurst  
                    To SH 183 in Bedford

***AND IN ADDITION THERETO:***

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

County: Tarrant  
Parcel No.: 622  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

Page 1 of 6  
4/16/2010



DESCRIPTION FOR PARCEL 622

BEING a 27,597 square foot tract of land situated in the W. W. Smith Survey, Abstract Number 1392, City of Bedford, Tarrant County, Texas, and being part of Lot 1, Block 1 of Razzoo's / Cajun Cafe, an addition to the City of Bedford, Tarrant County, Texas, as recorded in Cabinet A, Page 4331 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), said 27,597 square foot tract also being part of that tract of land described in Special Warranty Deed to Harris Methodist H-E-B as recorded in Volume 10244, Page 317 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), said 27,597 square foot tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2-inch iron rod with yellow cap stamped "WEIR" for the southeast corner of said Lot 1;

THENCE North 00 degrees 35 minutes 15 seconds West, with the east line of said Lot 1, a distance of 199.35 feet to a set 1/2-inch iron rod with TxDOT aluminum cap located 349.66 feet right of S.H. 121 Baseline Station 247+87.01 for the POINT OF BEGINNING at the intersection of said east line with the proposed southerly right-of-way line of State Highway 121 (a proposed variable width right-of-way), said point also being the beginning of an Access Denial Line, said point also being the point of curvature of a non-tangent circular curve to the right having a radius of 3,075.00 feet whose chord bears South 87 degrees 59 minutes 37 seconds West a distance of 237.49 feet;

- 1) THENCE Westerly, departing said east line, over and across said Lot 1, with said proposed southerly right-of-way line and said Access Denial Line and with said curve to the right, through a central angle of 04 degrees 25 minutes 34 seconds, at an arc distance of 218.13 feet passing a set 3-inch aluminum cap in concrete stamped "TXDOT ADL" located 318.43 feet right of S.H. 121 Baseline Station 245+88.58 for the end of this Access Denial Line, continuing over and across said Lot 1 and with said proposed southerly right-of-way line and with said curve to the right, in all a total arc distance of 237.55 feet to a set TxDOT Type II Brass Disk in concrete for the point of tangency;

County: Tarrant  
Parcel No.: 622  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

Page 2 of 6  
4/16/2010



DESCRIPTION FOR PARCEL 622

- 2) THENCE North 89 degrees 47 minutes 35 seconds West, continuing over and across said Lot 1 and with said proposed southerly right-of-way line of State Highway 121, at a distance of 5.58 feet passing a set 3-inch aluminum cap in concrete stamped "TXDOT ADL" located 314.60 feet right of S.H. 121 Baseline Station 245+65.78 for the beginning of an Access Denial Line, continuing over and across said Lot 1 and with said proposed southerly right-of-way line, with said Access Denial Line, in all a total distance of 28.58 feet to a set 1/2-inch iron rod with TxDOT aluminum cap located 311.15 feet right of S.H. 121 Baseline Station 245+44.77 for the end of this Access Denial Line at the intersection of said proposed southerly right-of-way line with the common west line of said Lot 1 and the east line of Lot 1, Block A. of Park Place Restaurant Addition, an addition to the City of Bedford, Tarrant County, Texas, as recorded in Cabinet A, Page 2482, P.R.T.C.T.;
- 3) THENCE North 00 degrees 35 minutes 15 seconds West, with said common line, a distance of 104.45 feet to a set 1/2-inch iron rod with yellow cap stamped "HALFF" for the intersection of said common line with the existing southerly right-of-way line of State Highway 121 (a variable width right-of-way) as established in Deed to the State of Texas as recorded in Volume 4057, Page 608, D.R.T.C.T.;
- 4) THENCE North 89 degrees 20 minutes 06 seconds East, departing said common line, with said existing southerly right-of-way line of State Highway 121, a distance of 266.00 feet to a set 1/2-inch iron rod with yellow cap stamped "HALFF" for the intersection of said existing southerly right-of-way line with the aforementioned east line of said Lot 1, Block 1;
- 5) THENCE South 00 degrees 35 minutes 15 seconds East, departing said existing southerly right-of-way line, with said east line of Lot 1, Block 1, a distance of 99.33 feet to the POINT OF BEGINNING and containing 27,597 square feet or 0.6336 of an acre of land, more or less.

County: Tarrant  
Parcel No.: 622  
Highway: State Highway 121  
Segment: 2W  
Limits: From: East of I-820 Northeast Interchange  
To: FM 157 in the City of Euless  
Federal Aid Project No.:  
ROW CSJ: 0364-01-119

Page 3 of 6  
4/16/2010



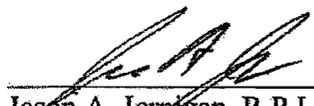
DESCRIPTION FOR PARCEL 622

NOTES:

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

All bearings shown hereon are based upon the Texas Coordinate System of 1983, North Central Zone as observed by GPS on Julian day 320 of 2009 from CORS stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS. All distances shown hereon are surface distances. All coordinates shown hereon are Segment 2W project values. The State Plane Grid to Segment 2W project coordinate combined scale factor is 1.00012.

That I, Jason A. Jernigan, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.

  
\_\_\_\_\_  
Jason A. Jernigan, R.P.L.S.                      Date  
Registered Professional Land Surveyor  
Texas Registration No. 6023  
Halff Associates, Inc.,  
1201 North Bowser Rd.  
Richardson, Texas 75081  
214-346-6212

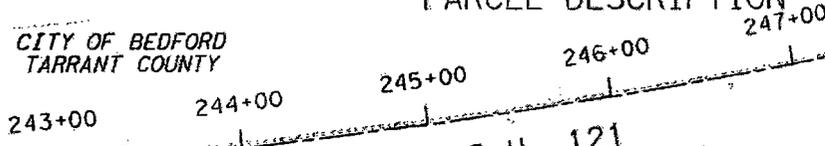


4 OF 6  
4/16/2010

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION



CITY OF BEDFORD  
TARRANT COUNTY



PROPOSED CURVE DATA  
PI STA. = 245+07.65  
N = 6,991,003.46  
E = 2,390,020.51  
DEGREE = 1° 30' 28"  
DELTA = 14° 01' 11" (LT)  
RADIUS = 3,800.00'  
TANGENT = 467.24'  
LENGTH = 929.82'  
CHORD BEARING = N82° 20' 09" E  
CHORD DISTANCE = 927.50'  
PC STA. = 240+40.41  
N = 6,990,998.12  
E = 2,389,553.30  
PT STA. = 249+70.23  
N = 6,991,121.82  
E = 2,390,472.52

27,597 SQ. FT.  
(OWNER)  
HARRIS METHODIST H-E-B,  
VOL. 10244, PG. 317  
D. R. T. C. T.

$\Delta = 04^\circ 25' 34''$  (RT)  
 $R = 3,075.00'$   
 $L = 237.55'$   
 $CL = 237.49'$   
 $CB = S87^\circ 59' 37''$  W

LOT 1, BLOCK 1 OF  
RAZZOO'S / CAJUN CAFE  
CAB. A, PG. 4331  
P. R. T. C. T.  
(79,534 SQ. FT.)

STATE OF TEXAS  
VOL. 4057, PG. 608  
D. R. T. C. T.

SEE DETAIL "A" FOR  
CONTROLLING MONUMENTS

SEE DETAIL  
"B"

EXISTING  
R.O.W.  
LINE

5' X 10' UTILITY EASEMENT  
CAB. A, PG. 4331  
P. R. T. C. T.

W/YELLOW  
"HALFF" CAP  
N00° 35' 15" W  
104.45'

N89° 20' 06" E  
266.00'

W/YELLOW  
"HALFF" CAP  
S00° 35' 15" E  
99.33'

5' ELECTRIC  
EASEMENT  
CAB. A, PG. 4331  
P. R. T. C. T.

15' UTILITY EASEMENT  
CAB. A, PG. 4331  
P. R. T. C. T.

SEE DETAIL  
"D"

END. ADL  
S.H. 121  
STA. 245+44.77  
311.15' RT

SEE DETAIL  
"C"

L=218.13'

P.O.B.  
BEGIN ADL  
S.H. 121  
STA 247+87.01  
349.66' RT

LOT 1, BLOCK A OF  
PARK PLACE  
RESTAURANT ADDITION  
CAB. A, PG. 2482  
P. R. T. C. T.

N89° 47' 35" W  
28.58'

24' EMERGENCY  
ACCESS EASEMENT  
CAB. A, PG. 4331  
P. R. T. C. T.

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

S09° 58' 12" W 266.00'

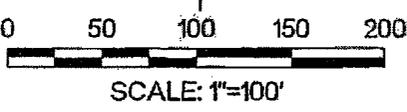
W/YELLOW  
"HALFF" CAP

P.O.C.  
1/2" W/ YELLOW CAP  
STAMPED "WEIR"  
(C.M.)

W.W. SMITH SURVEY  
ABSTRACT NO.1392

(OWNER)  
HARRIS METHODIST H.E.B.,  
VOL. 10244, PG. 317  
D. R. T. C. T.

PARK PLACE  
(68' R.O.W.)  
(AS SHOWN ON CAB. A, PG. 2482)  
(P. R. T. C. T.)



A PLAT OF A SURVEY OF PARCEL  
622

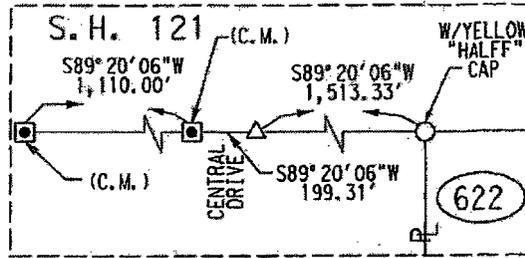
PARCEL NUMBER	622	
	ACRES	SQUARE FEET
ACQUISITION	0.6336	27,597
DEED AREA	1,8258	79,534
REMAINDER AREA	1.1923	51,937



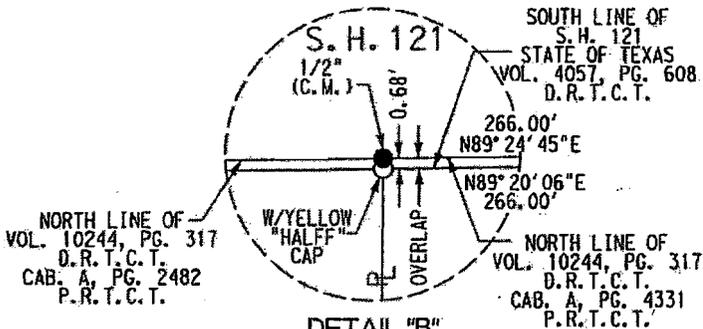
FILE	TURNPIKE PROJECT		DIVISION	TTA
	S.H. 121		COUNTY	TARRANT
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J. NO.		
1" = 100'		0364-01-119		

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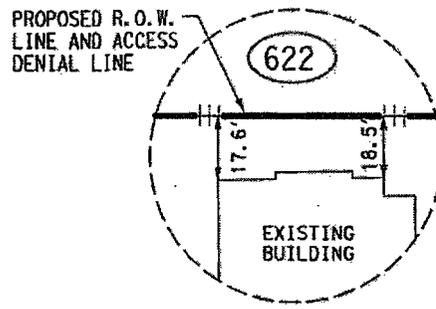
PLAT TO ACCOMPANY  
PARCEL DESCRIPTION



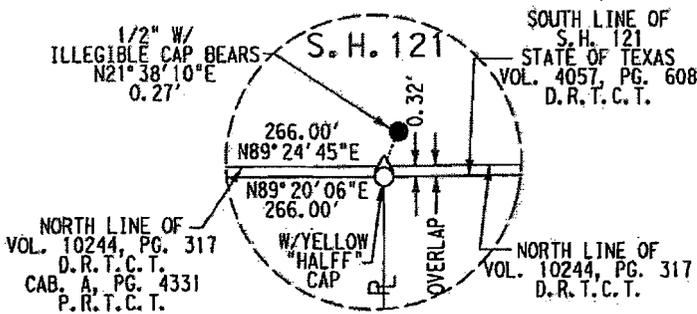
DETAIL "A"  
N. T. S.



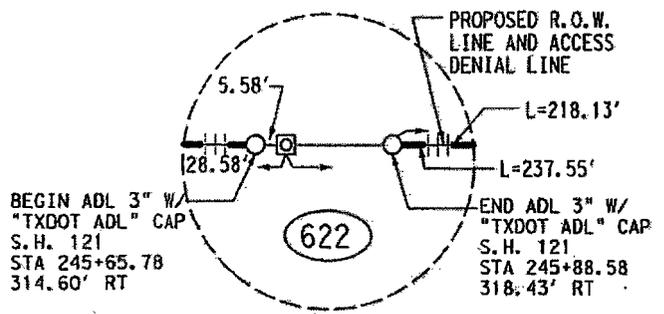
DETAIL "B"  
N. T. S.



DETAIL "C"  
N. T. S.



DETAIL "D"  
N. T. S.



DETAIL "E"  
N. T. S.

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A PLAT OF A SURVEY OF PARCEL  
622

PARCEL  
NUMBER

622

FILE	TURNPIKE PROJECT S.H. 121	DIVISION TTA	ACRES		
			ACRES	SQUARE FEET	
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J. NO. 0364-01-119	DEED AREA	1.8258	79,534
		COUNTY TARRANT	REMAINDER AREA	1.1923	51,937



PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

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 (UNLESS NOTED)
●	IRON ROD FOUND (SIZE NOTED)
◆	SQUARE-HEAD BOLT FOUND
⊙	IRON PIPE FOUND (SIZE NOTED)
▲	FOUND "X" CUT (UNLESS NOTED)
△	CALCULATED POINT
○	FENCE POST
N.T.S.	NOT TO SCALE
(XXX)	RECORD INFORMATION
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS
DOC. #	DOCUMENT NUMBER
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING SETBACK LINE
---	DISTANCE NOT SHOWN TO SCALE
---	PROPERTY LINE
---	S.H. 121 BASE LINE
---	S.H. 121 PROPOSED RIGHT-OF-WAY LINE
X---X	FENCE
---	DENIAL OF ACCESS LINE
---	ACCESS IS DENIED ACROSS THE DENIAL OF ACCESS LINE
---	APPROXIMATE SURVEY LINE
---	EXISTING TXDOT RIGHT-OF-WAY
---	EXISTING TXDOT RIGHT-OF-WAY BASELINE
---	PROPOSED E.O.R.
---	PROPOSED EASEMENT LINE
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
U.T.S.	UNABLE TO SET
(C.M.)	CONTROL MONUMENT
ADL	ACCESS DENIAL LINE

- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AS OBSERVED BY GPS ON JULIAN DAY 320 OF 2009 FROM CORS STATIONS TXAR PID DF5387 AND TXDE PID DF8986 AS PUBLISHED BY NGS. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES SHOWN HEREON ARE SEGMENT 2W PROJECT VALUES. THE STATE PLANE GRID TO SEGMENT 2W PROJECT COORDINATE COMBINED SCALE FACTOR IS 1.00012.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 4) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (S.H. 121 BASELINE) UNLESS OTHERWISE NOTED.
- 5) ACCESS TO AND FROM THE S.H. 121 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 7) THE EASEMENTS SHOWN OR NOTED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, G.F. NO. 704-5645, EFFECTIVE DATE JANUARY 10, 2010.
- 8) THE EASEMENT TO TEXAS POWER & LIGHT COMPANY AS RECORDED IN VOLUME 1349, PAGE 599 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), DOES NOT AFFECT THE SUBJECT TRACT.
- 9) THE UTILITY AND PEDESTRIAN EASEMENT TO THE CITY OF BEDFORD AS RECORDED IN VOLUME 7992, PAGE 1237, D.R.T.C.T., DOES NOT AFFECT THE SUBJECT TRACT.
- 10) THE EASEMENT AND RIGHT-OF-WAY (INCLUDING TEMPORARY EASEMENT FOR CONSTRUCTION) TO THE TRINITY RIVER AUTHORITY AS RECORDED IN VOLUME 6903, PAGE 30, D.R.T.C.T., AS AFFECTED BY THE RELEASE OF EASEMENT AS RECORDED IN VOLUME 7821, PAGE 662, D.R.T.C.T., DOES NOT AFFECT THE SUBJECT TRACT.
- 11) THE RIGHT-OF-WAY EASEMENT TO SINCLAIR PIPE LINE COMPANY AS RECORDED IN VOLUME 2842, PAGE 407, D.R.T.C.T., AS AFFECTED BY THE ASSIGNMENT AND ASSUMPTION AGREEMENT AS RECORDED IN VOLUME 11747, PAGE 000001, D.R.T.C.T., AND BY THE AMENDMENT TO RIGHT-OF-WAY AGREEMENT AS RECORDED IN VOLUME 13085, PAGE 175, D.R.T.C.T., DOES NOT AFFECT THE SUBJECT TRACT.
- 12) THE EASEMENT TO TEXAS POWER & LIGHT COMPANY AS RECORDED IN VOLUME 4450, PAGE 115, D.R.T.C.T., DOES NOT AFFECT THE SUBJECT TRACT.

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



*[Signature]*  
 JASON A. JERNIGAN      DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 6023



A PLAT OF A SURVEY OF PARCEL 622				PARCEL NUMBER	622	
FILE	TURNPIKE PROJECT S.H. 121		DIVISION TTA	ACQUISITION	0.6336	27,597
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W. - C. & J. NO. 0364-01-119	COUNTY TARRANT	DEED AREA	1.8258	79,534
				REMAINDER AREA	1.1923	51,937
					ACRES	SQUARE FEET

4/16/2010 5:08:25 PM I:\270009\27119\MA01\CAD\VE\XH-822-27119.dgn

County: Tarrant  
Highway: SH 121  
CSJ: 0364-01-119  
Parcel: 622  
Project limits: From IH 820 in Hurst  
To SH 183 in Bedford

***AND IN ADDITION THERETO:***

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