

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
Dallas	SH 78	7	0009-02-056	26
Dallas	SH 78	8	0009-02-056	27
Dallas	SH 78	9	0009-02-056	21
Dallas	SH 78	10	0009-02-056	19
Denton	FM 2181	6	2054-02-018	148
Denton	FM 2181	3	2054-02-018	20
Denton	FM 2181	13	2054-02-018	8
Denton	FM 2181	11	2054-02-018	146
Denton	US 380	2	0134-09-059	24
Dewitt	US 183	1	0154-03-028	2
Ellis	US 287	15	0172-08-054	39E
Montgomery	FM 1774	5	1400-04-027	108
Pecos	US 285	14	0139-07-021	5X
Smith	SH 155	4	0520-02-046	1
Tarrant	SH 26	12	0363-01-123	3

CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Bell	IH 35	Z	0015-06-082	60
Bell	IH 35	C	0015-06-082	92
Bell	IH 35	DD	0015-06-082	87
Ellis	US 287	B	0172-08-054	16
Ellis	US 287	A	0172-08-054	15
Gregg	SL 281	F	1763-03-039	5
Gregg	SL 281	G	1763-03-039	9
McLennan	IH 35	BB	0014-08-082	30AC
McLennan	IH 35	R	0014-08-082	83
McLennan	IH 35	V	0014-08-082	57
McLennan	IH 35	W	0014-08-082	45
McLennan	IH 35	T	0014-08-082	21
McLennan	IH 35	AA	0014-08-082	44
McLennan	IH 35	U	0014-08-082	49
McLennan	IH 35	Y	0014-08-082	6
McLennan	IH 35	L	0014-08-082	40
McLennan	IH 35	X	0014-08-082	80
Tarrant	IH 820	Q	0008-14-093	9
Tarrant	IH 820	I	0008-14-093	5
Tarrant	IH 820	K	0008-14-093	3
Tarrant	IH 820	M	0008-14-093	181
Tarrant	IH 820	N	0008-14-093	183
Tarrant	IH 820	P	0008-14-093	6
Tarrant	IH 820	O	0008-14-093	182
Tarrant	SH 114	J	0353-03-088	11

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

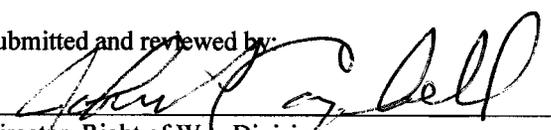
Page 3 of 3

VARIOUS Districts

CONTROLLED ACCESS

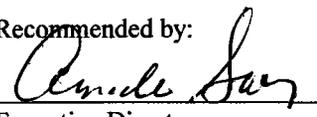
<u>COUNTY</u>	<u>HIGHWAY</u>	<u>EXHIBIT</u>	<u>ROW CSJ NO.</u>	<u>PARCEL</u>
Tarrant	SH 121	S	0364-01-119	569
Tarrant	SH 121	H	0364-01-119	587
Tarrant	SH 121	CC	0364-01-119	572
Tarrant	SH 121	D	0364-01-132	43
Tarrant	SH 121	E	0364-01-132	41

Submitted and reviewed by:



Director, Right of Way Division

Recommended by:



Executive Director

112481 OCT 28 10

Minute
Number

Date
Passed

County: Dewitt
Highway: US 183
ROW CSJ: 0154-03-028

Page 1 of 4
Revision Date: March 3, 2010

Field Notes for Parcel 2 (Fee Title)

Being 1.105 acres of land, more or less, situated in Simeon Bateman League (Abstract No. 4) in Dewitt County, Texas and being 1.105 acres out of and a part of that 271.21 acre tract in Warranty Deed from Randall A. Roessler, et ux to Edwin Andy Crites, et ux, dated December 18, 2006, recorded in Volume 212, Page 341 of the Official Records of Dewitt County. All deed references herein are to the Dewitt County Official Records unless otherwise noted. Metes and bounds description of said 1.105 acre parcel is as follows:

COMMENCING at a 3/8 inch diameter iron rod with orange cap stamped "Pollok & Son", found for the common corner of said Crites 271.21 acre tract and the East corner of the Justiss Family Limited Partnership, 625.5 acre tract (Volume 138, Page 733), **Thence** as follows:

North 45 deg. 46 min. 14 sec. East along the line common to said Crites 271.21 acre tract and said Justiss Family Limited Partnership 625.5 acre tract, a distance of 2,739.71 feet to a 3/8 inch diameter iron rod found for the common corner of said Crites 271.21 acre tract and said Justiss Family Limited Partnership, 625.5 acre tract, and being in the existing southwest right-of-way line of US HWY 183, **Thence** South 43 deg. 28 min. 54 sec. East along the line common to said Crites 271.21 acre tract and the existing southwest right-of-way line of US HWY 183, a distance of 197.45 feet to a point in the existing southwest right-of-way line of US HWY 183, said point also being an interior corner of said Crites 271.21 acre tract, **Thence** South 46 deg. 33 min. 36 sec. West along the line common to said Crites 271.21 acre tract and said existing right-of-way line of US HWY 183, a distance of 14.12 feet to a point for an exterior corner of said Crites 271.21 acre tract, **Thence** South 44 deg. 58 min. 39 sec. East continuing along the line common to said Crites 271.21 acre tract and said existing right-of-way line of US HWY 183, a distance of 168.93 feet to a Type II concrete monument set for the North corner of said 1.105 acre parcel and the intersection of the proposed southwest right-of-way line of US HWY 183 and the existing southwest right-of-way line of US HWY 183, same being 51.87 feet left of Engineer's US HWY 183 Baseline Station 677+05.00, and having State Plane Coordinates of X=2,508,190.32 and Y=13,668,201.04 and being the **POINT OF BEGINNING**;

- (1) **THENCE** South 44 deg. 58 min. 39 sec. East along the line common to said Crites 271.21 acre tract and said existing right-of-way line of US HWY 183, a distance of 1,225.59 feet to point for the East corner of said Crites 271.21 acre tract, said point being on the high bank of the Guadalupe River;
- (2) **THENCE** South 27 deg. 30 min. 24 sec. West along the high bank of the Guadalupe River and said Crites 271.21 acre tract, a distance of 48.76 feet to a point for the South corner of said 1.105 acre parcel, said point being in the southwest proposed right-of-way line of US HWY 183;

Parcel 2
Page 2 of 4
Revision Date: March 3, 2010

- (3) **THENCE** North 44 deg. 57 min. 20 sec. West along the proposed southwest right-of-way line of US HWY 183 and severing said Crites 271.21 acre tract, passing at a distance of 10.00 feet a Type II concrete monument set online for reference 80.00 feet left of Engineer's US 183 Baseline Station 664+76.45, and having State Plane Coordinates of X=2,509,027.02 and Y=13,667,297.91, and continuing an overall distance of 853.06 feet to a Type II concrete monument set 83.30 feet left of Engineer's US HWY 183 Baseline Station 673+17.61, and having State Plane Coordinates of x=2,508,431.35 and y=13,667,894.50;
- (4) **THENCE** North 38 deg. 10 min. 40 sec. West along the proposed southwest right-of-way line of US HWY 183 and severing said Crites 271.21 acre tract, a distance of 389.96 feet to the **POINT OF BEGINNING**, containing 1.105 acres of land, more or less. (All bearings are based on the Texas Coordinate System, South Central Zone and X, Y coordinates are NAD 83 State Plane Coordinates adjusted to the surface by a factor of 1.000137).

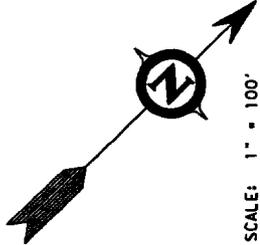
I hereby certify the foregoing legal description was prepared from a survey performed on the ground and that it correctly represents the facts found at the time of the survey. A survey plat of even date herewith accompanies this legal description.



3-4-10


Bennie L. Galvan
Registered Professional Land
Surveyor License No. 5229, State of Texas
Surveyed March 2009

MATCH LINE SEE SHEET 4 OF 4

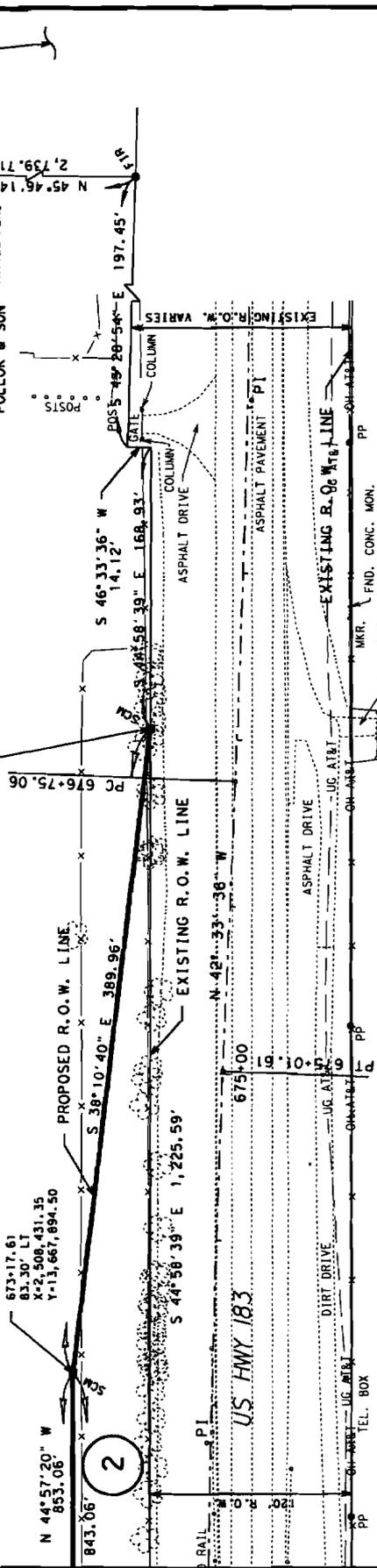


271.21 ACRES
TO
RANDALL A. ROESSLER, ET UX
EDWIN ANDY CRITES, ET UX
DATED: DECEMBER 18, 2006
VOLUME 212, PAGE 341
OFFICIAL RECORDS

625.5 ACRES
TO
LARRY G. JUSTISS, ET AL
LARRY AND ZOE JUSTISS,
FAMILY LIMITED PARTNERSHIP
DATED: DECEMBER 30, 2003
VOLUME 138, PAGE 733
OFFICIAL RECORDS

P.O.B.
PARCEL 2
677-05-00
51.87' LT
X=2,508,190.32
Y=13,668,201.04

P.O.B.
PARCEL 2
3/8" IRON ROD
W/CAP STAMPED
"POLLOK & SON"
CATTLE PENS



PI STATION = 672+76.92
DELTA = 2° 23' 43.70" (RT)
DEGREE OF CURVE = 0° 31' 58.74"
TANGENT = 224.76
LENGTH = 449.45
RADIUS = 10,750.00
PC STATION = 670+52.16
PT STATION = 675+01.61

PI STATION = 679+04.43
DELTA = 2° 26' 40.38" (LT)
DEGREE OF CURVE = 0° 31' 58.74"
TANGENT = 229.36
LENGTH = 458.65
RADIUS = 10,750.00
PC STATION = 676+75.06
PT STATION = 681+33.72

SIMEON BATEMAN LEAGUE
ABSTRACT NO. 4

I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND AND THAT PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.

Bennie L. Galvan
BENNIE L. GALVAN
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5229, STATE OF TEXAS
SURVEYED MARCH 2009.



- LEGEND
- △ CALCULATED POINT
 - FIR
 - SCA
 - P.O.B.
 - P.O.C.
 - R.O.W.
 - UG AT&T
 - OH AT&T
- FOUND 3/8" IRON ROD
 - SET CONCRETE MONUMENT (TY II)
 - PROPERTY LINE
 - POINT OF BEGINNING
 - POINT OF COMMENCING
 - RIGHT OF WAY
 - UNDERGROUND AT&T TELEPHONE LINE
 - OVERHEAD AT&T TELEPHONE LINE
1. UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. ALL DEAD REFERENCES ARE TO DEWITT COUNTY OFFICIAL RECORDS UNLESS OTHERWISE NOTED. BEARINGS BASED ON TEXAS COORDINATE SYSTEM-SOUTH CENTRAL ZONE.
 - 2.
 - 3.

REVISION DATE: MARCH 3, 2010	
DIST. NAME YOAKUM	COUNTY DEWITT
ACCOUNT NO. 8013-01-098	SURVEY PLAT OF PARCEL 2
ROW TAKING 1.105 ACRE	HWT. NO. US 183
PAGE 4 OF 4	

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

Page 1 of 3
D-15-14
May 15, 2005

Legal Land Description for Parcel 24

BEING a 0.0070 acre portion of that certain called 0.940 acre parcel situated in the S. Huizar Survey, Abstract No. 514, in Denton County, Texas, which was conveyed to Jay D. Rodgers "Tract II" as evidenced by the deed recorded in Denton County Clerks File (DCCF) #2003-069476 of the Real Property Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a ½-inch steel rod set at the southwest corner of said Rogers tract and at the southeast corner of the H. M. and Edith Lindley tract, as evidenced by the deed recorded in Volume 795, Page 446 of said Real Property Records;

THENCE, North 00°34'18" East, along the common line between said Lindley tract and said Rodgers tract, a distance of 762.03 feet to a 5/8 inch steel rod with TxDOT aluminum cap set on the new south right-of-way line of US 380, a variable width right-of-way, the POINT OF BEGINNING;

1. THENCE, North 00°34'18" East, continuing along said common line, a distance of 5.96 feet to a 1/2 inch steel rod found at the northwest corner of said Rodgers tract and on the existing south right-of-way line of US 380, a variable width right-of-way;
2. THENCE, South 87°55'48" East, along said south right-of-way line of US 380, a distance of 51.09 feet to the northeast corner of said Rodgers tract and the northwest corner of the Verl C. and Margaret J. Lybert tract as evidenced by the deed recorded in DCCF #94-060135 of said Real Property Records;
3. THENCE, South 00°15'54" West, along the common line between said Rodgers tract and said Lybert tract, a distance of 5.96 feet to a 5/8 inch steel rod with TxDOT aluminum cap set for corner on said new south right-of-way line;
4. THENCE, North 87°55'32" West, along said new south right-of-way line, a distance of 51.13 feet the POINT OF BEGINNING and containing an area of 305 square feet, or 0.0070 acres of land, more or less.

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

Page 2 of 3
D-15-14
May 15, 2005

Legal Land Description for Parcel 24

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

Brian C. Wright 8/3/05
Brian C. Wright R.P.L.S. No. 4560
May 15, 2005



Notes:

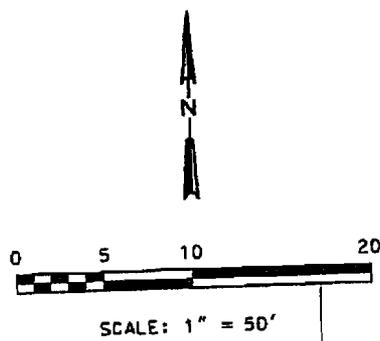
1. All bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone. Scale factor: 1.000150630.
2. A survey plat of even date herewith accompanies this legal description.

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

EXHIBIT "A"

S. HUIZAR SURVEY
ABS. No. 514

OWNER:
DON GAMMON
DCCF No. 97-00091
R.P.R.D.C.T.



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

570+00

305 SQ FT
0.0070 ACRES

1/2" STEEL
ROD FOUND
N 00°34'18" E
5.96'

S 87°55'48" E
51.09'
S 00°15'54" W
5.96'

EX ROW

P.O.B.
N 87°55'32" W
51.13'

1/2" STEEL
ROD FOUND

NEW ROW
OWNER:
VERL C. &
MARGARET J. LYBERT
DCCF NO. 94-060135
R.P.R.D.C.T.

OWNER:
H. M. & EDITH LINDLEY
VOL. 795, PG. 446
R.P.R.D.C.T.

OWNER:
JAY D. RODGERS
"TRACT I"
DCCF No. 2003-069476
R.P.R.D.C.T.

N 00°34'18" E
762.03'

(24)

OWNER:
JAY D. RODGERS
"TRACT II"
DCCF No. 2003-069476
R.P.R.D.C.T.
CALLED: 0.940 AC.

P.O.C.
1/2" STEEL
ROD SET



NOTES:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE
COORDINATE SYSTEM-NAD 83 NORTH CENTRAL ZONE.
SCALE FACTOR: 1.000130630
A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH
ACCOMPANIES THIS PLAT.
ACCESS IS PROHIBITED ACROSS THE CONTROL
OF ACCESS LINE.

PAGE: 3 OF 3

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

LEGEND

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

DIST. NAME DALLAS	PLAT OF A SURVEY OF PROPERTY JAY D. RODGERS "TRACT II" TRACT	COUNTY DENTON
PARCEL NO. 24	ROW CS.: 0134-09-059 US 380	DATE MAY 15 2005
ROW PARCEL 305 SQ FT 0.0070 AC		

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 20

BEING, 823 square feet of land, more or less, in the J. C. Baker Survey, Abstract No. 47, City of Denton, Denton County, Texas, and being portion of a tract of land conveyed by deed to Mark and Vicki Land, as recorded in Volume 5292, Page 3948 of the Deed Records of Denton County, Texas (D.R.D.C.T), said 823 square feet of land being more particularly described as follows:

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

THENCE, South 09 degrees 40 minutes 47 seconds West, along the westerly line of said Land tract, a distance of 328.86 feet to a point for corner;

THENCE, South 88 degrees 47 minutes 58 seconds West, along a northerly line of said Land tract, a distance of 50.28 feet to a point for corner;

THENCE, South 05 degrees 16 minutes 54 seconds East, along the westerly line of said Land tract, a distance of 130.98 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new north right-of-way line of Farm to Market Road 2181, and being the POINT OF BEGINNING, having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7098856.91, and East 2397036.32;**

- 1) THENCE, departing the westerly line of said Land tract, North 89 degrees 09 minutes 30 seconds East, along the new north right-of-way line of Farm to Market Road 2181, a distance of 93.86 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on an easterly line of said Land tract;**
- 2) THENCE, departing the new north right-of-way line of Farm to Market Road 2181, South 01 degrees 10 minutes 23 seconds East along an easterly line of said Land tract, a distance of 8.74 feet to a point for corner 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 445 (D.R.D.C.T.), from which a 1/2 inch iron rod found bears South 01 degrees 10 minutes 23 seconds East, a distance of 0.21 feet;
- 3) THENCE, South 89 degrees 04 minutes 58 seconds West, along the existing north right-of-way line of Farm to Market Road 2181, a distance of 93.22 feet to a point for corner on the west line of said Land tract;

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 20

- 4) THENCE, departing the existing north right-of-way line of Farm to Market Road 2181, North 05 degrees 16 minutes 54 seconds West along a west line of said Land tract, a distance of 8.89 feet to the POINT OF BEGINNING and containing 823 square feet (0.0189 acres) of land, more or less.

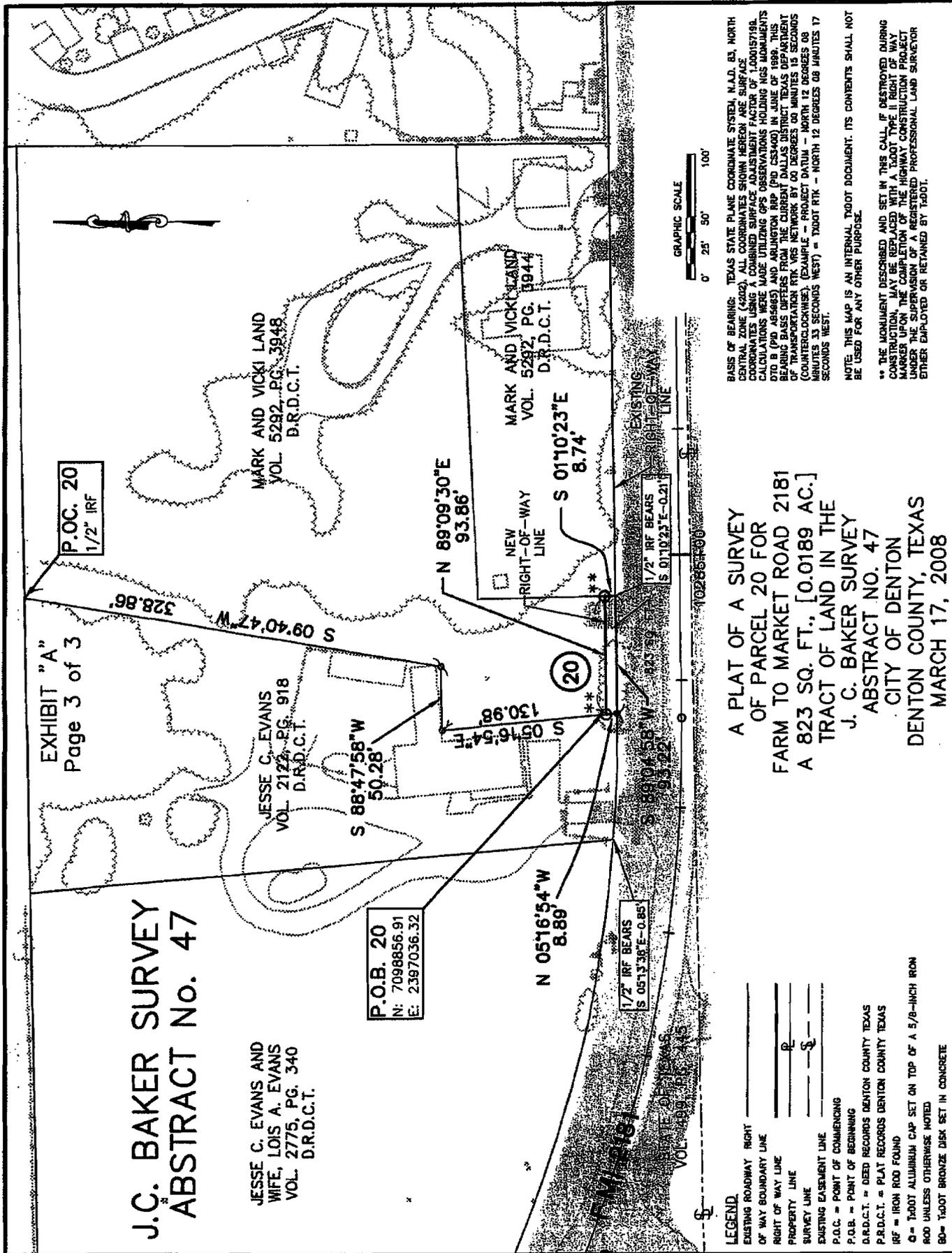
Basis of Bearing: Texas State Plane Coordinate System, N.A.D. 83, North Central Zone (4202), All coordinates shown hereon are surface coordinates using a combined surface adjustment factor of 1.000157199. Calculations were made utilizing GPS observations holding NGS monuments DTO B (PID AB5965) and Arlington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



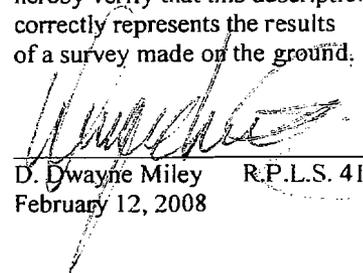


A PLAT OF A SURVEY
OF PARCEL 20 FOR
FARM TO MARKET ROAD 2181
A 823 SQ. FT., [0.0189 AC.]
TRACT OF LAND IN THE
J. C. BAKER SURVEY
ABSTRACT NO. 47
CITY OF DENTON
DENTON COUNTY, TEXAS
MARCH 17, 2008

COUNTY: SMITH
HIGHWAY: SH 155
CSJ NO. 520-02-037, 038 & 039 (Construction)
CSJ NO. 520-02-046,047 & 048 (ROW)
LIMITS: HWY 80 TO SABINE RIVER



I, D. Dwayne Miley, Registered Professional Land Surveyor, do hereby verify that this description correctly represents the results of a survey made on the ground.


D. Dwayne Miley R.P.L.S. 4164
February 12, 2008

PROPERTY DESCRIPTION FOR PARCEL 1

Being 1.864 acres of land, more or less, being out of a called 38.63 acre tract of land described in a deed from Stacy G. Tucker to Morris W. Foster and recorded in Volume 5751 Page 330 of the Smith County Deed Records (SCDR), situated in the Martin Lagrone Survey A-572, Smith County, Texas on Texas State Highway Number 155; said 1.864 acres of land more particularly described by meets and bounds as follows:

COMMENCING at an existing TxDOT TYPE I Right Of Way Monument Found marking a break in the Southeast boundary line of said 38.63 acre tract; THENCE as follows:

N 48° 11' 31" E a distance of 729.26 feet to a TxDOT TYPE II Right Of Way Monument Set in the proposed West right-of-way line of said Highway 155 and being the POINT OF BEGINNING of the herein described tract; said TxDOT TYPE II Right Of Way Monument being located 73.50 feet left of and at a right angle from the proposed survey centerline of State Highway 155, hereinafter referred to as "survey centerline", at survey centerline station 672+10.00 and being located at the coordinates of 6,902,995.6558 feet North and 3,000,928.5173 feet East;

- 1.) THENCE N 43° 26' 10" E, along the proposed West right-of-way line of said State Highway 155, a distance of 103.06 feet to a TxDOT TYPE II Right Of Way Monument Set in the proposed West right-of-way line of said State Highway 155; said TxDOT TYPE II Right of Way Monument being 90.00 feet left of and at a right angle from survey centerline station 673+10.00;
- 2.) THENCE N 52° 40' 26" E, continuing along the proposed West right-of-way line of said State Highway 155, a distance of 350.18 feet to a TxDOT TYPE II Right Of Way Monument Set in the proposed West right-of-way line of said State Highway 155; said TxDOT TYPE II Right Of Way Monument being 102.00 feet left of and at a right angle from survey centerline station 676+57.17;

- 3.) THENCE N 52° 45' 35" E, continuing along the proposed West right-of-way line of said State Highway 155, a distance of 843.48 feet to a TxDOT TYPE II Right Of Way Monument Set in the proposed West right-of-way line of said State Highway 155; said TxDOT TYPE II Right Of Way Monument being 135.00 feet left of and at a right angle from survey centerline station 685+00;
- 4.) THENCE N 55° 00' 06" E, continuing along the proposed West right-of-way line of said State Highway 155, a distance of 418.25 feet to TxDOT TYPE II Right Of Way Monument Set in the proposed West right-of-way line of said State Highway 155; said TxDOT TYPE II Right Of Way Monument being 135.00 feet left of and at a right angle from survey centerline station 689+18.25;
- 5.) THENCE S 48° 43' 34" E, along the North boundary line of said 38.63 acre tract, a distance of 69.00 feet to a 5/8" Iron Rod Found marking the East corner of said 38.63 acre tract and being in the existing West right-of-way line of said State Highway 155; said 5/8" Iron Rod being 67.97 feet left of and at a right angle from survey centerline station 689+34.63;
- 6.) THENCE S 55° 01' 01" W, along the existing West right-of way line of said State Highway 155, a distance of 1626.32 feet to an existing TxDOT TYPE I Right Of Way Monument Found in the existing West right-of-way of said State Highway 155; said TxDOT TYPE I Right Of Way Monument being 70.60 feet left of and at a right angle from survey centerline station 673+10.43;
- 7.) THENCE along a curve to the left and with the existing West right-of-way of said State Highway 155, a chord bearing of S 54°16'42" W, a chord distance of 102.00 feet, a tangent length of 51.01 feet, having a Delta angle of 01°29'50" and a radius of 3919.74 feet, and an arc length of 102.01 feet to the POINT OF BEGINNING and containing 1.864 acres of land, more or less.

NOTE: Bearings, Distances, and Coordinates shown are GRID coordinates based on the Texas State Plane Coordinate System of 1983 (NAD83), North Central Zone, based on NGS Monuments Wilkins W Base Reset (CR1236), Tyler Tx Cors Arp (TXY/DG5394), Marshall Tx Cors Arp (TXMA/DG 3772) and Palestine Cors Arp (PATT/AF 9638).

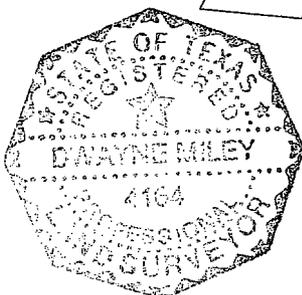
This description is based on the Right-Of-Way Map of State Highway 155, and the individual plat titled "PARCEL NO. 1" made by D. Dwayne Miley, Registered Professional Survey in December, 2007.

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	01°29'50"	3919.74 FT	51.01 FT	102.01 FT	S 54°16'42" W	102.00 FT

MARTIN LAGRONE SURVEY
A-572
PARCEL NO. 1
N.T.S.

Morris W. Foster
called 38.63 Acres
Volume 5751 Page 330
S.C.D.R.

PDC
PARCEL 1
FOUND Type I ROW MARKER
100FT LT CENTERLINE
S. H. 155



NUMBER	DIRECTION	DISTANCE
L1	N 43°26'10" E	103.06 FT
L2	S 48°43'34" E	69.00 FT

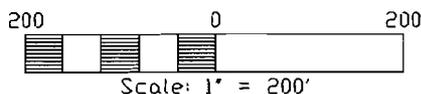


EXHIBIT "A"
SHEET 3 of 3

- PROPERTY CORNER
 - SET TxDOT TYPE II CONC. MON. W/BRONZE DISK UNLESS OTHERWISE NOTED
 - SET 1/2" IRON ROD
- S.C.D.R. SMITH COUNTY DEED RECORDS
WL WATERLINE

PARCEL NO.	AREA (acres)		
	EXISTING	TO BE ACQUIRED	REMAINING
1	38.63	1.864	36.766

PARCEL NO. 1
RIGHT OF WAY PLAT
SHOWING PROPERTY OF
MORRIS W. FOSTER

STATE HWY 155 SMITH, COUNTY
CSJ 0520-02-037, 038 & 039 (CONSTRUCTION)
CSJ 0520-02-046, 047 & 048 (ROW)

SCHAUMBURG & POLK, INC. December 20, 2007
SCALE: 1"=200'

NOTES:
1. SEE ROW MAP.
2. REFER TO S. H. 155 RIGHT-OF-WAY MAP. FIELD NOTES TITLED PARCEL NO. 1 PREPARED BY THE UNDERSIGNED.
3. BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE GRID COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE BASED ON MONUMENTS WILKINS W BASE Reseat (CR1236), TYLER TX CORRS ARP (TXTY/DGS394), MARSHALL TX CORRS ARP (TXMA/DG3772) AND PALESTINE CORRS ARP (PAIT/AF 9838).

I, D. DWAYNE MILEY, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY VERIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE IN THE GROUND.

Dwayne Miley 2/12/08
R.P.L.S. NO. 4164 DWE

673+10.00 Proposed CL
90.00 FT LT

Proposed CL
672+10.00
73.50 FT LT
POB PARCEL 1
N - 6902995.6558
E - 3000928.5173

FOUND Type I ROW MARKER
673+10.43 Proposed CL
70.60 FT LT

EXISTING ROW
670+00

350.18 FT
N 52°40'26" E

EXISTING ROW

Proposed ROW

N 52°45'35" E
843.48 FT

EXISTING ROW

PROPOSED ROW

EXISTING ROW

1626.32 FT
685+00

EXISTING CENTERLINE STATE HIGHWAY 155

EXISTING CENTERLINE STATE HIGHWAY 155

689+18.25
135.00 FT LT

N 55°00'06" E
418.25 FT

669+34.63
67.97 FT LT
FOUND 5/8" IRON ROD

EXISTING ROW

SABINE RIVER

EXISTING ROW

690+00

August, 2005
Parcel 108
Page 1 of 4

County: Montgomery
Highway: FM 1774
Project Limits: 0.56KM South of FM 1488 to FM 149
RCSJ: 1400-04-027

PROPERTY DESCRIPTION FOR PARCEL NO. 108

Being a 0.2480 of one acre (10,801 square feet) parcel of land, located in the Benson Sones Survey, Abstract 541, Montgomery County, Texas, and being out of and a part of that certain called 7.86 acre tract of land, conveyed from Patrick M. Brown and wife, Catherine A. Brown to John L. Morkovsky, Bishop, Diocese of Galveston/Houston by instrument of record dated December 29, 1977 in Volume 1038, Page 767, Deed Records of said Montgomery County (M.C.D.R.), to Joseph A. Fiorenza, Bishop of Galveston/Houston by instrument of record dated April 15, 1999 under File Number 99033008, Official Public Records of Real Property of said Montgomery County (M.C.O.P.R.R.P.); said 0.2480 of one acre parcel being more particularly described as follows:

COMMENCING for reference at a 1/2-inch iron pipe found marking the southwest corner of aforementioned 7.86 acres and on the common survey line of said Benson Sones Survey and said Gamble Dawson Survey, Abstract 177, Montgomery County, Texas; thence as follows:

North 02° 48' 19" West, along the west line of aforementioned 7.86 acres and said common survey line, a distance of 1,426.17 feet to a 5/8-inch iron rod with TxDOT aluminum disc set for corner on the proposed southwest right-of-way line of FM 1774 and along a east line of a 15.5076 acre residue of that certain called 16.25 acre tract of land conveyed from Ellen S. Stokeley, et al to Magnolia Common School District No. 6 by instrument of record dated July 9, 1936 and recorded in Volume 187, Page 284, M.C.D.R. and the POINT OF BEGINNING, having surface coordinates of X=3,745,732.34, Y=10,068,816.91;

- 1) THENCE, NORTH 02° 48' 19" West, continuing along the common line of aforementioned 7.86 acres and said 15.5076 acres and said common survey line, a distance of 30.54 feet to a 5/8-inch iron rod found for corner on the existing southwest right-of-way line of FM 1774 (No Record Found), being the north corner of aforementioned 7.86 acres;

August, 2005
Parcel 108
Page 2 of 4

- 2) THENCE, SOUTH 59° 07' 21" East, along said existing southwest right-of-way line of FM 1774 and along a northeast line of said 7.86 acres, a distance of 438.89 feet to point for corner, being the most northeast corner of aforementioned 7.86 acres, same being the north corner of that certain called 0.9924 acre tract of land, conveyed from Jerry W. Green and wife, Suzanne Green to Julie Alyene Loudin and husband, Kevin Loudin by instrument of record dated April 4, 1997 and recorded under File Number 9720710, M.C.O.P.R.P.;
- 3) THENCE, SOUTH 19° 32' 08" West, along the southeast line of aforementioned 7.86 acres and the northwest line of said 0.9924 of one acre tract, a distance of 24.95 feet to a 5/8-inch iron rod with TxDOT aluminum disc set for corner on the proposed southwest right-of-way line of FM 1774;
- 4) THENCE, NORTH 59° 14' 59" West, along said proposed southwest right-of-way line of FM 1774, at 319.67 feet pass a 5/8-inch iron rod with TxDOT aluminum disc set at Engineers station 1455+00,** said iron rod being at a distance of 50.12 feet right of and perpendicular to project baseline, continuing along said line a total distance of 426.86 feet to the POINT OF BEGINNING and containing 0.2480 of one acre (10,801 square feet) of land.

** The monument described and set in this call may be replaced with 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.

FIELD SURVEYING WAS COMPLETED IN AUGUST 2005.

ACCESS IS NOT PROHIBITED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE PROPERTY LYING SOUTHWEST OF FM 1774.

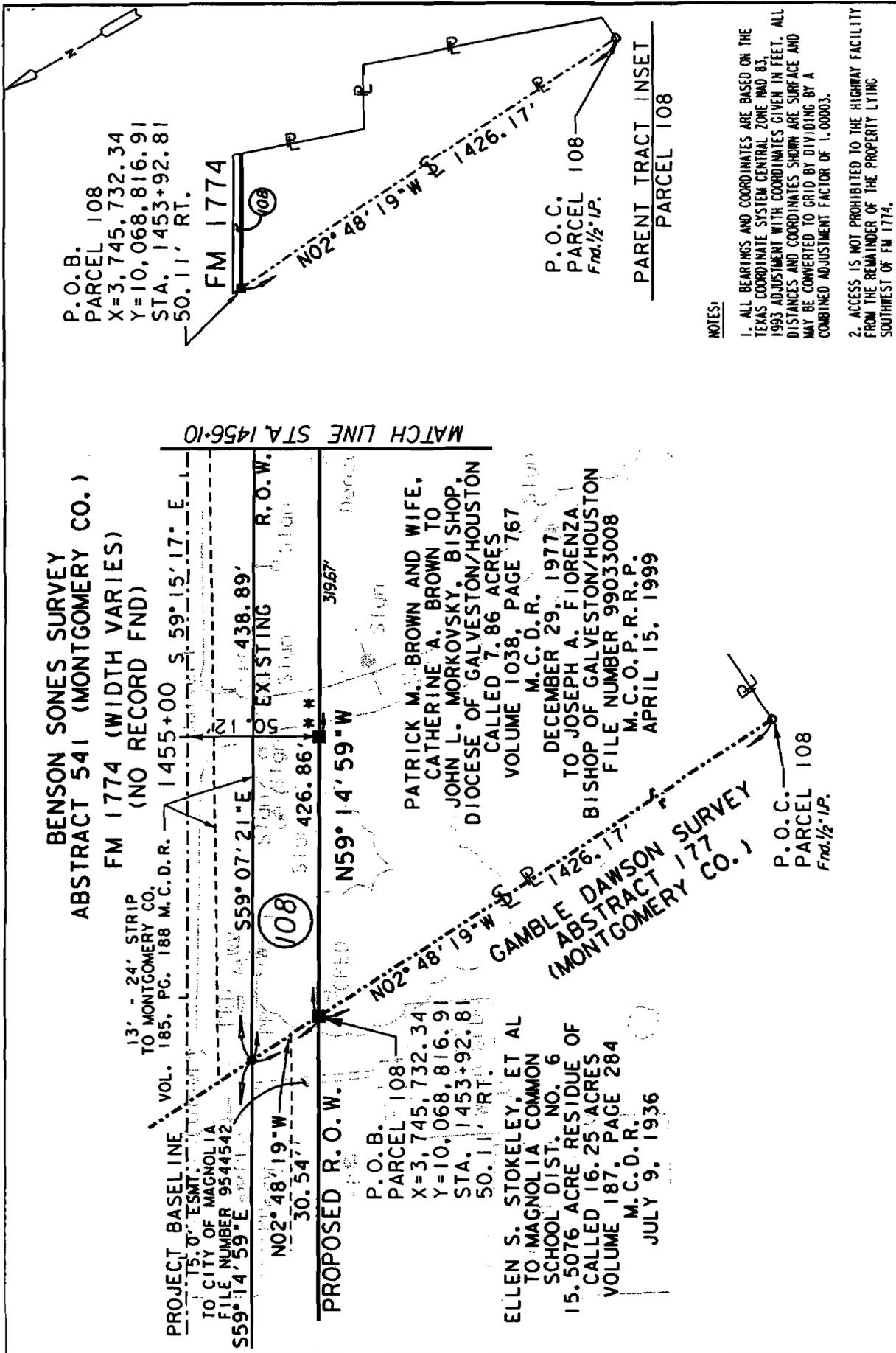
ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (1993 ADJUSTMENT), WITH COORDINATES GIVEN IN FEET. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00003.

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE LEGAL DESCRIPTION HEREON AND THE ACCOMPANYING PLAT OF EVEN DATE REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

Keith W. Monroe 8/01/2005

KEITH W. MONROE, R.P.L.S. DATE
TEXAS REGISTRATION NO. 4797
LJA ENGINEERING & SURVEYING INC.
2929 BRIARPARK DRIVE – SUITE 600
HOUSTON, TEXAS 77042-3703
PHONE: 713-953-5200





BENSON SONES SURVEY
ABSTRACT 541 (MONTGOMERY CO.)
FM 1774 (WIDTH VARIES)
(NO RECORD FND)

13' - 24' STRIP
TO MONTGOMERY CO.
VOL. 185, PG. 188 M.C.D.R.

PROJECT BASELINE
15.0' ESMT.
TO CITY OF MAGNOLIA
FILE NUMBER 9544542
S59°14'59"E

1455+00 S 59°15'17" E

N02°48'19"W 30.54'
EXISTING
R.O.W.
S59°07'21"E 438.89'

PROPOSED R.O.W.
N59°14'59"W
319.67'

P.O.B.
PARCEL 108
X=3,745,732.34
Y=10,068,816.91
STA. 1453+92.81
50.11' RT.

PATRICK M. BROWN AND WIFE,
CATHERINE A. BROWN TO
JOHN L. MORKOVSKY, BISHOP,
DIOCESE OF GALVESTON/HOUSTON
CALLED 7.86 ACRES
VOLUME 1038, PAGE 767

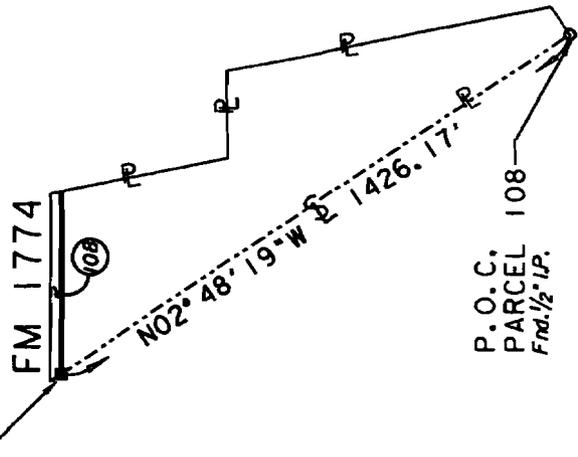
ELLEN S. STOKLEY, ET AL
TO: MAGNOLIA COMMON
SCHOOL DIST. NO. 6
15.5076 ACRE RESIDUE OF
CALLED 16.25 ACRES
VOLUME 187, PAGE 284
M.C.D.R.
JULY 9, 1936

DECEMBER 29, 1977
TO JOSEPH A. FIORENZA
BISHOP OF GALVESTON/HOUSTON
FILE NUMBER 99033008
M.C.O.P.R.R.P.
APRIL 15, 1999

GAMBLE DAWSON SURVEY
ABSTRACT 177
(MONTGOMERY CO.)

P.O.C.
PARCEL 108
Fnd. 1/2" IP.

P.O.B.
PARCEL 108
X=3,745,732.34
Y=10,068,816.91
STA. 1453+92.81
50.11' RT.



P.O.C.
PARCEL 108
Fnd. 1/2" IP.
PARENT TRACT INSET
PARCEL 108

NOTES:

- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL ZONE (NAD 83). 1993 ADJUSTMENT WITH COORDINATES GIVEN IN FEET. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00003.
- ACCESS IS NOT PROHIBITED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE PROPERTY LYING SOUTHWEST OF FM 1774.

NOTE:

- * THE MONUMENT DESCRIBED & SET MAY BE REPLACED WITH A TAD00 TYPE 11 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 TAD00
- FOUND 5/8" IRON ROD (Unless otherwise noted)
- SET 5/8" IRON ROD (Unless otherwise noted)
- FOUND 5/8" IRON ROD W/TAD00 AL. DISC
- SET 5/8" IRON ROD W/TAD00 AL. DISC

EXIST. ACRES	TOTAL TAKING AREA	REMAINDER ACRES	
		LEFT	RIGHT
7.86	0.2480 AC. (10,801 SQ. FT.)		7.61

PARCEL PLAT SHOWING

PARCEL 108
FM1774
MONTGOMERY COUNTY
RCSJ 1400-04-02T
LJA ENGINEERING & SURVEYING, INC. AUGUST 2005
PROJECT NO. 0950-2002-002
SCALE: 1" = 50'

**BENSON SONES SURVEY
ABSTRACT 541 (MONTGOMERY CO.)**

FM 1774 (WIDTH VARIES)
(NO RECORD FND)

13' - 24' STRIP
TO MONTGOMERY CO.
VOL. 185, PG. 188 M.C.D.R.

PROJECT BASELINE
1458+00 S 59° 15' 17" E
559° 07' 21" E 438.89'
108
319.67'

N59° 14' 59" W
426.86'

10.0' HL&P ESMT.
FILE NUMBER 8913938
M.C.O.P.R.R.P.
MARCH 6, 1989

EXISTING R.O.W.
S19° 32' 08" W
24.95'

PROPOSED R.O.W.

JERRY W. GREEN AND WIFE,
SUZANNE GREEN TO
HUSBAND, KEVIN LOUDIN
CALLED 0.9924 ACRE
FILE NUMBER 9720710
M.C.O.P.R.R.P.
APRIL 4, 1997

PATRICK M. BROWN AND WIFE,
CATHERINE A. BROWN TO
JOHN L. MORKOVSKY, BISHOP,
DIOCESE OF GALVESTON/HOUSTON
CALLED 7.86 ACRES
VOLUME 1038, PAGE 767
M.C.D.R.
DECEMBER 29, 1977
TO JOSEPH A. FIORENZA
BISHOP OF GALVESTON/HOUSTON
FILE NUMBER 99033008
M.C.O.P.R.R.P.
APRIL 15, 1999

1. KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR,
HEREBY CERTIFY THAT THIS PLAT AND SEPARATE LEGAL DESCRIPTION
OF EVEN DATE REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND
UNDER MY SUPERVISION.

Keith W. Monroe 8/6/2005
DATE

KEITH W. MONROE, R.P.L.S.
TEXAS REGISTRATION NO. 4797
LJA ENGINEERING & SURVEYING, INC.
2929 BRIARPARK DRIVE - SUITE 600
HOUSTON, TEXAS 77042-3103 PHONE: 713-953-5200

NOTE:

- * * THE MONUMENT DESCRIBED & SET MAY BE REPLACED WITH A TAD00T TYPE 11 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 TAD00T
- FOUND 5/8" IRON ROD (unless otherwise noted)
- SET 5/8" IRON ROD (unless otherwise noted)
- FOUND 5/8" IRON ROD W/TAD00T AL. DISC
- SET 5/8" IRON ROD W/TAD00T AL. DISC

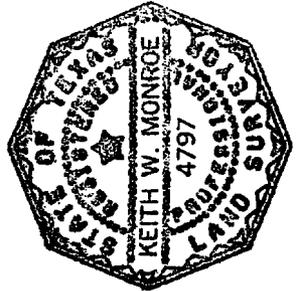
NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL ZONE NAD 83, 1993 ADJUSTMENT WITH COORDINATES GIVEN IN FEET. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00003.
2. ACCESS IS NOT PROHIBITED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE PROPERTY LYING SOUTHWEST OF FM 1774.

PARCEL PLAT
SHOWING

PARCEL 108

FMI774
RCSJ 1400-04-027
LJA ENGINEERING & SURVEYING, INC. AUGUST 2005
PROJECT NO. 0950-2002-002
MONTGOMERY COUNTY
SCALE: 1" = 50'



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 148

BEING, 1,480 square feet of land, more or less, in the John W. Simmons Survey, Abstract No. 1336, Town of Hickory Creek, Denton County, Texas, and being a portion of Ronald McDonald Addition, an addition to the Town of Hickory Creek, as recorded in Cabinet N, Page 168 of the Plat Records of Denton County, Texas (P.R.D.C.T.), and being a portion of a tract of land conveyed by deed to System Capital Real Property Corporation, as recorded in Document Number 97-034870 of the Deed Records of Denton County (D.R.D.C.T.), Texas, said 1,480 square feet of land being more particularly described as follows:

COMMENCING at a 3/8 inch iron rod found at the southeast corner of said Ronald McDonald Addition, and being the beginning of a non-tangent curve to the left having a radius of 5,386.48 feet;

THENCE, in a northwesterly direction along the northeast line of said Ronald McDonald Addition through a central angle of 03 degrees 09 minutes 26 seconds, an arc distance of 296.81 feet and being subtended by a chord bearing, North 38 degrees 58 minutes 02 seconds West, a distance of 296.77 feet, and being a 5/8 inch iron rod set with TxDOT aluminum cap on the new south right-of-way line of Farm to Market Road 2181, and being the POINT OF BEGINNING, having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7098186.79, and East 2415789.38;**

- 1) THENCE, departing the northeast line of said Ronald McDonald Addition, South 89 degrees 47 minutes 46 seconds West along the new south right-of-way line of Farm to Market Road 2181, a distance of 233.24 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the west line of said Ronald McDonald Addition;
 - 2) THENCE, departing the new south right-of-way line of Farm to Market Road 2181, North 02 degrees 28 minutes 30 seconds West along the west line of said Ronald McDonald Addition, a distance of 8.74 feet to a point for corner at the northwest corner of said Ronald McDonald Addition, said corner being on the existing south right-of-way line of Farm to Market Road 2181, as established by a tract of land conveyed by deed to the State of Texas, as recorded in Volume 499, Page 427 (D.R.D.C.T.);
 - 3) THENCE, South 89 degrees 03 minutes 01 seconds East along the north line of said Ronald McDonald Addition and the existing south right-of-way line of Farm to Market Road 2181, a distance of 230.15 feet to a point for corner at the northeast corner of said Ronald McDonald Addition, and being the beginning of a non-tangent curve to the right having a radius of 5,386.48 feet;
-

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 148

- 4) THENCE, departing the existing south right-of-way line of Farm to Market Road 2181, in a southeasterly direction along the northeast line of said Ronald McDonald Addition through a central angle of 00 degrees 03 minutes 26 seconds, an arc distance of 5.39 feet and being subtended by a chord bearing, South 40 degrees 34 minutes 12 seconds East, a distance of 5.38 feet to the POINT OF BEGINNING and containing 1,480 square feet (0.0340 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

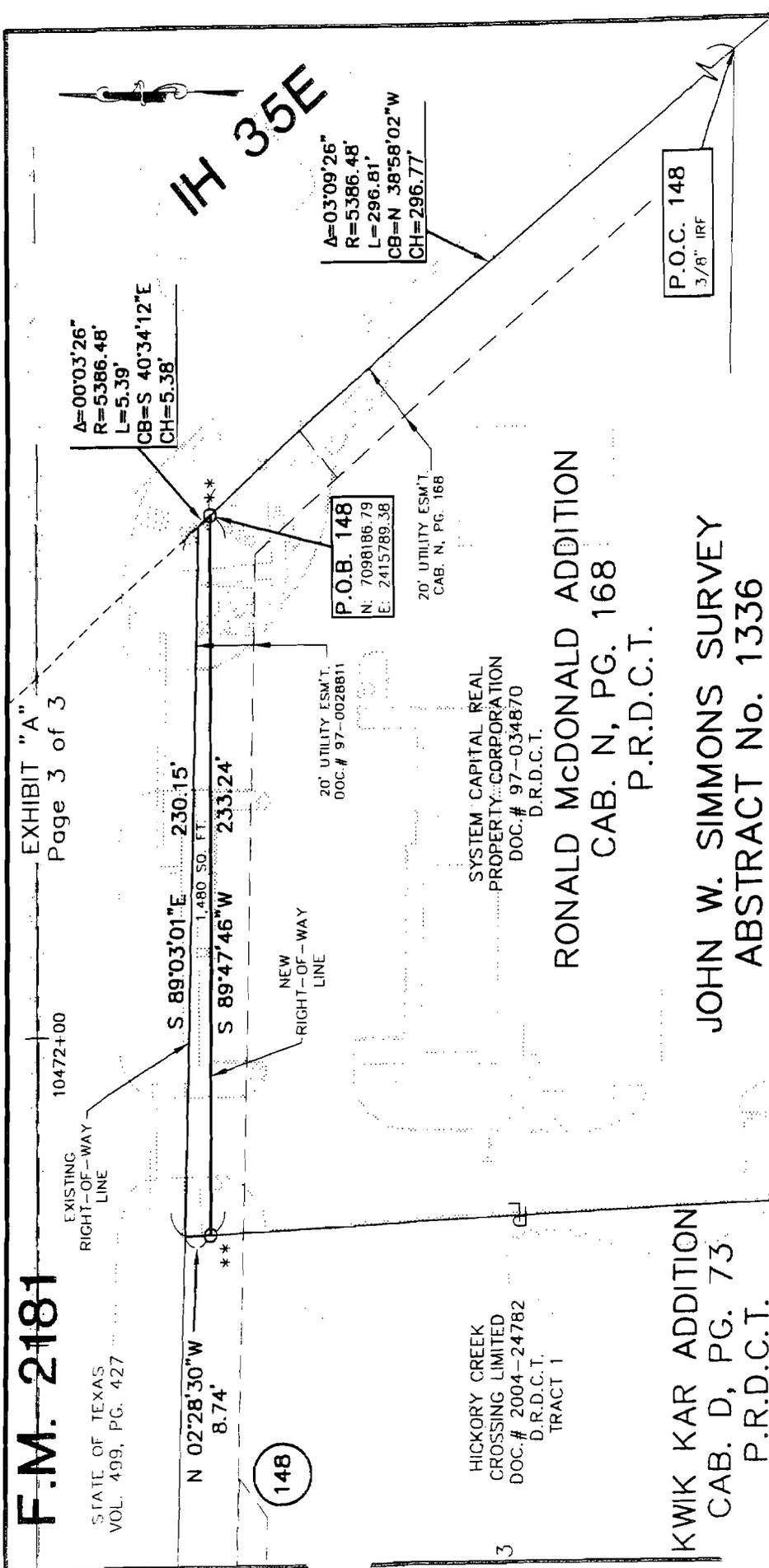
D. Rex Winchester
Registered Professional Land Surveyor
Texas Registration No. 5191
Huitt-Zollars, Inc.
3131 McKinney Avenue
Suite 600
Dallas, Texas 75204
Ph. (214) 871-3311
Date: March 17, 2007



F.M. 2181

STATE OF TEXAS
VOL. 499, PG. 427

EXHIBIT "A"
Page 3 of 3



$\Delta=00^{\circ}03'26''$
 $R=5386.48'$
 $L=5.39'$
 $CB=S\ 40^{\circ}34'12''E$
 $CH=5.38'$

$\Delta=03^{\circ}09'26''$
 $R=5386.48'$
 $L=296.81'$
 $CB=N\ 38^{\circ}58'02''W$
 $CH=296.77'$

P.O.B. 148
N: 7098186.79
E: 2415789.38

P.O.C. 148
3/8" IRF

20' UTILITY ESM'T.
CAB. N, PG. 168

20' UTILITY ESM'T.
DOC.# 97-0028611

SYSTEM CAPITAL REAL
PROPERTY CORPORATION
DOC.# 97-034870
D.R.D.C.T.

RONALD McDONALD ADDITION
CAB. N, PG. 168
P.R.D.C.T.

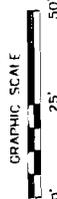
JOHN W. SIMMONS SURVEY
ABSTRACT No. 1336

A PLAT OF A SURVEY
OF PARCEL 148
FOR FARM TO MARKET ROAD 2181
A 1,480 SQ. FT., [0.0340 AC.]
TRACT OF LAND IN THE
JOHN W. SIMMONS SURVEY
ABSTRACT NO. 1336
TOWN OF HICKORY CREEK
DENTON COUNTY, TEXAS
MARCH 17, 2008

HICKORY CREEK
CROSSING LIMITED
DOC.# 2004-24782
D.R.D.C.T.
TRACT 1

KWIK KAR ADDITION
CAB. D, PG. 73
P.R.D.C.T.

LLGLND - EXISTING ROADWAY RIGHT-OF-WAY BOUNDARY LINE
R - RIGHT-OF-WAY LINE
P - PROPERTY LINE
S - SURVEY LINE
F - FIXING FASTEN LINE
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
P.R.D.C.T. - DEED RECORDS DENTON COUNTY TEXAS
P.R.D.C.T. - PLAT RECORDS DENTON COUNTY TEXAS
IRF - IRON ROD FOUND
O - 1/400 ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
RD - 1/400 BRONZE DISK SET IN CONCRETE



BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202). ALL COORDINATES GIVEN ARE HORIZONTAL DISTANCES. ALL CALCULATIONS WERE MADE UTILIZING GPS OBSERVATIONS INCLUDING NGS MONUMENTS 010 B (PID APPROX) AND ARLINGTON BRP (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) - TMDOT RTK - NORTH 12 DEGREES 08 MINUTES 17 SECONDS WEST

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

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

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

County: Dallas

Page 1 of 3

Road: State Highway 78 (Garland Road)

October 8, 2008

From 500' North of Loop 12 (Buckner Blvd.) to Spur 244 (Northwest Highway)

R.O.W. CSJ: 0009-02-056

Description for Parcel 26

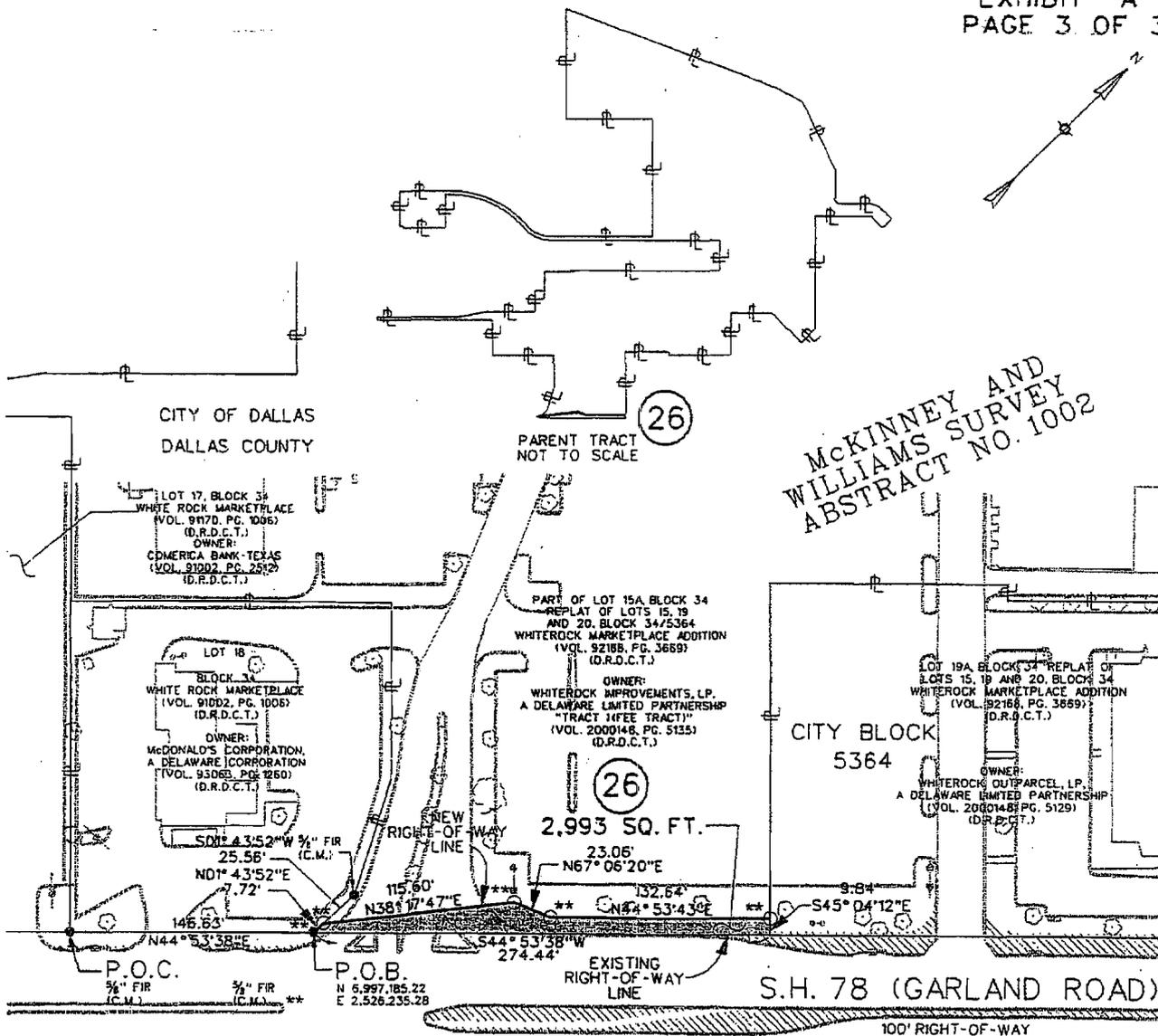
BEING a 2,993 square foot tract of land in the McKinney and Williams Survey, Abstract No. 1002, City of Dallas, Dallas County, Texas, and being located in City Block 5364, and being a portion of a tract of land described as "Tract I (Fee Tract)" in Special Warranty Deed to Whiterock Improvements, LP, a Delaware Limited Partnership, dated August 1, 2000, as recorded in Volume 2000148, Page 5135, of the Deed Records of Dallas County, Texas, (D.R.D.C.T.), and being a part of Lot 15A, Block 34, of the Replat of Lots 15, 19 and 20, Block 34, of Whiterock Marketplace Addition, an addition to the City of Dalas, as recorded in Volume 92168, Page 3669, D.R.D.C.T., said 2,993 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8-inch iron rod for the south corner of Lot 18, Block 34, of White Rock Marketplace, as recorded in Volume 91002, Page 1006, D.R.D.C.T., and being on the northwest right-of-way line of State Highway 78, also known as Garland Road (100 feet wide);

THENCE North 44 degrees 53 minutes 38 seconds East along the common line between the southeast line of said Lot 18, and the northwest right-of-way line of said State Highway 78, a distance of 146.63 feet to a found 5/8-inch iron rod for the POINT OF BEGINNING (surface coordinate of N 6,997,185.22, E 2,526,235.28) for the most southerly east corner of said Lot 18, and a southeast corner of said Tract I (Fee Tract);**

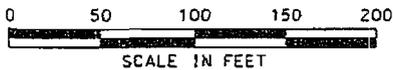
- 1) THENCE North 01 degree 43 minutes 52 seconds East, along the common line between the east line of said Lot 18, and a southwest line of said Tract I (Fee Tract), a distance of 7.72 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for corner, said point being South 01 degree 43 minutes 52 seconds West, along said common line, a distance of 25.56 feet from a found 5/8-inch iron rod for the most northerly east corner of said Lot 18;**
- 2) THENCE North 38 degrees 17 minutes 47 seconds East, departing said common line and crossing said Tract I (Fee Tract), a distance of 115.60 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point;**
- 3) THENCE North 67 degrees 06 minutes 20 seconds East, continuing across said Tract I (Fee Tract), a distance of 23.06 feet to 5/8-inch iron rod with TxDOT aluminum cap set for an angle point;**
- 4) THENCE North 44 degrees 53 minutes 43 seconds East, continuing across said Tract I (Fee Tract), a distance of 132.64 feet to 5/8-inch iron rod with TxDOT aluminum cap set on the common line between a southeast line of said Tract I (Fee Tract), and the most southerly southwest line of a tract of land described in Special Warranty Deed to Whiterock Outparcel LP, a Delaware Limited Partnership, dated August 1, 2000, as recorded in Volume 2000148, Page 5129, D.R.D.C.T.;;**

EXHIBIT "A"
PAGE 3 OF 3



NOTE-

SH-78 R.O.W. DOCUMENTS (VOL. 1782, PG. 585)	(VOL. 1780, PG. 472)	(VOL. 1777, PG. 282)
(VOL. 1781, PG. 460)	(VOL. 1760, PG. 497)	(VOL. 1778, PG. 415)
(VOL. 1780, PG. 475)	(VOL. 1781, PG. 648)	(VOL. 1782, PG. 586)
(VOL. 1780, PG. 477)	(VOL. 1779, PG. 615)	(VOL. 1778, PG. 610)
(VOL. 1780, PG. 478)	(VOL. 1782, PG. 386)	(VOL. 1778, PG. 374)
(VOL. 1780, PG. 479)	(VOL. 1780, PG. 472)	(VOL. 1778, PG. 471)



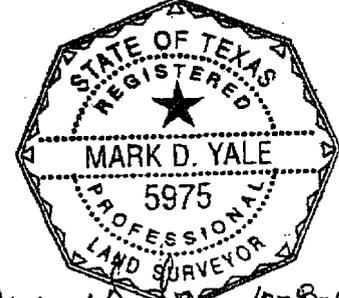
- LEGEND**
- PROPERTY LINE
 - SURVEY LINE
 - CONTROL OF ACCESS (COA) LINE
 - - TxDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
 - FIR - FOUND IRON ROD
 - FIP - FOUND IRON PIPE
 - SIR/W - 1/2" SET IRON ROD WITH CAP STAMPED "DAL-TECH"
 - FPK - FOUND P.K. NAIL
 - C.M. - CONTROL MONUMENT
 - C.P. - CONTROL POINT
 - ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
 - A.D. - FOUND TxDOT ALUMINUM CAP ON TOP OF A 5/8-INCH IRON ROD

A PLAT OF A SURVEY OF PARCEL 26
STATE HIGHWAY 78 (GARLAND RD.)
FROM 500' NORTH OF LOOP 12 (BUCKNER BLVD.) TO SPUR 244 (NORTHWEST HWY.)
RIGHT-OF-WAY CSJ: 0009-02-056
2,993 SQ. FT. [0.0687 AC.]
TRACT OF LAND IN THE MCKINNEY AND WILLIAMS SURVEY
ABSTRACT NO. 1002
CITY OF DALLAS
DALLAS COUNTY, TEXAS

TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON EXISTING AERIAL PHOTOGRAPHY AND MAY NOT REPRESENT CURRENT CONDITIONS DUE TO CONSTRUCTION AT THE TIME OF SURVEY.

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 1.000120107 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 10-8-08
 ROW CSJ: 0009-02-056

10/31/2008 P:\0719_T\001_Work Order No. 4 SH 78 - Garland Row\Streets\Parcel\Mapa\Parcel 26.dwg dteprinter.plt, dte-new1.tbl

County: Dallas

Page 1 of 4

Road: State Highway 78 (Garland Road)

October 8, 2008

From 500' North of Loop 12 (Buckner Blvd.) to Spur 244 (Northwest Highway)

R.O.W. CSJ: 0009-02-056

Description for Parcel 27

BEING a 4,028 square foot tract of land in the McKinney and Williams Survey, Abstract No. 1002, and the Jacob Wiley Survey, Abstract No. 1569, City of Dallas, Dallas County, Texas, and being located in City Block 5364, and being a portion of a tract of land described in Special Warranty Deed to Whiterock Outparcel, L.P., a Delaware Limited Partnership, dated August 1, 2000, as recorded in Volume 2000148, Page 5129, of the Deed Records of Dallas County, Texas, (D.R.D.C.T.), and being part of Lot 19A, of the Replat of Lots 15, 19 and 20, Block 34, of White Rock Marketplace, an addition to the City of Dallas, as recorded in Volume 92168, Page 3669, D.R.D.C.T., said 4,028 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8-inch iron rod for the most easterly southeast corner of a tract of land described as "Tract I (Fee Tract)" in Special Warranty Deed to Whiterock Improvements, LP, a Delaware Limited Partnership, dated August 1, 2000, as recorded in Volume 2000148, Page 5135, D.R.D.C.T., and being on the northwest right-of-way line of State Highway 78, also known as Garland Road (100 feet wide), said point being North 44 degrees 53 minutes 38 seconds East, along the northwest right-of-way line of said State Highway 78, a distance of 146.63 feet from a found 5/8-inch iron rod for the south corner of Lot 18, Block 34, of White Rock Plaza, an addition to the City of Dallas, as recorded in Volume 91170, Page 1006, D.R.D.C.T.;

THENCE North 44 degrees 53 minutes 38 seconds East, along the common line between the most easterly southeast line of said Tract I (Fee Tract), and the northwest right-of-way line of said State Highway 78, a distance of 274.44 feet to the POINT OF BEGINNING (surface coordinate of N 6,997,379.63, E 2,526,428.98) for the south corner of said Lot 19A, on the most southeasterly northeast line of said Tract I (Fee Tract);

- 1) THENCE North 45 degrees 04 minutes 12 seconds West, departing said common line, along the common line between the southwest line of said Lot 19A, and a northeast line of said Tract I (Fee Tract), a distance of 9.84 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for corner;**
- 2) THENCE North 44 degrees 53 minutes 55 seconds East, departing said common line and crossing said Lot 19A, a distance of 80.35 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point;**
- 3) THENCE North 37 degrees 18 minutes 23 seconds East, continuing across said Lot 19A on State Highway 78, a distance of 12.03 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point;**

County: Dallas

Page 2 of 4

Road: State Highway 78 (Garland Road)

October 8, 2008

From 500' North of Loop 12 (Buckner Blvd.) to Spur 244 (Northwest Highway)

R.O.W. CSJ: 0009-02-056

Description for Parcel 27

- 4) THENCE North 45 degrees 10 minutes 37 seconds East, continuing across said Lot 19A, a distance of 45.07 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point;**
- 5) THENCE North 51 degrees 31 minutes 45 seconds East, continuing across said Lot 19A, a distance of 9.76 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point;**
- 6) THENCE North 45 degrees 00 minutes 00 seconds East, continuing across said Lot 19A, a distance of 163.98 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point;**
- 7) THENCE North 16 degrees 31 minutes 40 seconds West, continuing across said Lot 19A, a distance of 5.81 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point;**
- 8) THENCE North 45 degrees 12 minutes 04 seconds East, continuing across said Lot 19A, a distance of 5.66 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point;**
- 9) THENCE South 85 degrees 31 minutes 52 seconds East, continuing across said Lot 19A, a distance of 5.41 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the beginning of a non-tangent curve to the left, having a radius of 41.34 feet and whose chord bears North 16 degrees 28 minutes 54 seconds East, a distance of 22.89 feet;**
- 10) THENCE Northeasterly, continuing across said Lot 19A, along said curve to the left, through a central angle of 32 degrees 08 minutes 19 seconds and an arc distance of 23.19 feet to an "X" cut in concrete set for the end of said curve;**
- 11) THENCE North 03 degrees 20 minutes 16 seconds East, continuing across said Lot 19A, a distance of 108.41 feet to a 5/8-inch iron rod with TxDOT aluminum cap set on the common line between the east line of said Lot 19A, and the west right-of-way line of Jupiter Road (Variable Width);**
- 12) THENCE South 00 degrees 49 minutes 16 seconds East, along the common line between the east line of said Lot 19A, and the west right-of-way line of Jupiter Road, a distance of 130.67 feet to the southeast corner of said Lot 19A, and the intersection of the west right-of-way line of said Jupiter Road with the northwest right-of-way line of said State Highway 78;

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

Page 3 of 4

October 8, 2008

Description for Parcel 27

13) THENCE South 44 degrees 53 minutes 44 seconds West, along the common line between the southeast line of said Lot 19A, and the northwest right-of-way line of said State Highway 78, a distance of 333.00 feet to the POINT OF BEGINNING and containing 4,028 square feet [0.0925 acres] of land, more or less

This description accompanies a parcel map of even date herewith.

** 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.

Bearings in this document refer to the NAD-83 Texas State Plane Coordinate System, North Central Zone 4202, according to measurements based on the TxDOT VRS Network. A scale factor of 1.000120107 was established by on-site control provided by the Texas Department of Transportation, Dallas District Office.



Mark D. Yale, R.P.L.S.
Texas Registration No. 5975

10-8-08

Date



DAL-TECH Engineering, Inc.
17311 Dallas Parkway, Suite 300
Dallas, Texas 75248
Phone 972-250-2727 Fax 972-250-4774

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

Page 1 of 3
October 8, 2008

Description for Parcel 21

BEING a 159 square foot tract of land in the McKinney and Williams Survey, Abstract No. 1002, City of Dallas, Dallas County, Texas, and being located in City Block 5361, and being a portion of a tract of land described as "Tract 1 (Parcel D) (Fee)" in Special Warranty Deed to Casa Rock Partners, LTD., a Texas Limited Partnership, dated May 12, 1998, as recorded in Volume 98094, Page 1066, of the Deed Records of Dallas County, Texas, (D.R.D.C.T.), said 159 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2-inch iron rod for the north corner of a tract of land described as "Tract 1" in Special Warranty Deed to Extra Space Properties Twenty Six LLC, a Delaware Limited Liability Company, dated January 17, 2007, as recorded in Document Number 20070038658, D.R.D.C.T., and being on the south right-of-way line of Alvin Street (70 feet wide), said point being North 50 degrees 38 minutes 34 seconds West, along the northeast line of said Tract 1, a distance of 448.69 feet from a found 5/8-inch iron rod for the east corner of said Tract 1;

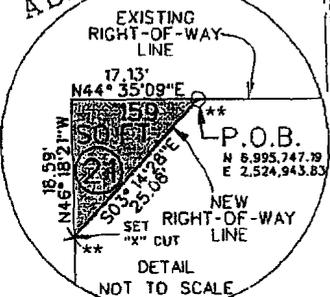
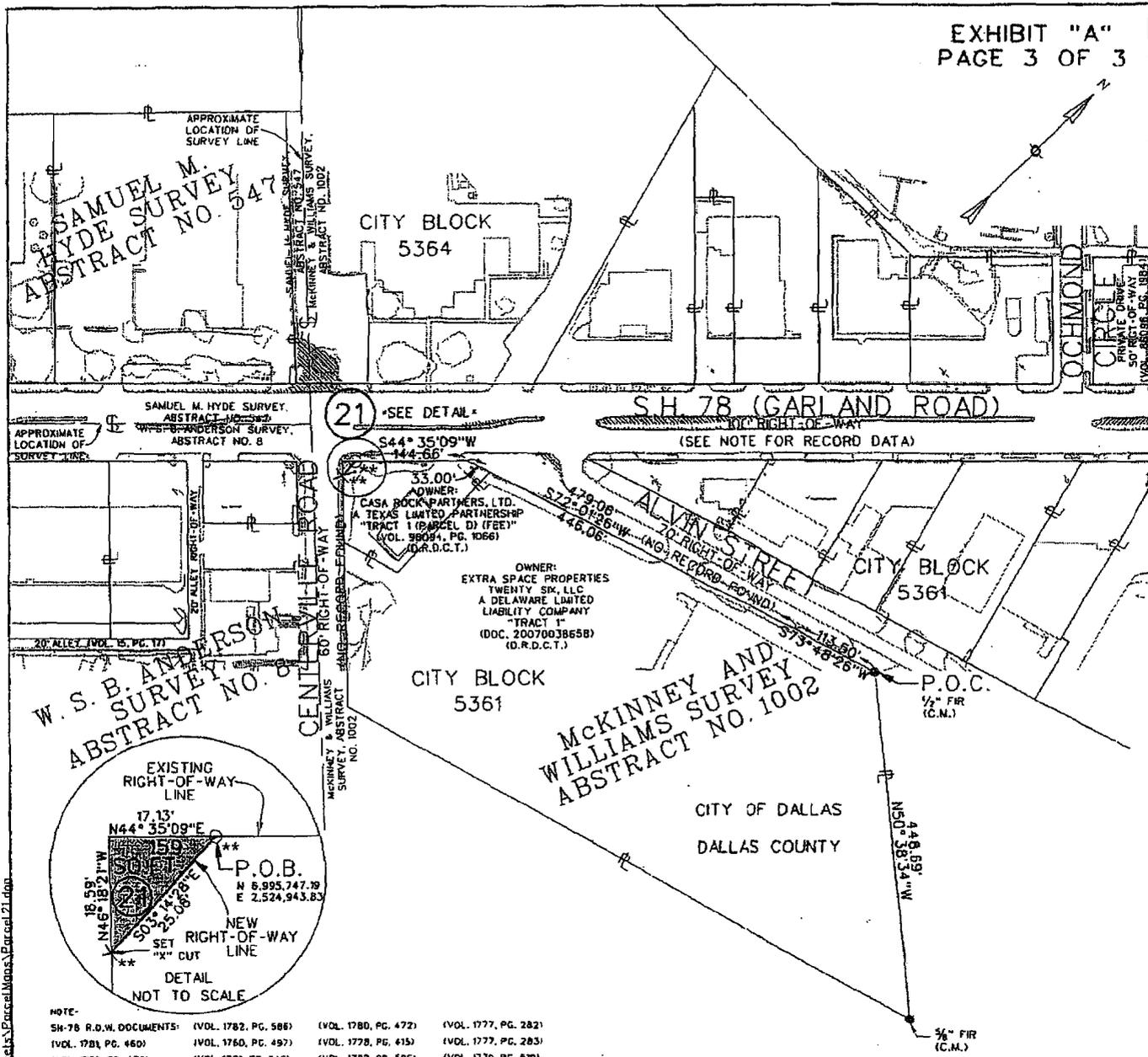
THENCE South 73 degrees 48 minutes 26 seconds West, along the common line between the north line of said Tract 1, and the south right-of-way line of said Alvin Street, a distance of 113.50 feet to an angle point;

THENCE South 72 degrees 01 minute 26 seconds West, continuing along said common line, passing at a distance of 446.06 feet, the northwest corner of said Tract 1, and the north corner of said Casa Rock Partners tract, and continuing along the common line between the north line of said Casa Rock Partners tract, and the south right-of-way line of said Alvin Street, a distance of 33.00 feet, for a total distance of 479.06 feet, to the northwest corner of said Casa Rock Partners tract, and the intersection of the south right-of-way line of said Alvin Street with the southeast right-of-way line of State Highway 78, also known as Garland Road (100 feet wide);

THENCE South 44 degrees 35 minutes 09 seconds West, departing said common line, along the common line between the northwest line of said Casa Rock Partners tract, and the southeast right-of-way line of said State Highway 78, a distance of 144.66 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the POINT OF BEGINNING (surface coordinate of N 6,995,747.19, E 2,524,943.83);**

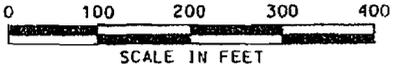
- 1) THENCE South 03 degrees 14 minutes 28 seconds East, departing said common line and crossing said Casa Rock Partners tract, a distance of 25.08 feet to an "X" cut in concrete set on the common line between the southwest line of said Casa Rock Partners tract, and the northeast right-of-way line of Centerville Road (60 feet wide);**

EXHIBIT "A"
PAGE 3 OF 3



NOTE -

SH-78 R.O.W. DOCUMENTS: (VOL. 1782, PG. 586)	(VOL. 1780, PG. 472)	(VOL. 1777, PG. 282)
(VOL. 1781, PG. 460)	(VOL. 1760, PG. 497)	(VOL. 1778, PG. 415)
(VOL. 1780, PG. 475)	(VOL. 1781, PG. 646)	(VOL. 1782, PG. 586)
(VOL. 1780, PG. 477)	(VOL. 1779, PG. 615)	(VOL. 1778, PG. 372)
(VOL. 1780, PG. 478)	(VOL. 1782, PG. 386)	(VOL. 1778, PG. 374)
(VOL. 1780, PG. 479)	(VOL. 1780, PG. 472)	(VOL. 1778, PG. 474)



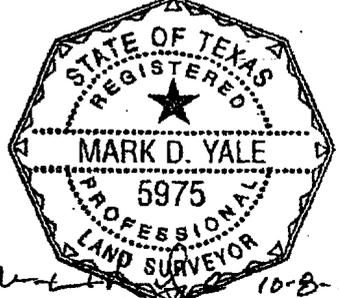
- LEGEND**
- EXIST. ROW LINE
 - NEW ROW LINE
 - PROPERTY LINE
 - SURVEY LINE
 - CONTROL OF ACCESS (COA) LINE
 - - TxDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
 - FIR - FOUND IRON ROD
 - FIP - FOUND IRON PIPE
 - SIR/W - 1/2" SET IRON ROD WITH CAP STAMPED "DAL-TECH"
 - CPK - FOUND P.K. NAIL
 - C.M. - CONTROL MONUMENT
 - C.P. - CONTROL POINT
 - ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
 - A.D. - FOUND TxDOT ALUMINUM CAP ON TOP OF A 5/8-INCH IRON ROD

A PLAT OF A SURVEY OF PARCEL 21
 STATE HIGHWAY 78 (GARLAND RD.) FROM 500' NORTH OF LOOP 12 (BUCKNER BLVD.) TO SPUR 244 (NORTHWEST HWY.) RIGHT-OF-WAY CSJ: 0009-02-056 159 SQ. FT. [0.0037 AC.] TRACT OF LAND IN THE MCKINNEY AND WILLIAMS SURVEY ABSTRACT NO. 1002 CITY OF DALLAS DALLAS COUNTY, TEXAS

TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON EXISTING AERIAL PHOTOGRAPHY AND MAY NOT REPRESENT CURRENT CONDITIONS DUE TO CONSTRUCTION AT THE TIME OF SURVEY.

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 1.00012D07 WAS USED.

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



Mark D. Yale, R.P.L.S. No. 5975 DATE 10-8-08
 ROW CSJ: 0009-02-056

10/31/2008 10:07:05 AM P:\0715 TxDOT Work Order No. 4 SH 78 - Garland Rd\Sheets\Parcel\Mon\Parcel 21.dwg

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

Page 1 of 3
October 8, 2008

Description for Parcel 19

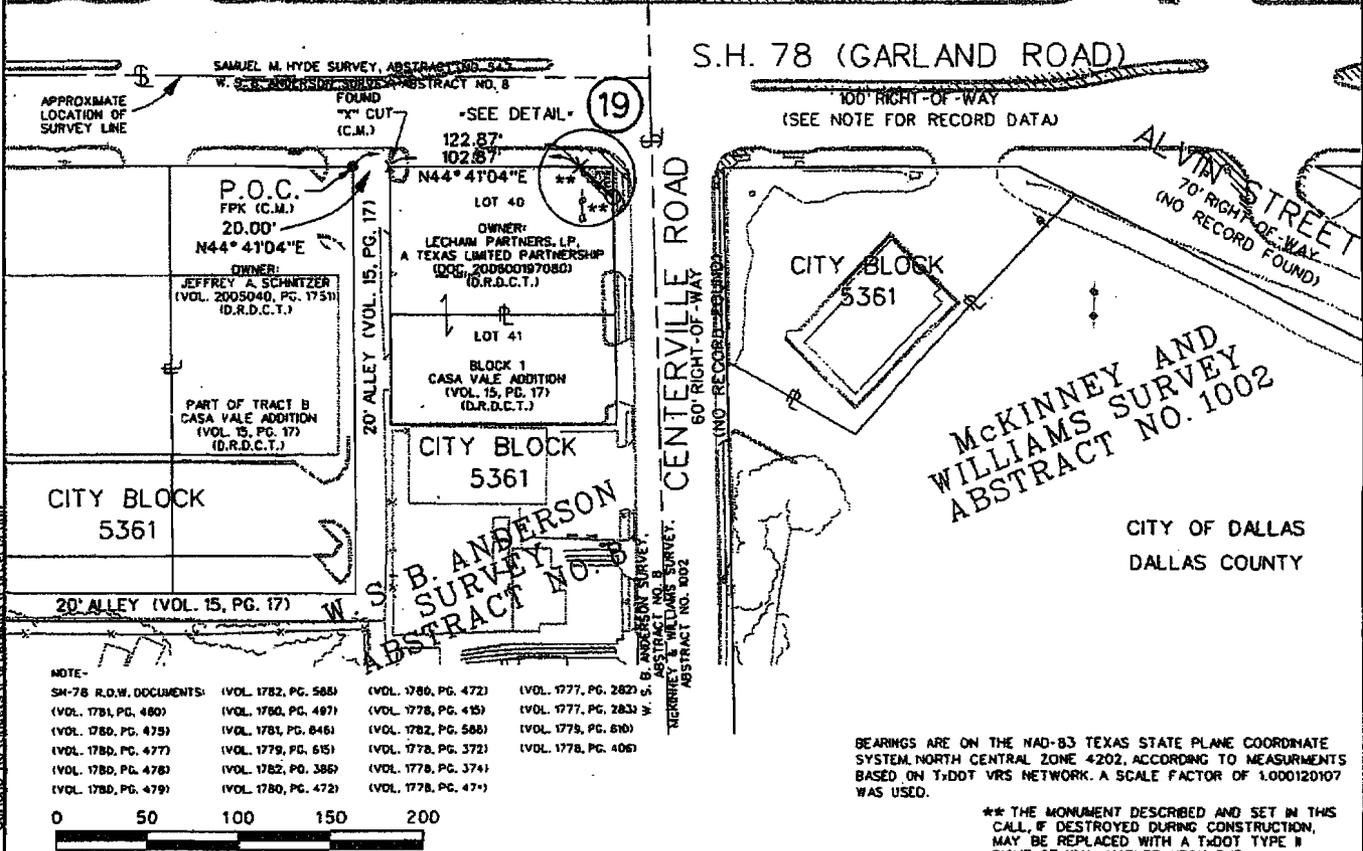
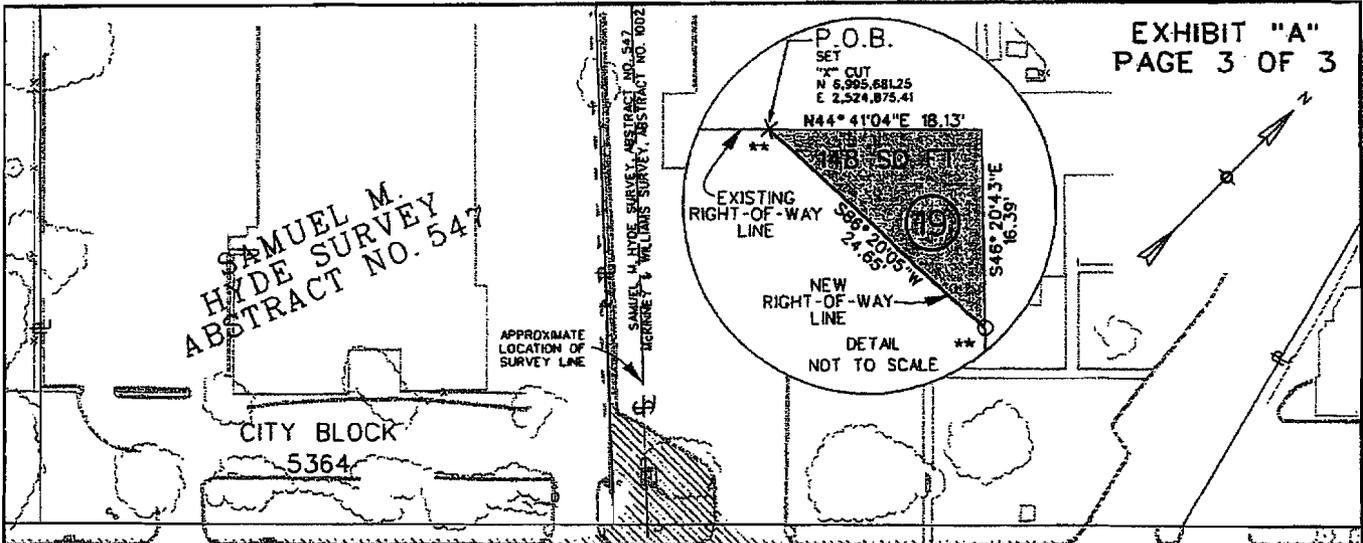
BEING a 148 square foot tract of land in the W. S. B. Anderson Survey, Abstract No. 8, City of Dallas, Dallas County, Texas, and being located in City Block 5361, and being a portion of a tract of land described in Warranty Deed With Vendor's Lien to Lechaim Partners, L.P., a Texas Limited Partnership, dated May 9, 2006, as recorded in Document Number 200600197080, of the Deed Records of Dallas County, Texas, (D.R.D.C.T.), said tract also being part of Lot 40, Block 1, of Casa Vale Addition, an addition to the City of Dallas, as recorded in Volume 15, Page 17, D.R.D.C.T., said 148 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a found PK nail for the north corner of a tract of land described in Executor's Deed to Jeffrey A. Schnitzer, dated February 22, 2005, as recorded in Volume 2005040, Page 1751, D.R.D.C.T., and the intersection of the southeast right-of-way line of State Highway 78, also known as Garland Road (100 feet wide) with the southwest line of a 20 foot alley;

THENCE North 44 degrees 41 minutes 04 seconds East, crossing said alley, passing at a distance of 20.00 feet, a found "X" cut in concrete for the west corner of said Lechiam Partners tract, and the intersection of the southeast right-of-way line of said State Highway 78 with the northeast line of said 20 foot alley, and along the common line between the northwest line of said Lechaim Partners tract, and the southeast right-of-way line of said State Highway 78, a distance of 102.87 feet, for a total distance of 122.87 feet to an "X" cut in concrete set for the POINT OF BEGINNING (surface coordinate of N 6,995,681.25, E 2,524,875.41);**

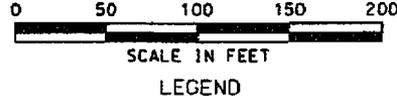
- 1) THENCE North 44 degrees 41 minutes 04 seconds East, continuing along said common line, a distance of 18.13 feet to the north corner of said Lechaim Partners tract, and the intersection of the southeast right-of-way line of said State Highway 78 with the southwest right-of-way line of Centerville Road (60 feet wide);
- 2) THENCE South 46 degrees 20 minutes 43 seconds East, along the common line between the northeast line of said Lechaim Partners tract, and the southwest right-of-way line of said Centerville Road, a distance of 16.39 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for corner;**
- 3) THENCE South 86 degrees 20 minutes 05 seconds West, departing said common line and crossing said Lechaim Partners tract, a distance of 24.65 feet to the POINT OF BEGINNING and containing 148 square feet [0.0034 acres] of land, more or less

EXHIBIT "A"
PAGE 3 OF 3



NOTE -

SH-78 R.O.W. DOCUMENTS:	(VOL. 1782, PG. 588)	(VOL. 1780, PG. 472)	(VOL. 1777, PG. 282)
(VOL. 1781, PG. 480)	(VOL. 1780, PG. 497)	(VOL. 1778, PG. 415)	(VOL. 1777, PG. 283)
(VOL. 1780, PG. 479)	(VOL. 1781, PG. 846)	(VOL. 1782, PG. 588)	(VOL. 1779, PG. 810)
(VOL. 1780, PG. 477)	(VOL. 1779, PG. 615)	(VOL. 1778, PG. 372)	(VOL. 1778, PG. 408)
(VOL. 1780, PG. 478)	(VOL. 1782, PG. 388)	(VOL. 1778, PG. 374)	
(VOL. 1780, PG. 479)	(VOL. 1780, PG. 472)	(VOL. 1778, PG. 471)	



A PLAT OF A SURVEY OF PARCEL 19
STATE HIGHWAY 78 (GARLAND RD.)
FROM 500' NORTH OF LOOP 12 (BUCKNER BLVD.) TO SPUR 244 (NORTHWEST HWY.)
RIGHT-OF-WAY CSJ: 0009-02-056
148 SQ. FT. [0.0034 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 1.000120107 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 10-8-08
ROW CSJ: 0009-02-056

10/31/2008 P:\0119 TxDOT\Work\Order\No. 4 SH 78 - Centerville Road\Shelton\Parcel 19.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 146

BEING, 923 square feet of land, more or less, in the John W. Simmons Survey, Abstract No. 1336, Town of Hickory Creek, Denton County, Texas, and being a portion of Lot 2, Block 1, of Kwik Kar Addition, an addition to the Town of Hickory Creek, as recorded in Cabinet O, Page 73 of the Plat Records of Denton County, Texas (P.R.D.C.T.), and being a portion of a tract of land conveyed by deed to Irons in the Fire, L.P., as recorded in Volume 5231, Page 2897 of the Deed Records of Denton County (D.R.D.C.T.), Texas, said 923 square feet of land being more particularly described as follows:

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

THENCE, North 02 degrees 07 minutes 33 seconds West along the east line of said Lot 2, a distance of 217.27 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new south right-of-way line of Farm to Market Road 2181, and being the POINT OF BEGINNING, having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7098185.14, and East 2415325.96;**

- 1) THENCE, departing the east line of said Lot 2, South 89 degrees 47 minutes 46 seconds West along the new south right-of-way line of Farm to Market Road 2181, a distance of 82.19 feet to a cut cross set on the west line of said Lot 2;**
- 2) THENCE, departing the new south right-of-way line of Farm to Market Road 2181, North 02 degrees 14 minutes 15 seconds West along the west line of said Lot 2, a distance of 10.97 feet to a point for corner at the northwest corner of said Lot 2, said corner being on the existing south right-of-way line of Farm to Market Road 2181, as established by a tract of land conveyed by deed to the State of Texas, as recorded in Volume 499, Page 427 (D.R.D.C.T.);
- 3) THENCE, North 89 degrees 25 minutes 14 seconds East along the north line of said Lot 2 and the existing south right-of-way line of Farm to Market Road 2181, a distance of 82.19 feet to a point for corner at the northeast corner of said Lot 1, from which a 1/2 inch iron rod found bears, South 02 degrees 07 minutes 33 seconds East, a distance of 0.24 feet;
- 4) THENCE, departing the existing south right-of-way line of Farm to Market Road 2181, South 02 degrees 07 minutes 33 seconds East along the east line of said Lot 2, a distance of 11.50 feet to the POINT OF BEGINNING and containing 923 square feet (0.0212 acres) of land, more or less.

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

Page 2 of 3
Date: March 17, 2008

Description for Parcel 146

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.

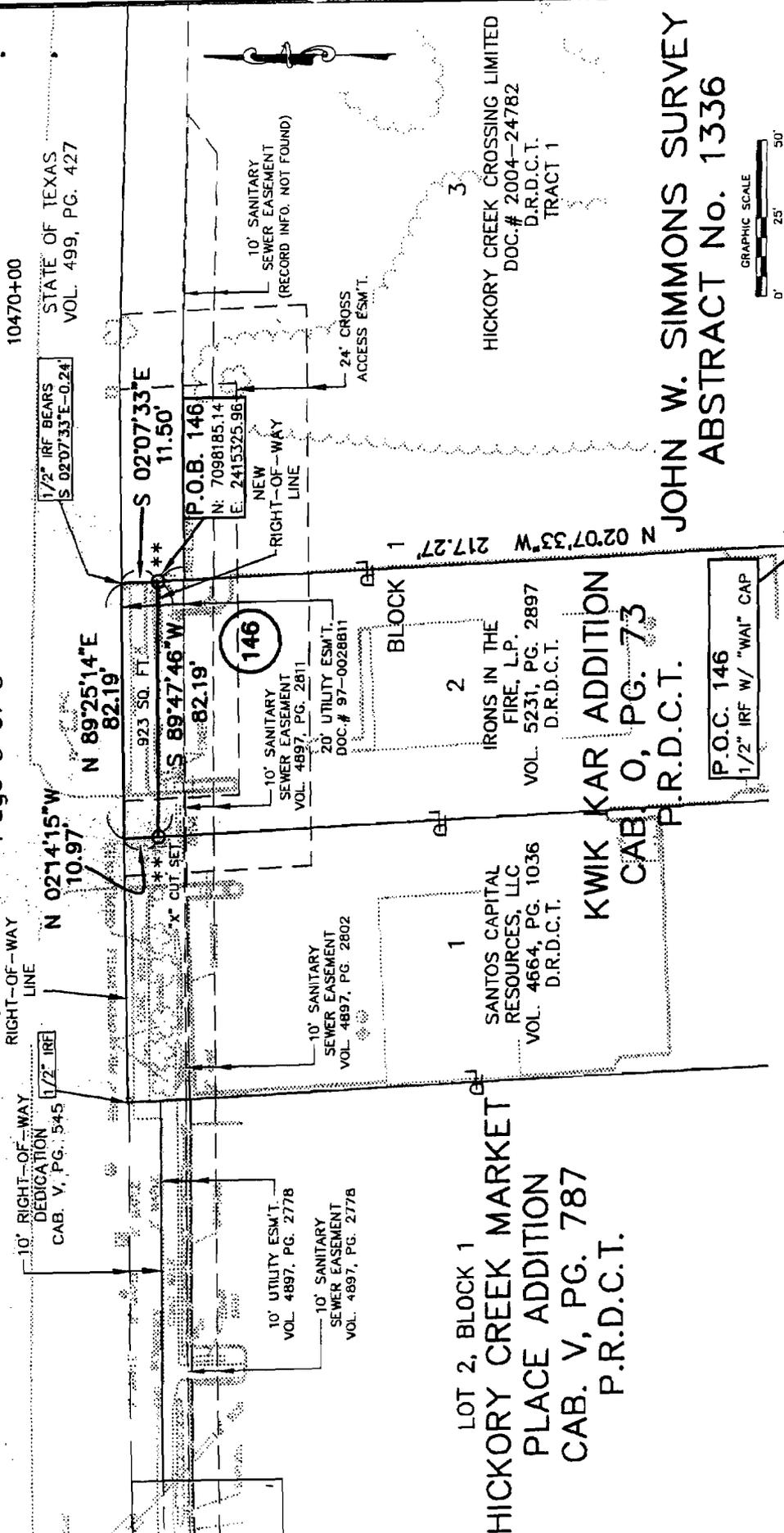
For: Huitt-Zollars, Inc.

 11-30-09

D. Rex Winchester
Registered Professional Land Surveyor
Texas Registration No. 5191
Huitt-Zollars, Inc.
3131 McKinney Avenue
Suite 600
Dallas, Texas 75204
Ph. (214) 871-3311
Date: March 17, 2007
Revised Date: November 30, 2009



F.M. 2181
EXHIBIT "A"
Page 3 of 3



**LOT 2, BLOCK 1
HICKORY CREEK MARKET
PLACE ADDITION
CAB. V, PG. 787
P.R.D.C.T.**

**LOT 1, BLOCK 1
SANTOS CAPITAL
RESOURCES, LLC
VOL. 4664, PG. 1036
D.R.D.C.T.**

**LOT 1, BLOCK 1
KWIK KAR ADDITION
CAB. O, PG. 73
P.R.D.C.T.**

**LOT 1, BLOCK 1
IRON'S IN THE
FIRE, L.P.
VOL. 5231, PG. 2897
D.R.D.C.T.**

**LOT 1, BLOCK 1
HICKORY CREEK CROSSING LIMITED
DOC. # 2004-24782
D.R.D.C.T.
TRACT 1**

**STATE OF TEXAS
VOL. 499, PG. 427**

10470+00

**10' RIGHT-OF-WAY
DEDICATION
CAB. V, PG. 545**

**10' UTILITY ESM'T.
VOL. 4897, PG. 2778**

**10' SANITARY
SEWER EASEMENT
VOL. 4897, PG. 2778**

**10' UTILITY ESM'T.
VOL. 4897, PG. 2802**

**10' SANITARY
SEWER EASEMENT
VOL. 4897, PG. 2811**

**20' UTILITY ESM'T.
DOC. # 97-0028811**

**10' SANITARY
SEWER EASEMENT
VOL. 4897, PG. 2802**

**10' SANITARY
SEWER EASEMENT
VOL. 4897, PG. 2811**

**10' SANITARY
SEWER EASEMENT
(RECORD INFO. NOT FOUND)**

**24' CROSS
ACCESS ESM'T.**

**NEW
RIGHT-OF-WAY
LINE**

**P.O.B. 146
N: 7098185.14
E: 2415325.96**

**1/2" IRF BEARS
S 02°07'33"E-0.24**

**N 89°25'14"E
82.19'**

**S 02°07'33"E
11.50'**

**N 02°14'15"W
10.97'**

**N 89°25'14"E
82.19'**

**S 89°47'46"W
82.19'**

923 SQ. FT.

1/2" IRF W/ "WAI" CAP

P.O.C. 146

**A PLAT OF A SURVEY
OF PARCEL 146
FOR FARM TO MARKET ROAD 2181
A 923 SQ. FT., [0.0212 AC.]
TRACT OF LAND IN THE
JOHN W. SIMMONS SURVEY
ABSTRACT NO. 1336
TOWN OF HICKORY CREEK
DENTON COUNTY, TEXAS
MARCH 17, 2008**

**JOHN W. SIMMONS SURVEY
ABSTRACT NO. 1336**

GRAPHIC SCALE
0' 25' 50'

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

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 MONUMENT. THE CONSTRUCTION OF THE MONUMENT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TADOT.**

BASES OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, NORTH CENTRAL ZONE (4202). ALL COORDINATES SHOWN HEREON ARE SURFACE COORDINATES USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.000157199. CALCULATIONS WERE MADE UTILIZING GPS OBSERVATIONS HOLDING NGS MONUMENTS DTD B (PID 85985) AND ALBUQUERQUE (PID 631400) IN JUNE OF 1999. THIS BEARING BASIS TRANSPORTATION RISK WAS NETWORK DISTRICT TEXAS DEPARTMENT OF TRANSPORTATION (COUNTY/CLOCKWISE) EXAMINABLE PROJECT DATUM - NORTH 12 DEGREES 08 MINUTES 31 SECONDS WEST - PROJECT DATUM - NORTH 12 DEGREES 08 MINUTES 17 SECONDS WEST.

Parcel 3
State Highway 26
CSJ: 0363-01-123
04-30-04
Exhibit A, Page 1 of 3

Being 2,702 square feet of land, more or less, being a portion of Lot 4R, Block 2 of the Woodbridge Plaza Addition to the City of Hurst, Tarrant County, Texas, as recorded in plat Cabinet A, Slide 2397, of the Plat Records of Tarrant County, Texas, same being the tract of land conveyed to Captec Franchises Capital Partners L.P. III, by deed dated September 26, 1996 and recorded in Volume 12526, Page 1940 of the Deed Records, Tarrant County, Texas, which 2,702 square feet, more or less, are more particularly described as follows:

- BEGINNING at a 5/8-inch iron rod with an aluminum cap stamped "Tx.D.O.T." set at the intersection of the proposed northwesterly right-of-way line of State Highway 26 and the southwesterly line of said Lot 4R, same being the northeasterly line of Lot 2-R1, Block 2 of said Addition as recorded in Cabinet B, Slide 1690 of said plat records, said iron being South 46°09'01" East, a distance of 220.52 feet from a ½" iron rod found at the west corner of said Lot 4R, said beginning iron also being 86.00 feet northwest of and at right angles to proposed State Highway 26 centerline survey station 76+22.64;
- (1) THENCE North 45°12'25" East, along said proposed northwesterly right-of-way line, a distance of 45.00 feet to a 5/8-inch iron rod with an aluminum cap stamped "Tx.D.O.T." * set;
 - (2) THENCE North 53°43'53" East, continuing along said proposed northwesterly right-of-way line a distance of 80.96 feet to a 5/8-inch iron rod with an aluminum cap stamped "Tx.D.O.T." * set;
 - (3) THENCE North 45°12'25" East, continuing along said proposed right-of-way line, a distance of 13.00 feet to a 5/8-inch smooth iron rod set with an aluminum cap stamped "TxDOT" in the northwesterly line of said lot 4R, same being the southwesterly line of lot 3R1A of said Block 2, as recorded in plat Cabinet A, Slide 2397;
 - (4) THENCE South 44°50'19" East, continuing along said common line, a distance of 15.35 feet to the east corner of said Lot 4R, same being the southeast corner of said lot 3R1A and being in the existing northwesterly right-of-way line of said State Highway 26;
 - (5) THENCE South 45°23'39" West, along said existing right-of-way, a distance of 46.09 feet to a ½-inch iron rod found;

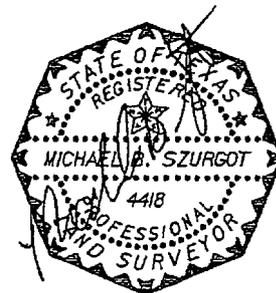
Parcel 3
State Highway 26
CSJ: 0363-01-123
04-30-04
Exhibit A, Page 2 of 3

- (6) THENCE South 50°49'25" West, continuing along said existing right-of-way, a distance of 91.99 feet to a chiseled "X" found on the concrete sidewalk at the south corner of said Lot 4R same being the east corner of said Lot 2-R1;
- (7) THENCE North 46°09'01" West, along said southwesterly line of Lot 4R, same being the northeasterly line of said Lot 2-R1, a distance of 18.20 feet to the POINT OF BEGINNING.

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

NOTE: Survey sketch to accompany this legal description.

NOTE: 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 a surface factor of 1.00012.



Woodbridge Plaza Addition.

Lot 2-RI

Blk. 2

Lot 3RIA

J.H. Duncan
Survey
Abstract -399

Overton Bank & Trust, N.A.
Vol. 11160, Page 1052
D.R.T.C.T.

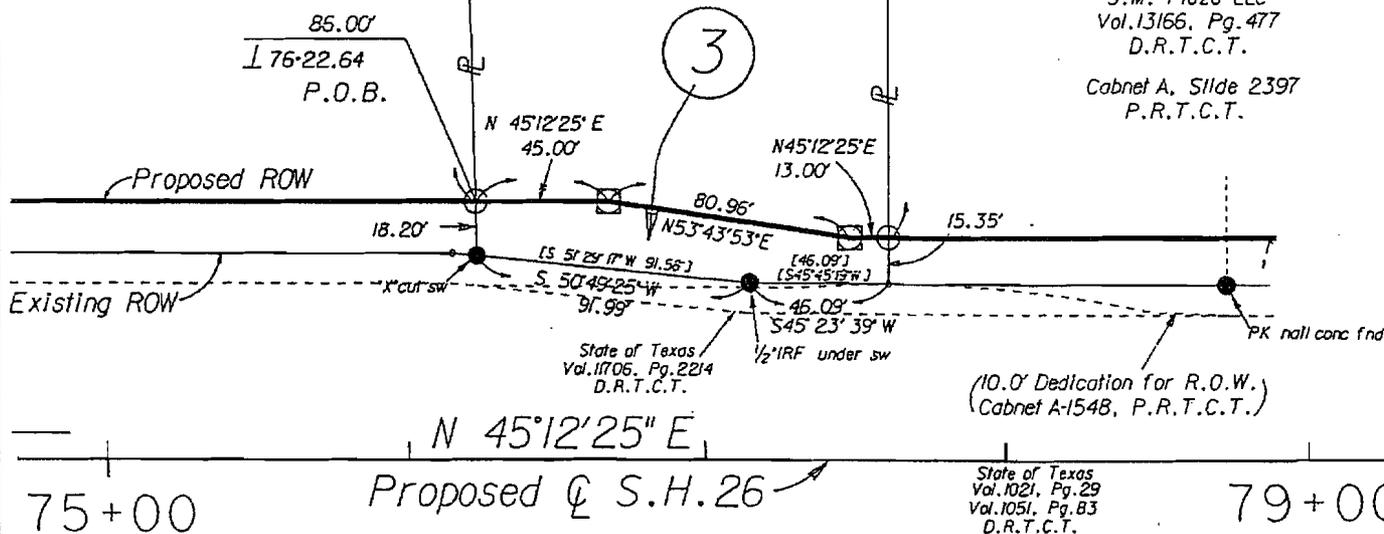
Cab. 'B-1690'
P.R.T.C.T.

Lot 4R
Captec Franchises
Capital Partners L.P. III
Vol. 12526 Page 1940

Cab. 'A-2397'
P.R.T.C.T.

S.M. Plaza LLC
Vol. 13166, Pg. 477
D.R.T.C.T.

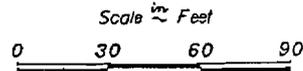
Cabinet A, Slide 2397
P.R.T.C.T.



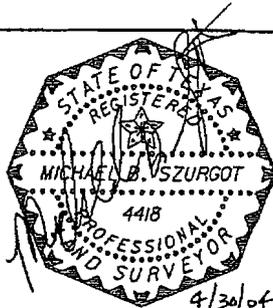
Notes:

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



- ⊕ - 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. - Plot Records, Tarrant County, Texas
- [] - Record Information
- |— - Control of Access



PARCEL 3

Captec Franchises
Capitol Partners
2,702 Sq.Ft.

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

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 8

BEING, 197 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 Michael Carter, as recorded in Document Number 2002-5475 of the Deed Records of Denton County, Texas (D.R.D.C.T), also being a portion of Lot 1, Block B, 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 197 square feet of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at the northwest corner of said Lot 1, said corner being on the east right-of-way line of Charter Bend, a 50.0 foot wide right-of-way, as established by said Hickory Creek Ranch addition;

THENCE, South 89 degrees 55 minutes 10 seconds East along the north line of said Lot 1, a distance of 119.94 feet to a 5/8 inch iron rod found with cap stamped "Carter-Burgess" at the northeast 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, South 01 degrees 01 minutes 39 seconds East along the east line of said Lot 1 and existing westerly right-of-way line of Farm to Market Road 2181, a distance of 44.05 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 7102387.17, and East 2395700.68; **

- 1) THENCE, South 01 degrees 01 minutes 39 seconds East continuing along the east line of said Lot 1 and existing westerly right-of-way line of Farm to Market Road 2181, a distance of 19.99 feet to a point for corner at the southeast corner of said Lot 1, said corner being on the northerly right-of-way line of Thicket Trail, a variable width right-of-way, as established by said Hickory Creek Ranch addition, and being the beginning of a non-tangent curve to the left having a radius of 281.82 feet;
- 2) THENCE, along the northerly right-of-way line of Thicket Trail and along said curve to the left through a central angle of 04 degrees 03 minutes 59 seconds, an arc distance of 20.00 feet and being subtended by a chord bearing South 86 degree 56 minutes 20 seconds West, a distance of 20.00 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new easterly right-of-way line of Farm to Market Road 2181;**

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

Page 2 of 3
Date: March 17, 2008

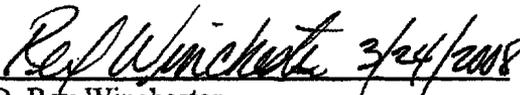
Description for Parcel 8

- 3) THENCE, departing the northerly right-of-way line of Thicket Trial, North 42 degree 57 minutes 40 seconds East along the new westerly right-of-way line of Farm to Market Road 2181, a distance of 28.77 feet to the POINT OF BEGINNING and containing 197 square feet (0.0045 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.

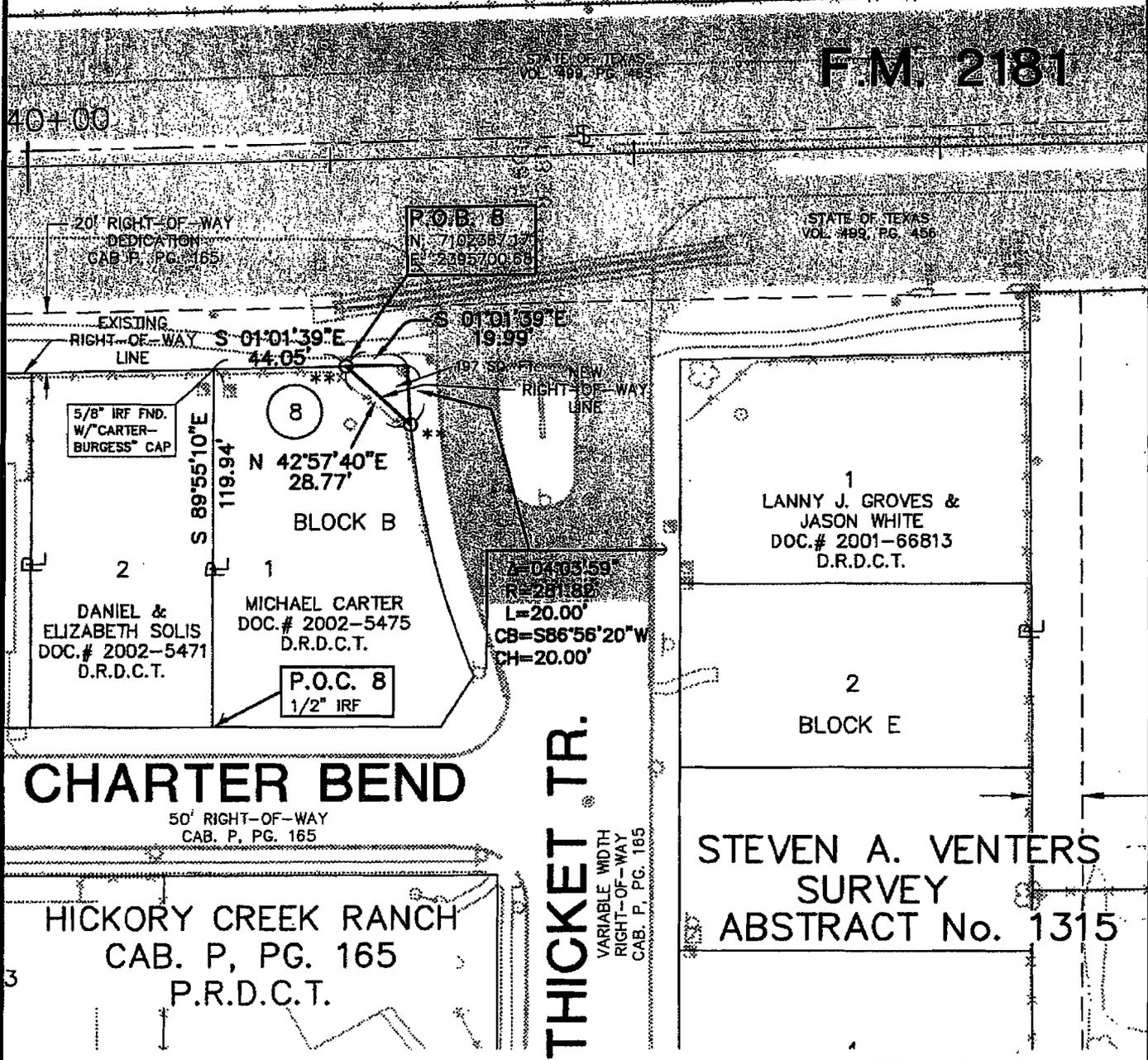
** The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

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



F.M. 2181



CHARTER BEND

50' RIGHT-OF-WAY
CAB. P. PG. 165

HICKORY CREEK RANCH
CAB. P. PG. 165
P.R.D.C.T.

THICKET TR.
VARIABLE WIDTH
RIGHT-OF-WAY
CAB. P. PG. 165

**STEVEN A. VENTERS
SURVEY
ABSTRACT No. 1315**



- 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 8 FOR
FARM TO MARKET ROAD 2181
A 197 SQ. FT., [0.0045 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 DTO 8 (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 B RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TxDOT.

RCSJ 0139-07-021
Parcel 5X
U.S. Highway 285
Pecos County, Texas

Extinguishment of those portions of pipeline easements conveyed by instruments recorded in the official records of Pecos County, Texas at Vol. 468 Pg. 215 and Vol. 468 Pg. 220 which are located within the rights-of-way of F.M. 1776 and U.S. Highway 285 as described in said official records at Vol. 93 Pg. 202, Vol. 173 Pg. 213, Vol. 818 Pg. 817 and Vol. 819 Pg. 147, together with title to and the right to remove any pipeline improvements located therein.

Ellis County:
US 287
ROW CSJ 0172-08-054
Parcel 39E

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

County: Ellis
Highway: U.S. HIGHWAY 287
R.O.W. CSJ: 0172-08-054

Page 1 of 3
Date: October 2, 2009

Description for Parcel 39E

BEING 45,798 square feet of land, more or less, in the James M. W. Galtan Survey, Abstract No. 400, City of Ennis, Ellis County, Texas, and being part of Lot 2 of Butler Acres, an addition to the City of Ennis, Texas, as recorded in Cabinet C, Page 393 of the Plat Records of Ellis County, Texas, also being part of a tract of land conveyed to Benny R. Valek, as recorded in Volume 1853 Page 1507, Deed Records Ellis County, Texas (D.R.E.C.T.), said 45,798 square feet of land being more particularly described as follows:

COMMENCING at a point on the existing northwesterly right-of-way line of State Highway No. 34 as established by a tract of land conveyed to the State of Texas as recorded in Volume 540, Page 809 (D.R.E.C.T.), said point being on the northeasterly line of said Lot 2, from which a one-inch iron pipe found bears South 35 degrees 59 minutes 52 seconds East, a distance of 0.49 feet;

THENCE, South 57 degrees 41 minutes 28 seconds West along the existing northwesterly right-of-way line of State Highway No. 34, a distance of 92.85 feet to a point for corner, from which a Texas Department of Transportation (TxDOT) wood right-of-way post bears South 25 degrees 39 minutes 59 seconds East, a distance of 0.71 feet;

THENCE, South 48 degrees 36 minutes 28 seconds West continuing along the existing northwesterly right-of-way line of State Highway No. 34 a distance of 53.54 feet to a 5/8 inch iron rod set with TxDOT aluminum cap at the POINT OF BEGINNING, having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 6797474.97, and East 2542870.01;**

- 1) THENCE, South 48 degrees 36 minutes 28 seconds West continuing along the existing northwesterly right-of-way line of State Highway No. 34 a distance of 80.84 feet to a 5/8 inch iron rod set with TxDOT aluminum cap;**
- 2) THENCE, departing the existing northwesterly right-of-way line of State Highway No. 34, North 33 degrees 07 minutes 01 seconds West a distance of 185.23 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 540.00 feet;
- 3) THENCE, along said curve to the right through a central angle of 42 degrees 49 minutes 11 seconds, an arc distance of 403.57 feet and being subtended by a chord bearing North 11 degrees 42 minutes 26 seconds West a distance of 394.24 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the northwesterly line of said Lot 2;**

County: Ellis
Highway: U.S. HIGHWAY 287
R.O.W. CSJ: 0172-08-054

Page 1 of 3
Date: October 2, 2009

Description for Parcel 39E

- 4) THENCE, North 59 degrees 55 minutes 41 seconds East along the northwesterly line of said Lot 2, a distance of 59.75 feet to a 1/2 inch iron rod found at the northerly corner of said Lot 2, said rod being on the southwesterly line of a tract of land conveyed to Margaret Vitovsky, Bernice Rejcek, Joe E. Vrana, Albin Vrana and George W. Vrana, as recorded in Volume 700, Page 1110, (D.R.E.C.T.);
- 5) THENCE, South 33 degrees 00 minutes 22 seconds East along the southeasterly line of said Vitovsky, Rejcek, and Vrana, a distance of 50.24 feet to a 5/8 inch iron rod set with TxDOT aluminum cap at the beginning of a non-tangent curve to the left having a radius of 460.00 feet;**
- 6) THENCE, departing the southeasterly line of said Vitovsky, Rejcek, and Vrana along said curve to the left through a central angle of 42 degrees 58 minutes 59 seconds, an arc distance of 345.09 feet and being subtended by a chord bearing South 11 degrees 37 minutes 32 seconds East, a distance of 337.05 feet to a 5/8 inch iron rod set with TxDOT aluminum cap;**
- 7) THENCE, South 33 degrees 07 minutes 01 seconds East a distance of 173.59 feet the POINT OF BEGINNING and containing 45,798 square feet (1.0514 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 1.000072449.

** 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: October 2, 2009



EXHIBIT "A"
PAGE 3 OF 3

1030+00 1035+00 1040+00

S 35°06'34"E U.S. HIGHWAY 287 - BYPASS

STATE OF TEXAS
V1308-P308
D.R.E.C.T.

STATE OF TEXAS
V1308-P318
D.R.E.C.T.

EXISTING
RIGHT-OF-WAY
LINE

MARGARET VITOVSKY,
BERNICE REJCEK,
JOE E. VRANA, ALBIN VRANA,
& GEORGE W. VRANA
V700-P1110
D.R.E.C.T.

JOE E. VRANA and wife,
MARY E. VRANA
GEORGE W. VRANA and wife,
ROSE ANN VRANA
V573-P96
D.R.E.C.T.

STATE HIGHWAY No. 34

STATE OF TEXAS
V540-P809

STATE OF TEXAS
V334-P453

STATE OF TEXAS
V240-P453

STATE OF TEXAS
V553-P319

S 33°00'22"E
50.24'

N: 6797992.64
E: 2542679.88

1/2" IRON
ROD FOUND

P.O.C. 39E
1" IRON PIPE
FOUND BEARS
S 35°59'52"E-0.49'

$\Delta = 42°58'59"$
R = 460.00'
L = 345.09'
CB= S 11°37'32"E
CD= 337.05'

N 59°55'41"E
59.75'

N: 8797962.70
E: 2542628.17

39E

TxDOT WOOD POST
FOUND BEARS
S 25°39'59"E-0.71'

S 33°07'01"E
173.59'

45,798 SQ. FT.

S 57°41'28"W
92.85'

S 48°36'28"W
53.54'

P.O.B. 39E
N: 6797474.97
E: 2542870.01

JOHN DIRK KOVAR
V1556-P678
D.R.E.C.T.

JAMES M. W.
GALTAN SURVEY
ABSTRACT No. 400

$\Delta = 42°49'11"$
R = 540.00'
L = 403.57'
CB= N 11°42'26"W
CD= 394.24'

LOT 2
N 33°07'01"W
185.23'

BENNY R. VALEK
V1853-P1507
D.R.E.C.T.

TxDOT WOOD POST
FOUND BEARS
S 64°35'26"W-1.39'

BUTLER ACRES

CABINET C, PAGE 393

P.R.E.C.T.

LOT 1 EXISTING
RIGHT-OF-WAY
LINE

LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- NEW RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- CONTROL OF ACCESS LINE
- ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- D.R.E.C.T. = DEED RECORDS ELLIS COUNTY TEXAS
- IRF = IRON ROD FOUND
- = TxDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
- ⊙ = TxDOT BRONZE DISK SET IN CONCRETE

GRAPHIC SCALE

0' 100' 200'

A PLAT OF A SURVEY
FOR PARCEL 39E
U.S. HIGHWAY 287-BYPASS
A 45,798 SQ. FT. [1.0514 AC.]
TRACT OF LAND IN THE
JAMES M.W. GALTAN SURVEY
ABSTRACT NUMBER 400
CITY OF ENNIS
ELLIS COUNTY, TEXAS
OCTOBER 2, 2009

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM N.A.D. 83 (1983) NORTH CENTRAL ZONE (4202). ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE USING A COMBINED SURFACE FACTOR OF 1.000072449.

COORDINATE VALUES DERIVED USING THE TxDOT RTK NETWORK. CHECK SHOTS WERE MADE TO TxDOT MONUMENTS 00710041, 00710051, 00710061 & 00710071

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: Ellis
Highway: U.S. HIGHWAY 287
R.O.W. CSJ: 0172-08-054

Page 1 of 3
Date: August 14, 2009

Description for Parcel 15

BEING 84,285 square feet of land, more or less, in the James M. W. Galtan Survey, Abstract No. 400, City of Ennis, Ellis County, Texas, and being part of a tract of land conveyed by deed to Benny R. Valek, as recorded in Volume 1655, Page 878, Deed Records Ellis County, Texas (D.R.E.C.T.), said 84,285 square feet of land being more particularly described as follows:

COMMENCING at a one inch iron rod found at the most southwesterly corner of a tract of land conveyed by deed to Patricia Mach Sluder as recorded in Volume 2429, Page 312 (D.R.E.C.T);

THENCE, North 31 degrees 11 minutes 12 seconds West along the southwesterly line of said Sluder tract a distance of 1,185.71 feet to a point for corner on the southeasterly line of a tract of land conveyed by deed to Lubbock National Bank successor Custodian for Benny R. Valek IRA, as recorded in Volume 2343, Page 1681 (D.R.E.C.T);

THENCE, North 59 degrees 07 minutes 33 seconds East along the southeasterly line of said Lubbock National Bank tract, a distance of 270.16 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new southwesterly right-of-way line of U.S Highway 287 Bypass;

THENCE, North 35 degrees 06 minutes 11 seconds West continuing along the new southwesterly right-of-way line of U.S. Highway 287 Bypass, a distance of 488.02 feet to a 5/8 inch iron rod set with TxDOT aluminum cap, said point being on the southeasterly line of said Valek tract and being the POINT OF BEGINNING, having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 6800515.75, and East 2541421.62, and being the beginning of an Access Denial Line;**

- 1) THENCE, North 35 degrees 06 minutes 11 seconds West continuing along the new southwesterly right-of-way line of U.S. Highway 287 Bypass and Access Denial Line, a distance of 506.99 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the northwesterly line of said Valek tract;**
- 2) THENCE, departing the new southwesterly right-of-way line of U.S. Highway 287 Bypass and Access Denial Line, North 59 degrees 22 minutes 30 seconds East, along the northwesterly line of said Valek tract, a distance of 143.04 feet to a point for corner on the existing southwesterly right-of-way line of U.S. Highway 287 Bypass, as established by a deed conveyed to the State of Texas, as recorded in Volume 843, Page 138 (D.R.E.C.T.), from which a Texas Department of Transportation concrete post found bears, North 89 degrees 54 minutes 14 seconds West, a distance of 0.76 feet;
- 3) THENCE, South 55 degrees 17 minutes 17 seconds East along the existing southwesterly right-of-way line of U.S. Highway 287 Bypass, a distance of 74.59 feet to

County: Ellis
Highway: U.S. HIGHWAY 287
R.O.W. CSJ: 0172-08-054

Page 2 of 3
Date: August 14, 2009

Description for Parcel 15

a point for corner, from which a Texas Department of Transportation concrete post found bears, North 74 degrees 06 minutes 55 seconds West, a distance of 0.96 feet;

- 4) THENCE, South 34 degrees 58 minutes 21 seconds East continuing along the existing southwesterly right-of-way line of U.S. Highway 287 Bypass, a distance of 439.34 feet to a point for corner on the southeasterly line of said Valek tract, from which a Texas Department of Transportation concrete post found bears, North 79 degrees 44 minutes 16 seconds West, a distance of 0.48 feet;
- 5) THENCE, departing the existing southwesterly right-of-way line of U.S. Highway 287 Bypass, South 59 degrees 31 minutes 10 seconds West along the southeasterly line of said Valek Tract, a distance of 167.88 feet to the POINT OF BEGINNING and containing 84,285 square feet (1.9349 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 1.000072449.

** 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.

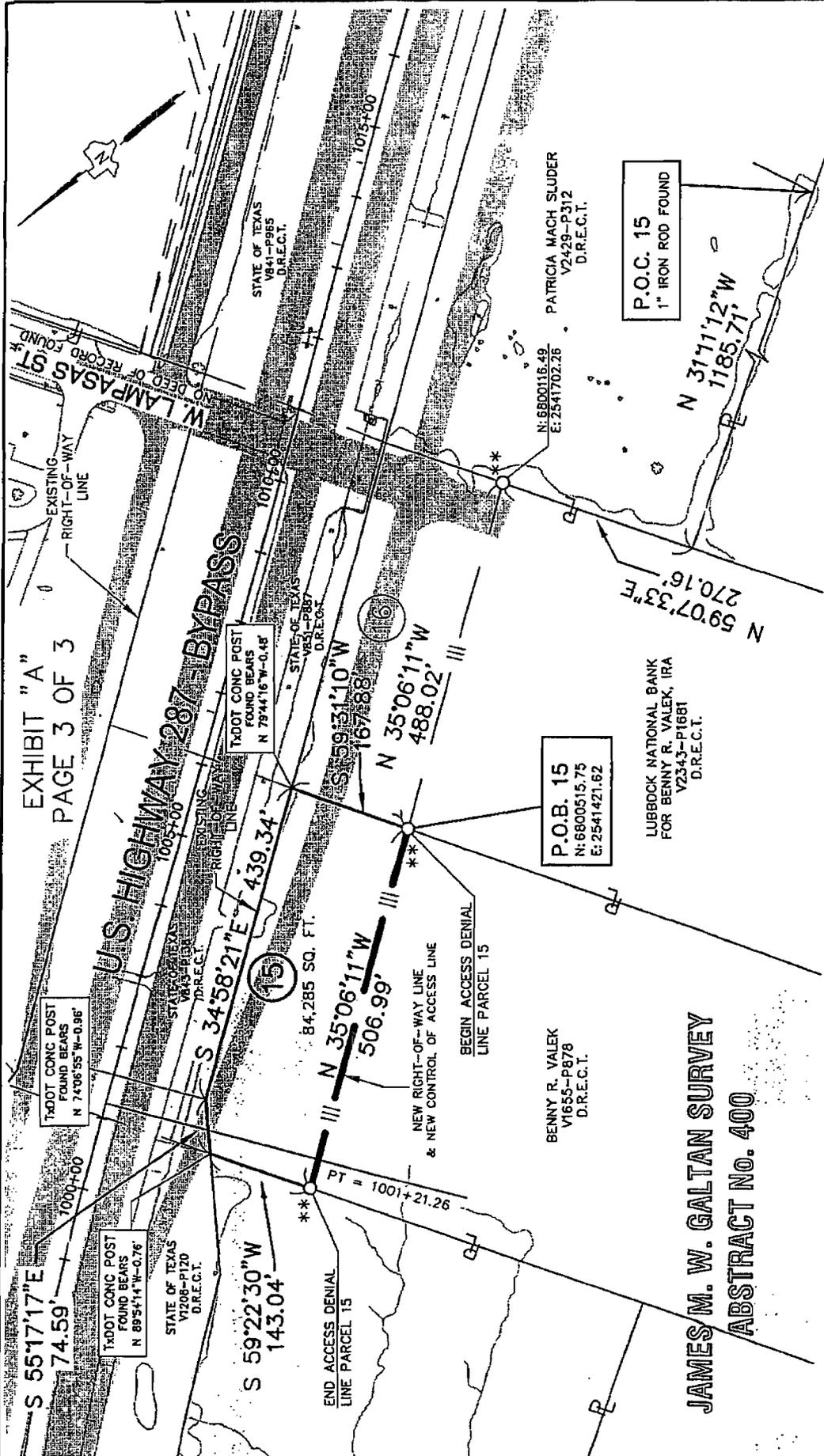
Access is prohibited across the "Access Denial Line" to the highway facility from the adjacent property.

For Huitt-Zollars, Inc

 8/31/09

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: August 14, 2009





LEGEND.
 EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 NEW RIGHT OF WAY LINE
 PROPERTY LINE
 SURVEY LINE
 EXISTING EASEMENT LINE
 CONTROL OF ACCESS LINE
 ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF CLOSE
 D.R.E.C.T. = DEED RECORDS ELLIS COUNTY TEXAS
 IRF = IRON ROD FOUND
 O = 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 FOR PARCEL 15
 U.S. HIGHWAY 287-BYPASS
 A 84,285 SQ. FT. [1.9349 AC.]
 TRACT OF LAND IN THE
 JAMES M.W. GALTON SURVEY
 ABSTRACT NUMBER 400
 CITY OF ENNIS
 ELLIS COUNTY, TEXAS
 AUGUST 14, 2009

**JAMES M. W. GALTON SURVEY
 ABSTRACT NO. 400**

County: Ellis
Highway: U.S. HIGHWAY 287
R.O.W. CSJ: 0172-08-054

Page 1 of 3
Date: August 14, 2009

Description for Parcel 16

BEING 81,296 square feet of land, more or less, in the James M. W. Galtan Survey, Abstract No. 400, City of Ennis, Ellis County, Texas, and being part of a tract of land conveyed by deed to Lubbock National Bank successor Custodian for Benny R. Valek IRA, as recorded in Volume 2343, Page 1681, Deed Records Ellis County, Texas (D.R.E.C.T.), said 81,296 square feet of land being more particularly described as follows:

COMMENCING at a one inch iron rod found at the most southwesterly corner of a tract of land conveyed by deed to Patricia Mach Sluder as recorded in Volume 2429, Page 312 (D.R.E.C.T.);

THENCE, North 31 degrees 11 minutes 12 seconds West along the southwesterly line of said Sluder tract a distance of 1,185.71 feet to a point for corner on the southeasterly line of said Lubbock National Bank tract;

THENCE, North 59 degrees 07 minutes 33 seconds East along the southeasterly line of said Lubbock National Bank tract, a distance of 270.16 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new southwesterly right-of-way line of U.S. Highway 287 Bypass and being the POINT OF BEGINNING, having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 6800116.49, and East 2541702.26;**

- 1) THENCE, North 35 degrees 06 minutes 11 seconds West along the new southwesterly right-of-way line of U.S. Highway 287 Bypass, passing at 108.02 feet a 5/8 inch iron rod set with TxDOT aluminum cap at the beginning of an Access Denial Line, in all a distance of 488.02 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the northwesterly line of said Lubbock National Bank tract and being the end of the Access Denial Line;**
- 2) THENCE, departing the new southwesterly right-of-way line of U.S. Highway 287 Bypass and Access Denial Line, North 59 degrees 31 minutes 10 seconds East, a distance of 167.88 feet to a point for corner on the existing southwesterly right-of-way line of U.S Highway 287 Bypass as established by deed to the State of Texas, as recorded in Volume 851, Page 887 (D.R.E.C.T.), from which a Texas Department of Transportation concrete post found bears, North 79 degrees 44 minutes 16 seconds West, a distance of 0.48 feet;
- 3) THENCE, South 34 degrees 58 minutes 21 seconds East along the existing southwesterly right-of-way line of U.S. Highway 287 Bypass, a distance of 486.78 feet to a point for corner on the southeasterly line of said Lubbock National Bank tract, from which a Texas Department of Transportation concrete post found bears, North 89 degrees 28 minutes 17 seconds West, a distance of 0.59 feet;

County: Ellis
Highway: U.S. HIGHWAY 287
R.O.W. CSJ: 0172-08-054

Page 2 of 3
Date: August 14, 2009

Description for Parcel 16

- 4) THENCE, departing the existing southwesterly right-of-way line of U.S. Highway 287 Bypass, South 59 degrees 07 minutes 33 seconds West along the southeasterly line of said Lubbock National Bank Tract, a distance of 166.68 feet to the POINT OF BEGINNING and containing 81,296 square feet (1.8663 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 1.000072449.

** 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.

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

For Huitt-Zollars, Inc

 8/31/09

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: August 14, 2009



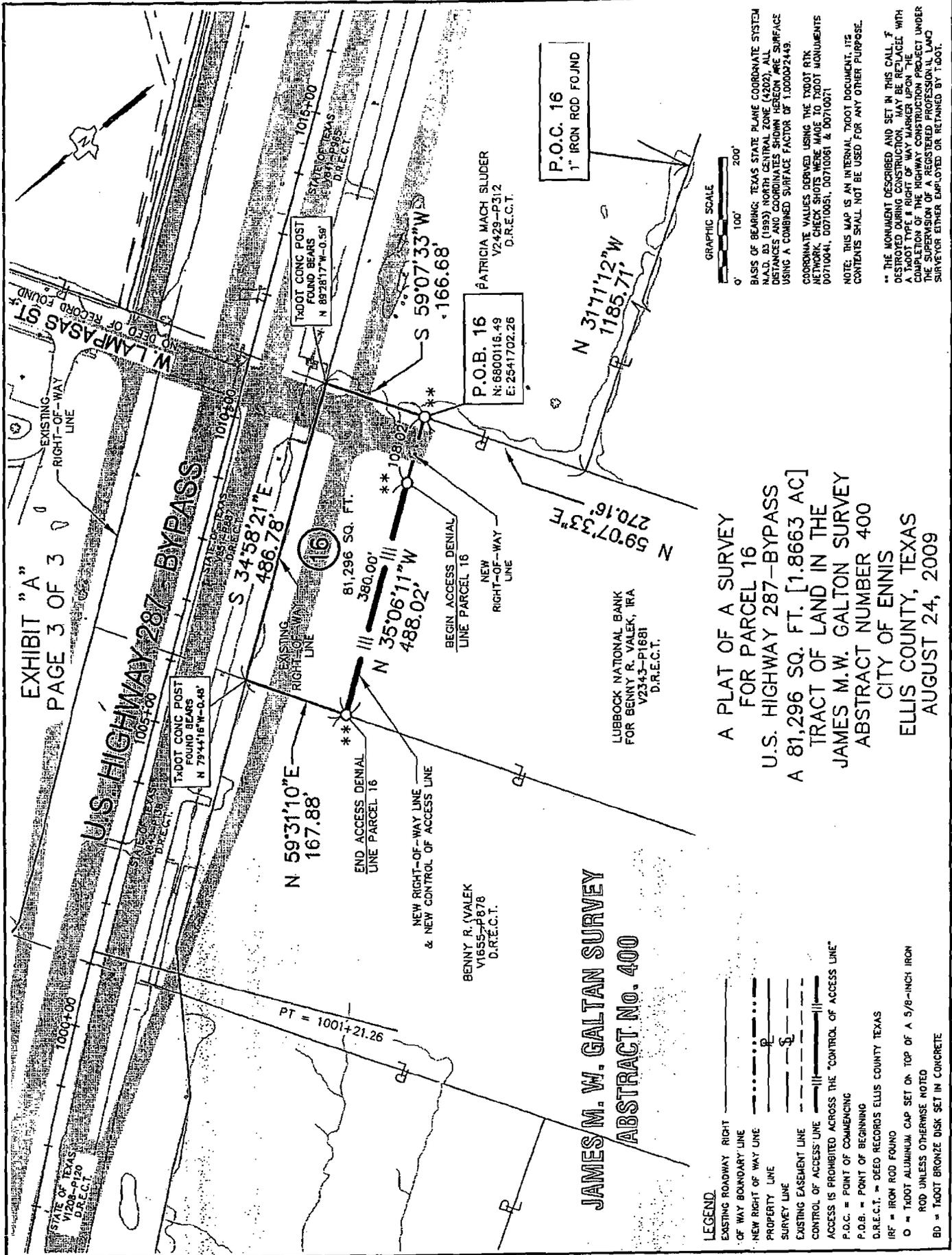


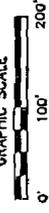
EXHIBIT "A"
PAGE 3 OF 3

U.S. HIGHWAY 287 BYPASS

**JAMES M. W. GALTAN SURVEY
ABSTRACT NO. 400**

A PLAT OF A SURVEY
FOR PARCEL 16
U.S. HIGHWAY 287-BYPASS
A 81,296 SQ. FT. [1.8663 AC]
TRACT OF LAND IN THE
JAMES M.W. GALTON SURVEY
ABSTRACT NUMBER 400
CITY OF ENNIS
ELLIS COUNTY, TEXAS
AUGUST 24, 2009

- LEGEND**
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
 - - - NEW RIGHT OF WAY LINE
 - PROPERTY LINE
 - SURVEY LINE
 - EXISTING EASEMENT LINE
 - CONTROL OF ACCESS LINE
 - ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
 - P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - D.R.E.C.T. = DEED RECORDS ELLIS COUNTY TEXAS
 - IRF = IRON ROD FOUND
 - O = TxDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
 - BD = TxDOT BRONZE DISK SET IN CONCRETE



BASES OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM U.S. (NAD83) COORDINATE ZONE 1402Z, AC SURFACE DISTANCES: HORIZONTAL DISTANCES MEASURED ON A SURFACE USING A COMBINED SURFACE FACTOR OF 1.00002449.

COORDINATE VALUES DERIVED USING THE TxDOT RTK NETWORK. CHECK SHOTS WERE MADE TO TxDOT MONUMENTS 00710041, 00710051, 00710061 & 00710071.

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 NEW TYPE OF WAY MARKER UPON THE COMPLETION OF THIS PROJECT UNDER THE SUPERVISION OF REGISTERED PROFESSIONAL SURVEYOR EITHER EMPLOYED OR RETAINED BY T. BOY.

COUNTY: Bell

May 29, 2009

HIGHWAY: Interstate Highway 35

PROJECT LIMITS: From: Amity Road

To: U.S. Highway 190

RCSJ: 0015-06-082

PROPERTY DESCRIPTION FOR PARCEL 92

BEING a 0.337 of an acre (14,691 square feet) parcel of land situated in the M.F. Connell Survey, Abstract 6, Bell County, Texas, and being all of a 0.336 of an acre tract of land described in a document to WSD HY Meadow Ranch, LP, recorded in Document #2009-00006123 of the Real Property Records of Bell County, Texas, the aforementioned 0.337 of an acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

BEGINNING at a point lying in the existing West right-of-way line of Interstate Highway 35 (right-of-way width varies), as described in a document of a 1.846 acre tract of land and recorded in Volume 422, Page 599, of the Deed Records of Bell County, Texas, lying 110.10 feet left of and at right angle to Interstate Highway 35 proposed centerline station 1788+76.34, for the Southeast corner of aforementioned 0.336 of an acre tract, the Northeast corner of a tract of land described in a document as "First Tract" to Warren C. Dunn, recorded in Volume 2522, Page 605, of the Official Public Records of Bell County, Texas, and the Southeast corner of the herein described 0.337 of an acre parcel, from which a found fence post bears North 72°43'30" West a distance of 2.23 feet;

- (1) **THENCE** NORTH 73°10'51" West, leaving the aforementioned existing West right-of-way line of Interstate Highway 35 along the South line of the aforementioned 0.336 of an acre tract and the North line of the aforementioned Warren C. Dunn tract, a distance of 111.01 feet (Record - 111.02') to a set 1/2" iron rod with plastic cap stamped "CDS/Muery S.A. TX" for the Southwest corner of the said 0.336 of an acre tract, the Southeast corner of a 2.930 acre tract of land described in a document to BIGE, Inc., recorded in Volume 5247, Page 447, of the Official Public Records of Bell County, Texas, and the Southwest corner of the herein described 0.337 of an acre parcel;
- (2) **THENCE** NORTH 31°57'45" East, along a Northwest line of the aforementioned 0.336 of an acre tract and a Southeast line of the aforementioned 2.930 acre tract, a distance of 104.62 feet (Record - N34°27'28"E) to a point for an angle corner in the Northwest line of the said 0.336 of an acre tract, an angle corner in the Southeast line of the said 2.930 acre tract and an angle corner in the Northwest line of the herein described 0.337 of an acre parcel, from which a found 3/8" iron rod bears North 55°17'07" East a distance of 1.33 feet;
- (3) **THENCE** NORTH 37°57'01" East, along a Northwest line of the aforementioned 0.336 of an acre tract and a Southeast line of the aforementioned 2.930 acre tract, a distance of 54.93 feet (Record - N40°26'44"E) to a 1/2" iron rod with plastic cap stamped "CDS/Muery S.A. TX" for an angle corner in the Northwest line of the said 0.336 of an acre tract, an angle corner in the Southeast line of the said 2.930 acre tract, and an angle corner in the Northwest line of the herein

described 0.337 of an acre parcel;

- (4) **THENCE** NORTH 66°43'47" East, along a Northwest line of the aforementioned 0.336 of an acre tract and a Southeast line of the aforementioned 2.930 acre tract, a distance of 34.13 feet (Record - N69°13'30"E) to a 1/2" iron rod with plastic cap stamped "CDS/Muery S.A. TX" for an angle corner in the Northwest line of the said 0.336 of an acre tract, an angle corner in the Southeast line of the said 2.930 acre tract and an angle corner in the Northwest line of the herein described 0.337 of an acre parcel;
- (5) **THENCE** SOUTH 73°22'43" East, along a Northeast line of the aforementioned 0.336 of an acre tract and a Southeast line of the aforementioned 2.930 acre tract, a distance of 37.31 feet (Record - S70°53'00"E 37.17') to a point lying 128.37 feet left of and at right angle to Interstate Highway 35 proposed centerline station 1790+49.71, in the aforementioned existing West right-of-way line of Interstate Highway 35 for the Northeast corner of the said 0.336 of an acre tract, an East corner of the said 2.930 acre tract, and the Northeast corner of the herein described 0.337 of an acre parcel, from which a 1/2" iron rod found bears North 12°45'20" East a distance of 2.08 feet;
- (6) **THENCE** SOUTH 16°39'59" West, along the Southeast line of the aforementioned 0.336 of an acre tract and the aforementioned existing West right-of-way line of Interstate Highway 35, a distance of 174.33 feet (Record - S19°07'00"W 173.72') to the **POINT OF BEGINNING**, and containing 0.337 of an acre (14,691 square feet) of land, more or less.

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

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

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

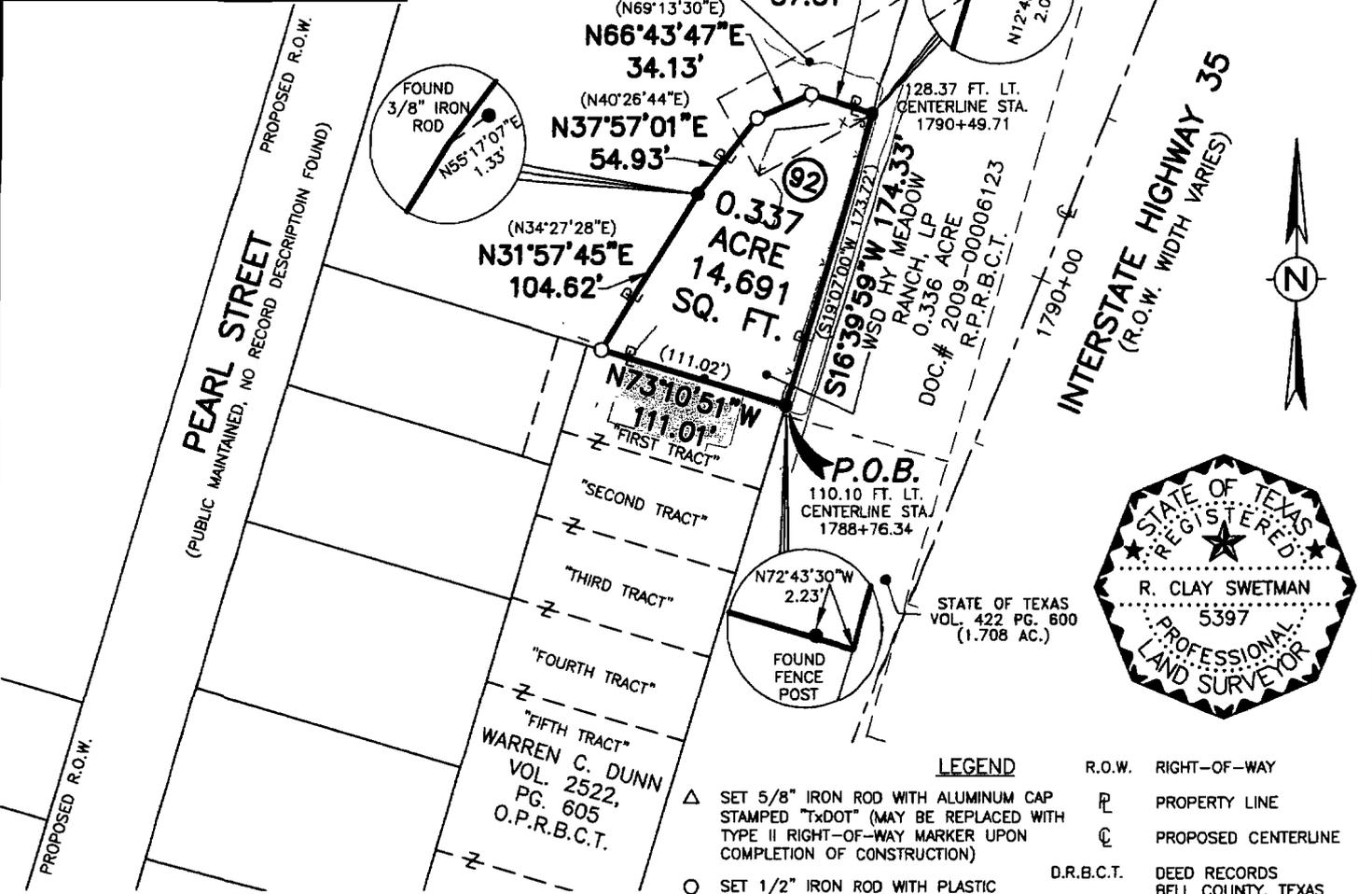
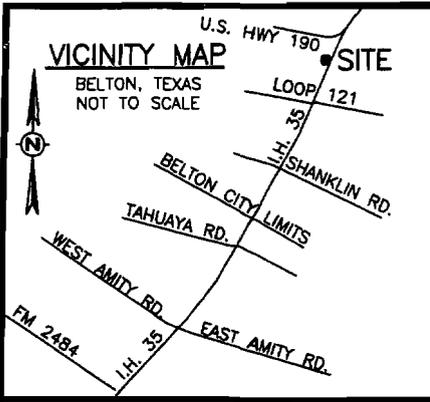
I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

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



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





M.F. CONNELL SURVEY, A-6

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL-92.DOC)

ONLY EASEMENTS SHOWN HEREON WERE REVIEWED BY CDS/MUERY SERVICES

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

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

R. Clay Swetman
8/9/2009
R. CLAY SWETMAN

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

TEXAS DEPARTMENT OF TRANSPORTATION
INTERSTATE HIGHWAY 35
PARCEL NO. 92
RCSJ: 0015-06-082
BELL COUNTY, TEXAS

ROW ACQUISITION-0.337 AC.

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

County: Tarrant
Parcel: 43
Highway: SH 121
Limits: From SH 114 to SH 360
Federal Aid Project No.:
R.O.W. CSJ: 0364-01-132

Page 1 of 5
May 6, 2010



DESCRIPTION FOR PARCEL 43

Description of 6,195 square feet of land out of the James Cate Survey, Abstract No. 315, in the City of Grapevine, Tarrant County, Texas, same being a portion of Lot 1, Block 1, Frank Parra Autoplex Addition, a subdivision of record in Cabinet A, Slide 7002, Plat Records, Tarrant County, Texas, and being out of that portion of Lot 1 described in a Quitclaim Deed, dated June 10, 2009, to Chrysler Group Realty Company LLC, of record in D209154459, Official Records, Tarrant County, Texas; said 6,195 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the easterly southeast corner of said Lot 1 and the southeast corner of said Chrysler tract and the northeast corner of that tract described as the First Tract in a deed to A. C. Stone, of record in Volume 2009, Page 23, Deed Records, Tarrant County, Texas, same being in the existing west right-of-way (ROW) line of Stone Meyers Parkway;

THENCE, with the south line of said Chrysler tract and the north line of said Stone tract, continuing with the north line of that tract being a portion of the said Lot 1, Block 1, Frank Parra Autoplex Addition, and being described in a deed to Frank Parra Real Estate, Ltd., of record in Volume 15024, Page 216, Official Records, Tarrant County, Texas, South 89 degrees 22 minutes 30 seconds West 1075.99 feet to a 1/2 inch iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap for the POINT OF BEGINNING and the southeast corner of this tract, same being in the proposed east ROW line of S.H. 121, 339.14 feet right of S.H. 121 Baseline Station 534+59.32;

- 1) THENCE, with the south line of this tract and said Chrysler tract and the north line of said Parra tract, **South 89 degrees 22 minutes 30 seconds West 12.19 feet** to a 1/2 inch iron rod found at the southwest corner of this tract and said Chrysler tract and the northwest corner of said Parra tract, same being in the west line of said Lot 1 and the existing east ROW line of S.H. 121 and the east line of that tract described as 24.763 acres in a deed to the State of Texas, of record in Volume 7176, Page 241, Deed Records, Tarrant County, Texas;
- 2) THENCE, with a the west line of this tract, said Lot 1, and said Chrysler tract and the existing east ROW line of S.H. 121 and the east line of said 24.763 acre State of Texas tract, with a curve to the right, whose intersection angle is **08 degrees 38 minutes 38 seconds**, radius is **2,834.79 feet**, an arc distance of **427.68 feet**, the chord of which bears **North 09 degrees 58 minutes 01 second West 427.27 feet** to a calculated point at the northwest corner of this tract, said Lot 1, and said Chrysler tract, same being in the existing south ROW line of Prospect Parkway, from which a 5/8 inch iron rod found bears South 41 degrees 56 minutes 37 seconds West 0.47 feet;

County: Tarrant
Parcel: 43
Highway: SH 121
Limits: From SH 114 to SH 360
Federal Aid Project No.:
R.O.W. CSJ: 0364-01-132

Page 2 of 5
May 6, 2010



DESCRIPTION FOR PARCEL 43

THENCE, with the north line of this tract, said Lot 1, and said Chrysler tract and the existing south ROW line of Prospect Parkway, the following two (2) courses, numbered 3 and 4;

- 3) **North 41 degrees 56 minutes 37 seconds East 26.70 feet** to a 5/8 inch iron rod found with cap; and
- 4) **North 89 degrees 22 minutes 30 seconds East 7.68 feet** to a TxDOT Type II concrete monument set at the northeast corner of this tract, same being in the proposed east ROW line of S.H. 121;

THENCE, with the east line of this tract and the proposed east ROW line of S.H. 121, crossing said Lot 1 and said Chrysler tract, the following three (3) courses, numbered 5 through 7;

- 5) **South 00 degrees 34 minutes 58 seconds East 6.79 feet** to a TxDOT Type II concrete monument set and being the beginning of this "access denial line";
 - 6) with this "access denial line", **South 42 degrees 08 minutes 40 seconds West 14.69 feet** to a TxDOT Type II concrete monument set; and
-

County: Tarrant
Parcel: 43
Highway: SH 121
Limits: From SH 114 to SH 360
Federal Aid Project No.:
R.O.W. CSJ: 0364-01-132

Page 3 of 5
May 6, 2010



DESCRIPTION FOR PARCEL 43

- 7) with this "access denial line", with a curve to the left, whose intersection angle is **08 degrees 39 minutes 00 seconds**, radius is **2,842.79 feet**, passing at an arc distance of **195.46 feet** a 1/2 iron rod set with a TxDOT aluminum cap stamped "ADL" for the end of this "access denial line", continuing an arc distance of **44.14 feet** to a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the beginning of this "access denial line", and continuing with this "access denial line" an arc distance of **189.58 feet** for a total arc distance of **429.18 feet**, the chord of which bears **South 09 degrees 26 minutes 57 seconds East 428.77 feet** to the POINT OF BEGINNING and containing **6,195 square feet** within these metes and bounds, more or less.

This description accompanies a parcel map of even date herewith.

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

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

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

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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 6th day of May, 2010 A.D.

SURVEYED BY:

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



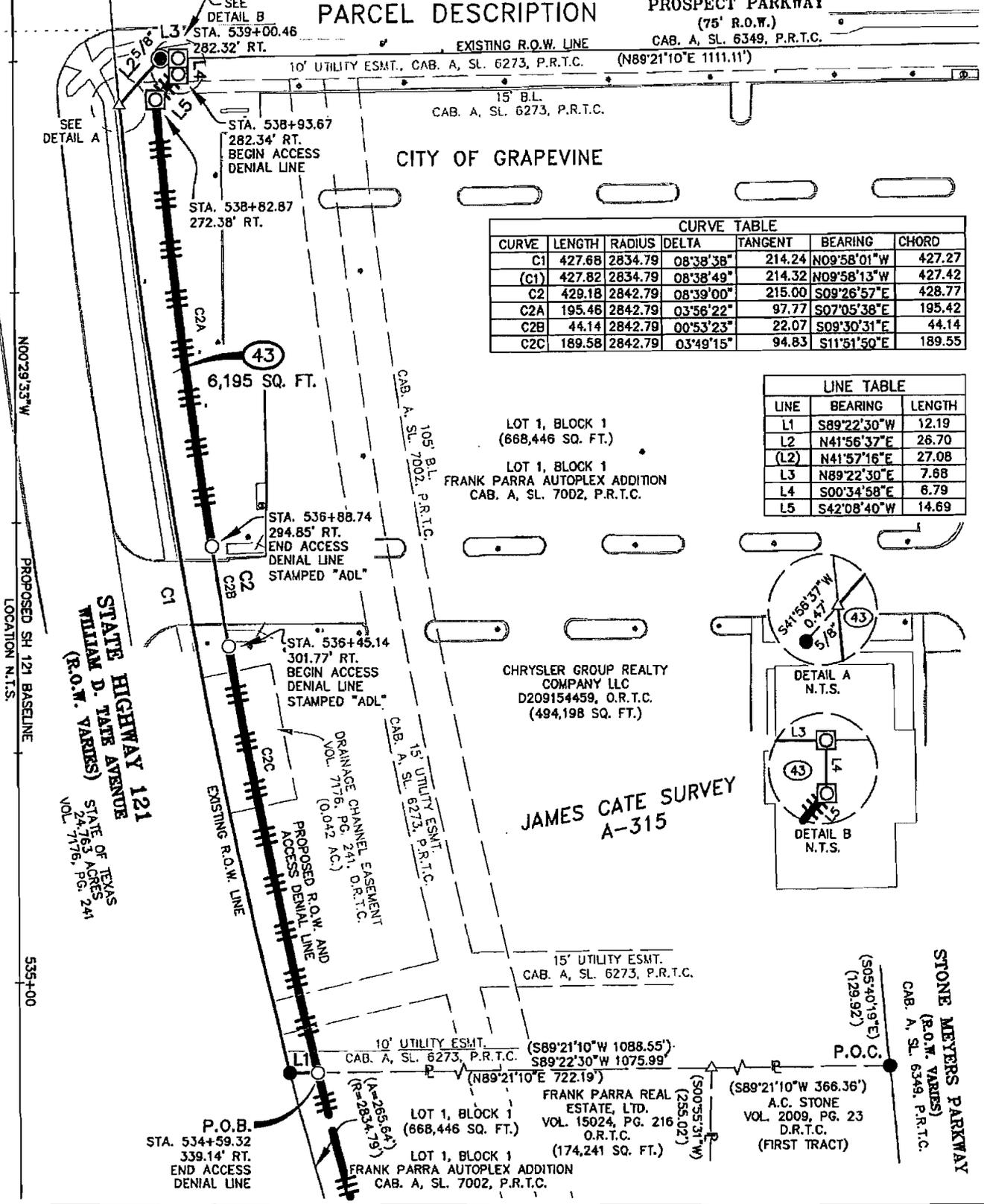
Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Parcel 43 R1
Issued 4/12/2010; Revised 5/6/10



SCALE: 1" = 60'

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

PROSPECT PARKWAY
(75' R.O.W.)
CAB. A, SL. 6349, P.R.T.C.



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	427.68	2834.79	08°38'38"	214.24	N09°58'01"W	427.27
(C1)	427.82	2834.79	08°38'49"	214.32	N09°58'13"W	427.42
C2	429.18	2842.79	08°39'00"	215.00	S09°26'57"E	428.77
C2A	195.46	2842.79	03°56'22"	97.77	S07°05'38"E	195.42
C2B	44.14	2842.79	00°53'23"	22.07	S09°30'31"E	44.14
C2C	189.58	2842.79	03°49'15"	94.83	S11°51'50"E	189.55

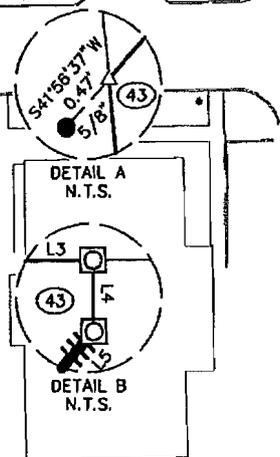
LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°22'30"W	12.19
L2	N41°56'37"E	26.70
(L2)	N41°57'16"E	27.08
L3	N89°22'30"E	7.88
L4	S00°34'58"E	6.79
L5	S42°08'40"W	14.69

LOT 1, BLOCK 1
(668,446 SQ. FT.)

LOT 1, BLOCK 1
FRANK PARRA AUTOPLEX ADDITION
CAB. A, SL. 7002, P.R.T.C.

CHRYSLER GROUP REALTY
COMPANY LLC
D209154459, O.R.T.C.
(494,198 SQ. FT.)

JAMES CATE SURVEY
A-315



STATE HIGHWAY 121
WILLIAM D. TATE AVENUE
(R.O.W. VARIES)
STATE OF TEXAS
VOL. 24, PG. 241

STONE MEYERS PARKWAY
(R.O.W. VARIES)
CAB. A, SL. 6349, P.R.T.C.

A PLAT OF A SURVEY OF PARCEL 43			
DIVISION TTA	STATE HIGHWAY 121		PARCEL 43
SCALE 1" = 60'	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO. 0364-01-132	COUNTY TARRANT





PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 704-0914008, EFFECTIVE DATE, AUGUST 24, 2009, 8:00 am, ISSUED SEPTEMBER 13, 2009, 8:00 am.
- 4) ITEM 10.b. (VOL. 1349, PG. 169), ITEM 10.c. (VOL. 1349, PG. 203), ITEM 10.d. (VOL. 2059, PG. 465), ITEM 10.e. (VOL. 2059, PG. 467), AND ITEM 10.f. (VOL. 3225, PG. 300) IN SCHEDULE B OF THE TITLE COMMITMENT CAN NOT BE LOCATED WITH THE INFORMATION PROVIDED.
- 5) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 6) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.

LEGEND

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



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

05/06/10

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

	SQUARE FEET
ACQUISITION	6,195
DEEDED AREA	494,198
REMAINDER AREA	488,003

A PLAT OF A SURVEY OF
PARCEL 43

DIVISION
TTA

STATE HIGHWAY 121

PARCEL
43

SCALE
1" = 60'

FEDERAL AID PROJECT NO.

R.O.W.-C. S. J. NO.
0364-01-132

COUNTY
TARRANT



© 2008 by TxDOT

County: Tarrant
Parcel: 41
Highway: SH 121
Limits: From SH 114 to SH 360
Federal Aid Project No.:
R.O.W. CSJ: 0364-01-132

Page 1 of 7
May 6, 2010



DESCRIPTION FOR PARCEL 41

Description of 3,752 square feet of land out of the James Cate Survey, Abstract No. 315, in the City of Grapevine, Tarrant County, Texas, same being a portion of that tract described as 45.672 acres Save & Except 24.763 acres in a Warranty Deed, dated December 5, 1990, to Highway #157 - Joint Venture, of record in Volume 10123, Page 77, Deed Records, Tarrant County, Texas; said 3,752 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the northeast corner of that tract described as First Tract in a deed to A. C. Stone, of record in Volume 2009, Page 23, Deed Records, Tarrant County, Texas, and the northerly southeast corner of Lot 1, Block 1, of Lot 1, Block 1, Frank Parra Autoplex Addition, a subdivision of record in Cabinet A, Slide 7002, Plat Records, Tarrant County, Texas, and the southeast corner of that tract described as 494,198 square feet in a deed to Chrysler Group Realty Company, LLC, of record in D206272648 and D209154459, Official Records, Tarrant County, Texas, same being in the existing west right-of-way (ROW) line of Stone Meyers Parkway;

THENCE, with the north line of said Stone tract and south line of said Chrysler tract, South 89 degrees 22 minutes 30 seconds West 365.99 feet to a calculated point at the northwest corner of said Stone tract and the northeast corner of that tract being a portion of said Lot 1 and being described as 174,241 square feet in a deed to Frank Parra Real Estate, Ltd., of record in Volume 15024, Page 216, Official Records, Tarrant County, Texas;

THENCE, with the west line of said Stone tract and the east line of said Lot 1 and said Parra tract, South 00 degrees 56 minutes 51 seconds West 255.35 feet to a calculated point at the southeast corner of said Lot 1 and said Parra tract and the northeast corner of said Highway #157 - Joint Venture tract;

THENCE, with the north line of said Highway #157 - Joint Venture tract and the south line of said Lot 1 and said Parra tract, South 89 degrees 22 minutes 29 seconds West 630.65 feet to a 1/2 inch iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap for the POINT OF BEGINNING and the northeast corner of this tract, same being in the proposed east right-of-way (ROW) line of S.H. 121, 412.07 feet right of S.H. 121 Baseline Station 532+04.23 and the beginning of this "access denial line";

County: Tarrant
Parcel: 41
Highway: SH 121
Limits: From SH 114 to SH 360
Federal Aid Project No.:
R.O.W. CSJ: 0364-01-132

Page 2 of 7
May 6, 2010



DESCRIPTION FOR PARCEL 41

- 1) THENCE, with the east line of this tract, the proposed east ROW line of S.H. 121, and with this “access denial line”, with a curve to the left, whose intersection angle is **16 degrees 13 minutes 51 seconds**, radius is **2,842.79 feet**, passing at an arc distance of 151.98 feet a 1/2 inch iron rod set with a TxDOT aluminum cap stamped “ADL” for the end of this “access denial line”, continuing an arc distance of 54.00 feet to a 1/2 inch iron rod set with a TxDOT aluminum cap stamped “ADL” for the beginning of this “access denial line”, continuing with this “access denial line” an arc distance of 334.32 feet to a 1/2 inch iron rod set with a TxDOT aluminum cap stamped “ADL” for the end of this “access denial line”, continuing an arc distance of 60.00 feet to a 1/2 inch iron rod set with a TxDOT aluminum cap stamped “ADL” for the beginning of this “access denial line”, and continuing with this “access denial line” an arc distance of 205.00 feet, for a total arc distance of **805.31 feet**, the chord of which bears **South 27 degrees 14 minutes 20 seconds East 802.62 feet** to a TxDOT Type II concrete monument set for the end of this “access denial line”, same being in the west line of said Highway #157 – Joint Venture tract and the existing east ROW line of S.H. 121 and the east line of that tract described as 24.763 acres in a deed to the State of Texas, of record in Volume 7176, Page 241, Deed Records, Tarrant County, Texas;
- 2) THENCE, with a the west line of this tract and said Highway #157 – Joint Venture tract and the existing east ROW line of S.H. 121 and the east line of said 24.763 acre State of Texas tract, with a curve to the right, whose intersection angle is **16 degrees 21 minutes 58 seconds**, radius is **2,834.79 feet**, an arc distance of 809.73 feet, the chord of which bears **North 27 degrees 51 minutes 02 second West 806.98 feet** to a calculated point at the northwest corner of this tract and said Highway #157 – Joint Venture tract, and the southwest corner of said Lot 1 and said Parra tract, from which a 1/2 inch iron rod found with cap bears **South 89 degrees 22 minutes 29 seconds West 0.34 feet**;
- 3) THENCE, with the north line of this tract and said Highway #157 – Joint Venture tract, and the south line of said Lot 1 and said Parra tract, **North 89 degrees 22 minutes 29 seconds East 9.63 feet** to the POINT OF BEGINNING and containing 3,752 square feet within these metes and bounds, more or less.

County: Tarrant
Parcel: 41
Highway: SH 121
Limits: From SH 114 to SH 360
Federal Aid Project No.:
R.O.W. CSJ: 0364-01-132

Page 3 of 7
May 6, 2010



DESCRIPTION FOR PARCEL 41

AND IN ADDITION THERETO:

Access is denied to and from the Transportation Facility across a portion of the existing east ROW line of S.H. 121 from the end of call 1 of the foregoing description and the beginning of this "access denial line";

- 4) THENCE, with the west line of said Highway #157 – Joint Venture tract and the existing east ROW line of S.H. 121 and the east line of said 24.763 acre State of Texas tract, with a curve to the left, whose intersection angle is **02 degrees 34 minutes 26 seconds**, radius is **2,834.79 feet**, an arc distance of **127.35 feet**, the chord of which bears **South 37 degrees 19 minutes 14 seconds East 127.34 feet** to a 1/2 inch iron rod set with a cap stamped "ADL" for the end of this "access denial line", same being in the existing north ROW line of Stone Meyers Parkway.

This description accompanies a parcel map of even date herewith.

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

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

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

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

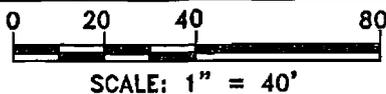
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 6th day of May, 2010 A.D.

SURVEYED BY:

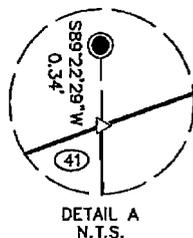
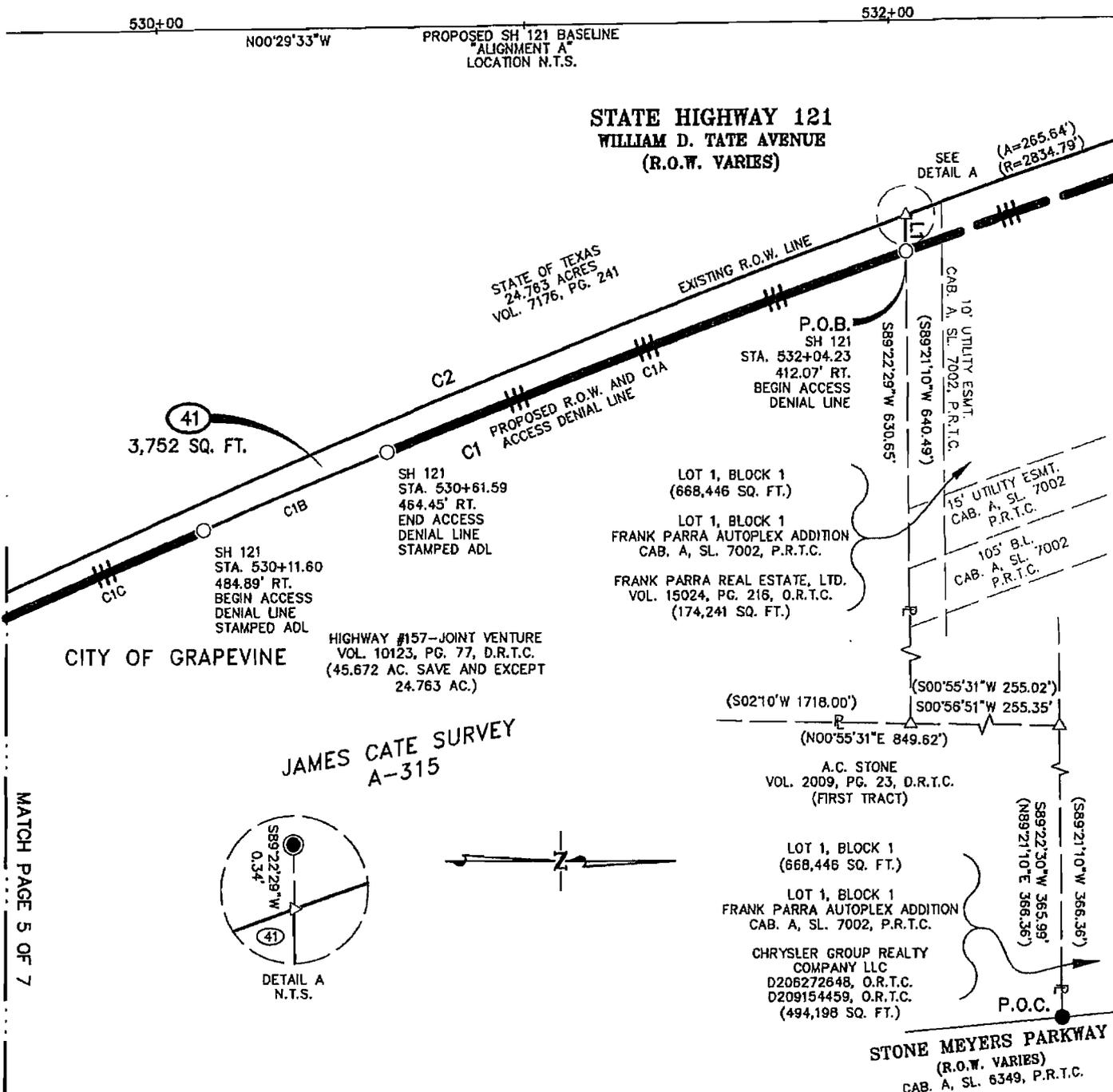
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Drive, Suite 6 Austin, Texas 78731 (512) 451-8591

Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Parcel 41 R1
Issued 4/12/2010; Revised 5/6/10



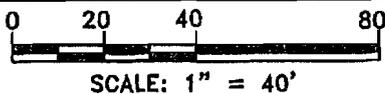


PLAT TO ACCOMPANY
PARCEL DESCRIPTION

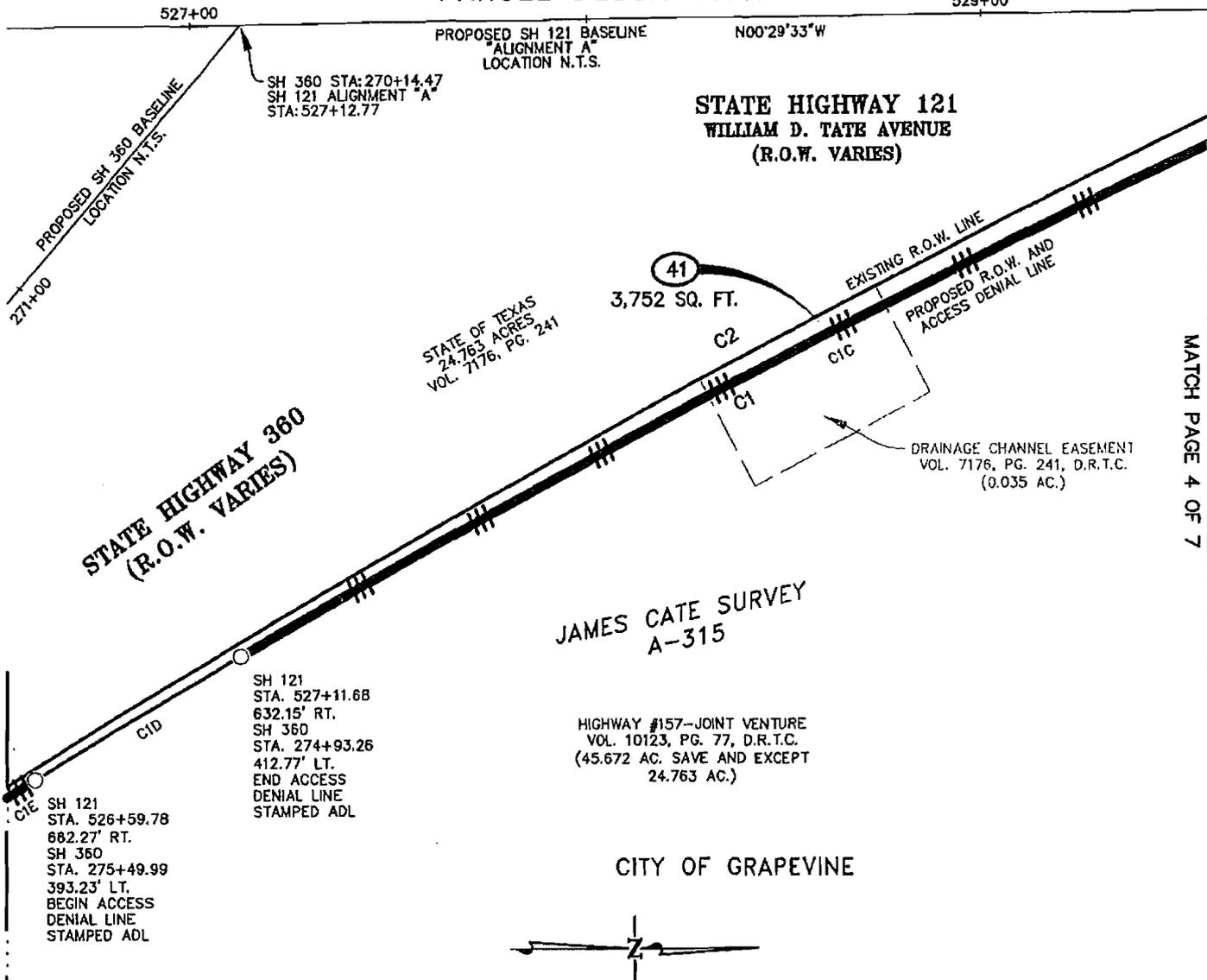


MATCH PAGE 5 OF 7

A PLAT OF A SURVEY OF PARCEL 41				 Texas Department of Transportation © 2009 by TxDOT
DIVISION TTA	STATE HIGHWAY 121		PARCEL 41	
SCALE 1" = 40'	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO. 0364-01-132	COUNTY TARRANT	

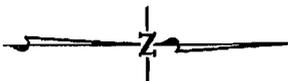


PLAT TO ACCOMPANY
PARCEL DESCRIPTION

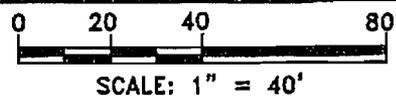


MATCH PAGE 4 OF 7

MATCH PAGE 6 OF 7



A PLAT OF A SURVEY OF PARCEL 41				 Texas Department of Transportation © 2008 by TxDOT
DIVISION TTA	STATE HIGHWAY 121		PARCEL 41	
SCALE 1" = 40'	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO. 0364-01-132	COUNTY TARRANT	



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



41
3,752 SQ. FT.

PROPOSED SH 360 BASELINE 277+00
LOCATION N.T.S.

STATE HIGHWAY 360
(R.O.W. VARIES)

STATE OF TEXAS
24,763 ACRES
VOL. 7176, PG. 241

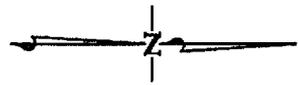
SH 121
STA. 524+87.48
773.29' RT.
SH 360
STA. 277+46.67
335.57' LT.

JAMES CATE SURVEY
A-315

HIGHWAY #157-JOINT VENTURE
VOL. 10123, PG. 77, D.R.T.C.
(45.672 AC. SAVE AND EXCEPT
24.763 AC.)

MATCH PAGE 5 OF 7

CITY OF GRAPEVINE



SH 121
STA. 523+85.55
849.62' RT.
SH 360
STA. 278+71.09
308.42' LT.
END ACCESS
DENIAL LINE
STAMPED ADL

STONE MEYERS PARKWAY
C.A.B. A. S.L. 3176, P.R.T.C.
UTILITY EASEMENT
D206105.93, O.R.T.C.
(S66°19'59"W 135.66')

A PLAT OF A SURVEY OF PARCEL 41				 Texas Department of Transportation © 2008 by TxDOT
DIVISION TTA	STATE HIGHWAY 121		PARCEL 41	
SCALE 1" = 40'	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO. 0364-01-132	COUNTY TARRANT	



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 0914006-704, EFFECTIVE DATE, AUGUST 24, 2009, 8:00 am, ISSUED SEPTEMBER 13, 2009, 8:00 am.
- 4) ITEM 10.a. (VOL. 1349, PG. 169), ITEM 10.b. (VOL. 1349, PG. 203), ITEM 10.c. (VOL. 2059, PG. 465) AND ITEM 10.d. (VOL. 3225, PG. 300) IN SCHEDULE B OF THE TITLE COMMITMENT CANNOT BE LOCATED WITH THE INFORMATION PROVIDED.
- 5) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 6) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	805.31	2842.79	16°13'51"	405.37	S27°14'20"E	802.62
C1A	151.98	2842.79	03°03'47"	76.01	S20°39'18"E	151.96
C1B	54.00	2842.79	01°05'18"	27.00	S22°43'51"E	54.00
C1C	334.32	2842.79	06°44'17"	167.35	S26°38'39"E	334.13
C1D	60.00	2842.79	01°12'34"	30.00	S30°37'04"E	60.00
C1E	205.00	2842.79	04°07'55"	102.55	S33°17'18"E	204.96
C2	809.73	2834.79	16°21'58"	407.64	N27°51'02"W	806.98
C3	127.35	2834.79	02°34'26"	63.69	S37°19'14"E	127.34

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°22'29"E	9.63

LEGEND

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



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

05/06/10

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

	SQUARE FEET
ACQUISITION	3,752
CALCULATED AREA	356,090
REMAINDER AREA	352,338

A PLAT OF A SURVEY OF
PARCEL 41

DIVISION
TTA

STATE HIGHWAY 121

PARCEL
41

SCALE
1" = 40'

FEDERAL AID PROJECT NO.

R.O.W.-C. S. J. NO.
0364-01-132

COUNTY
TARRANT



© 2009 by TxDOT

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

Page 1 of 3

Property Description for Parcel 5

BEING 0.3507 of an of land situated in the J.L. McCarty Survey, Abstract No. 150, Gregg County, Texas, and being out of a called 3.57 acre Tract III, described in a deed from Carl Johnson, et ux, to Maxie Dan Singleton and Sharon Singleton, dated January 12, 1996, and recorded in Volume 2907, Page 232, of the Public Official Records of Gregg County, Texas, said 0.3507 of an acre tract 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 Northeast corner of the herein described tract of land, being in the proposed North right-of-way line of FM 2087, being at the beginning of an Access Denial Line, being in the East boundary line of said called 3.57 acre Tract III, being in the West boundary line of a called 55.58 acre tract of land described in a deed to L.L. Crouch, dated June 28, 1994, and recorded in Clerk's File No. 94014152, of the Official Public Records of Gregg County, Texas, from which a fence corner post found for the Northeast corner of said called 3.57 acre Tract III bears North 01° 08' 40" West, a distance of 479.82 feet, and being 68.00 feet left of and at a right angle from the proposed survey centerline of FM 2087, hereinafter referred to as the "Survey Centerline", at Survey Centerline Station 73+97.89, and being located at the coordinates of 6,877,577.6970 feet North and 3,119,773.7745 feet East;

1. **THENCE** South 01° 08' 40" East, along the East boundary line of said called 3.57 acre Tract III, a distance of 83.76 feet to a point for corner for the Southeast corner of said called 3.57 acre Tract III, being in the North boundary line of a called 2.5 acre tract of land described in a deed to Tommy Finklea, dated March 2, 2004, and recorded in Clerk's File No. 200404842, of the Official Public Records of Gregg County, Texas;
2. **THENCE** North 87° 43' 20" West, along the South boundary line of said called 3.57 acre Tract III, a distance of 191.48 feet to a point for corner in the North boundary line of said called 2.5 acre tract of land, and being the Southeast corner of the residue of a called 0.8 of an acre tract of land described in a deed to Johnny Teve and Pissey Youk, dated January 21, 2004, and recorded in Clerk's File No. 200401530, of the Official Public Records of Gregg County, Texas, from which a 1/2" iron rod found bears North 00° 34' 43" East, a distance of 0.95 feet;
3. **THENCE** North 00° 34' 43" East, along the West boundary line of said called 3.57 acre Tract III, a distance of 77.00 feet to a 1/2" iron rod with BWR cap set in the proposed North right-of-way line of FM 2087, being in an Access Denial Line;
4. **THENCE** South 89° 44' 11" East, along the proposed North right-of-way line of FM 2087, being an Access Denial Line, at 138.88 feet passing a 1/2" iron rod with BWR cap set for the end of an Access Denial Line, and continuing for a total distance of 188.88 feet, to the **PLACE OF BEGINNING** and containing 0.3507 of an acre of land.

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

Page 2 of 3

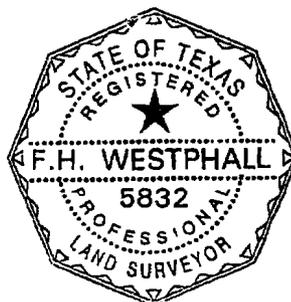
Property Description for Parcel 5

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 ½" 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

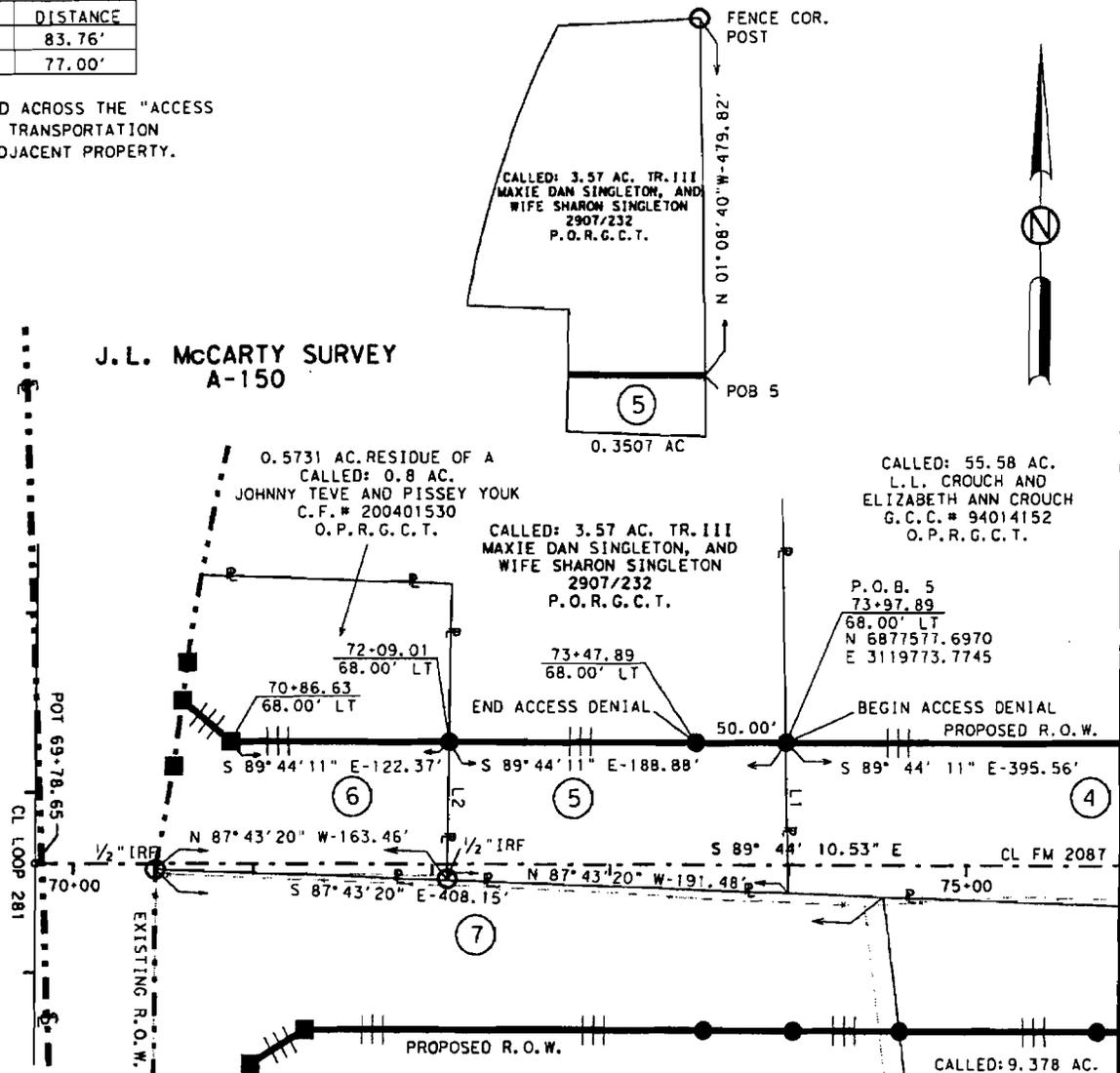
Texas Department of Transportation
2703 W. Front Street
Tyler, Texas 75702
Phone: (903) 510-9141

LINE	BEARING	DISTANCE
L1	S01°08'40"E	83.76'
L2	N00°34'43"E	77.00'

ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY.

S.T. FORD SURVEY
A-77

J.L. McCARTY SURVEY
A-150



LEGEND

- PROPOSED CENTERLINE
- ==== PROPOSED R.O.W.
- EXISTING R.O.W.
- PROPERTY LINE
- EXISTING ROADWAY LIMITS
- SURVEY LINE
- ||| ACCESS DENIAL LINE
- TYPE I R.O.W. MARKER FOUND
- TYPE II R.O.W. MARKER SET
- 1/2" IRON ROD WITH BWR CAP SET
- 1/2" IRON ROD W/CAP FND.
- GCC# GREGG COUNTY CLERK NUMBER
- O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS GREGG COUNTY TEXAS
- ② PARCEL NUMBER



BWR 601 SHELLEY DRIVE, SUITE 202 TYLER, TEXAS 75701

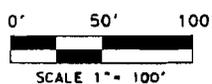
- NOTES:
- ALL BEARINGS AND COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202, AND CAN BE CONVERTED TO GRID COORDINATES BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000120
 - ALL REFERENCED PROPERTY, DISTANCES AND AREAS WERE ACQUIRED FROM GREGG COUNTY DEED OR OFFICIAL RECORDS.
 - REMAINDER ACREAGE IS BY DEED CALL SUBTRACTION UNLESS OTHERWISE NOTED.

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

F.H. Westphall 9-8-08

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

EXHIBIT "A"
PAGE 3 OF 3



PARCEL NO. 5
MAXIE DAN SINGLETON, ET UX

LOOP 281 @ U.P.R.R.
GREGG COUNTY, TEXAS
CSJ NO. 1763-03-039 (ROW)

R.O.W. ACQUISITION = 0.3507 AC.
REMAINDER LT. = 3.2193 AC. (APPROX.)

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

Page 1 of 4

Property Description for Parcel 9

BEING 0.9638 of an acre of land situated in the J.L. McCarty Survey, Abstract No. 150, Gregg County, Texas, and being out of the residue of that certain called 10.44 acre Tract 1, described in a deed from Carl Johnson, et ux, to Maxie Dan Singleton and Sharon Singleton, dated January 12, 1996, and recorded in Volume 2907, Page 232, of the Public Official Records of Gregg County, Texas, said 0.9638 of an acre 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 proposed East right-of-way line of Loop 281, being in an Access Denial Line, being in the North boundary line of a called 2.13 acre Tract 2, described in a deed to R. Lacy, Inc., (now known as Lacy Properties, Ltd.), and recorded in Volume 1717, Page 316, of the Public Official Records of Gregg County, Texas, from which a 1/2" iron rod found in the centerline of a creek bears North 87° 06' 11" East, a distance of 367.99 feet, and being 154.36 feet right of and at a right angle from the proposed survey centerline of the Loop 281, hereinafter referred to as the "Survey Centerline", at Survey Centerline Station 263+75.05, and being located at the coordinates of 6,876,526.3979 feet North and 3,119,595.4885 feet East;

1. **THENCE** South 87° 06' 11" West, along the South boundary line of said called 10.44 acre tract, a distance of 55.96 feet to a point for corner in the existing East right-of-way line of Loop 281, being the point of curvature of a curve to the right, from which a 1/2" iron rod found bears South 87° 06' 11" West, a distance of 0.97 feet;
2. **THENCE** in a Northwesterly direction along the existing right-of-way line of Loop 281, an arc distance of 671.14 feet with the above mentioned curve to the right, whose radius is 1849.50 feet, whose central angle is 20° 47' 29", and whose long chord is North 10° 23' 36" West, a distance of 667.46 feet to a 1/2" iron rod found;
3. **THENCE** North 00° 08' 08" East, along the existing East right-of-way line of Loop 281, a distance of 76.42 feet to a 1/2" iron rod found for the Northwest corner of the residue of said called 10.44 acre Tract 1, and being the Southwest corner of a called 2.5 acre tract of land described in a deed to Tommy Finklea, dated March 2, 2004, and recorded in Clerk's File No. 200404842, of the Official Public Records of Gregg County, Texas;
4. **THENCE** South 86° 34' 27" East, along the South boundary line of said called 2.5 acre tract, a distance of 53.76 feet to a 1/2" iron rod with BWR cap set in the proposed East right-of-way line of Loop 281, being in an Access Denial Line;
5. **THENCE** South 00° 15' 49" West, along the proposed East right-of-way line of Loop 281, a distance of 101.09 feet to a TxDOT Type II concrete right-of-way monument set at the end of an Access Denial Line, being the point of curvature of a curve to the left;
6. **THENCE** in a Southeasterly direction along the proposed right-of-way line of Loop 281, an arc distance of 50.01 feet with the above mentioned curve to the left, whose radius is 2426.80 feet, whose central angle is 01° 10' 50", and whose long chord is South 01° 05'

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

Page 2 of 4

Property Description for Parcel 9

06" East, a distance of 50.01 feet to a 1/2" iron rod with BWR cap set in the proposed East right-of-way line of Loop 281, being the beginning of an Access Denial Line and being the point of curvature of a curve to the left;

7. **THENCE** in a Southeasterly direction along the proposed right-of-way line of Loop 281, being an Access Denial Line, an arc distance of 147.82 feet with the above mentioned curve to the left, whose radius is 2426.80 feet, whose central angle is 03° 29' 24", and whose long chord is South 03° 25' 13" East, a distance of 147.79 feet to a TxDOT Type II concrete right-of-way monument set;
8. **THENCE** South 14° 31' 10" East, along the proposed East right-of-way line of Loop 281, being an Access Denial Line, at 264.24 feet passing a 1/2" iron rod with BWR cap set in the North boundary line of a channel easement described in Volume 908, Page 302, of the D.R.G.C.T., at 317.32 feet passing a 1/2" iron rod with BWR cap set in South line of said easement, and continuing for a total distance of 422.44 feet to a TxDOT Type II concrete right-of-way monument set in the proposed East right-of-way line of Loop 281;
9. **THENCE** South 20° 33' 00" East, along the proposed East right-of-way line of SH 31, being an Access Denial Line, a distance of 20.64 feet, **to the PLACE OF BEGINNING and containing 0.9638 of an acre of land.**

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

Page 3 of 4

Property Description for Parcel 9

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 ½" 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



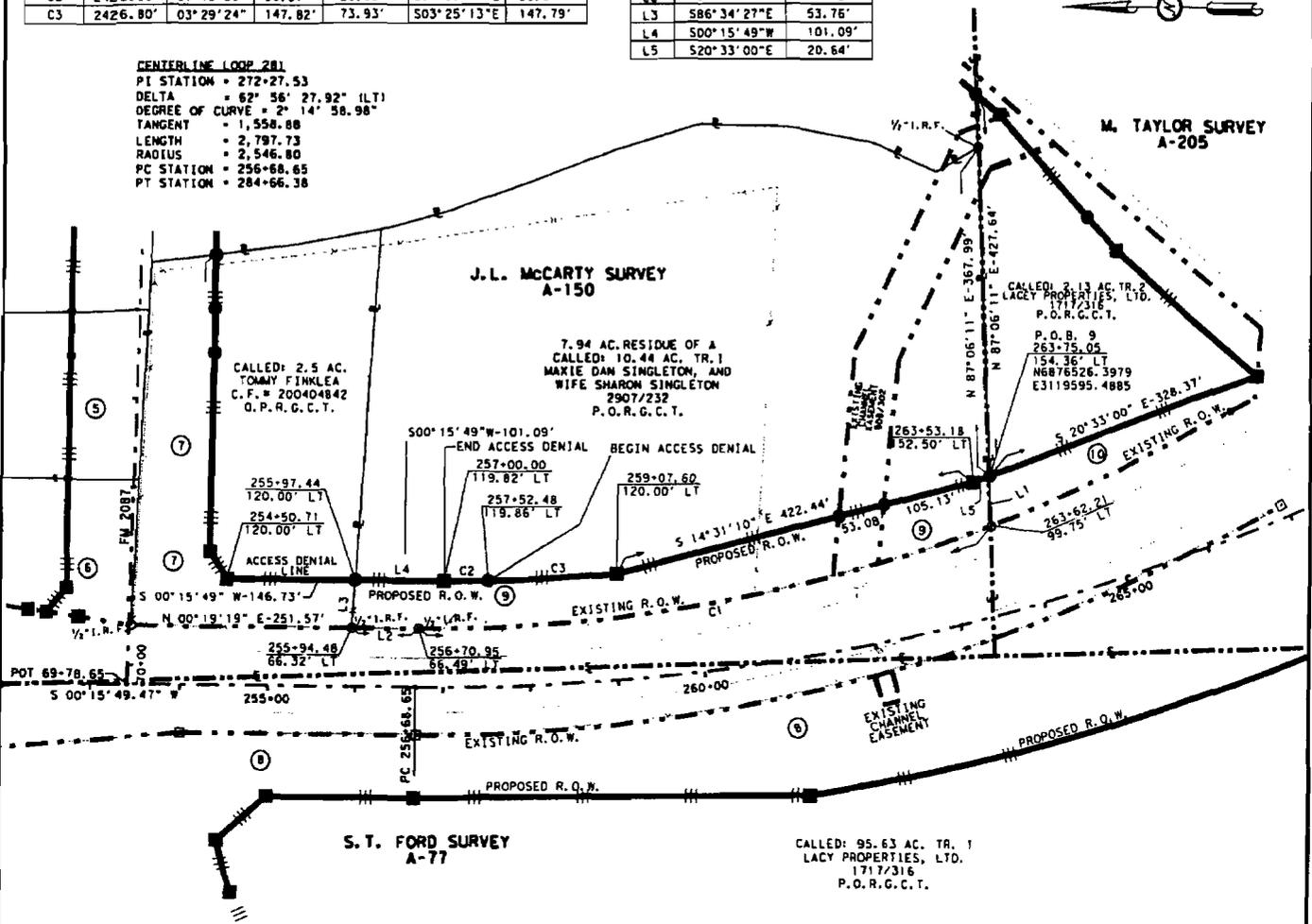
Prepared by:
BWR Corporation
601 Shelley Dr., Suite 202
Tyler, Texas 75701-9439
Phone: (903) 581-0178

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

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	1849.50'	20°47'29"	671.14'	339.30'	N10°23'36"W	667.46'
C2	2426.80'	01°10'50"	50.01'	25.00'	S01°05'06"E	50.01'
C3	2426.80'	03°29'24"	147.82'	73.93'	S03°25'13"E	147.79'

LINE	BEARING	DISTANCE
L1	S87°06'11"W	55.96'
L2	N00°08'08"E	76.42'
L3	S86°34'27"E	53.76'
L4	S00°15'49"W	101.09'
L5	S20°33'00"E	20.64'

CENTERLINE (LOOP 281)
 PI STATION = 272+27.53
 DELTA = 62° 56' 27.92" (LT)
 DEGREE OF CURVE = 2° 14' 58.98"
 TANGENT = 1,558.88
 LENGTH = 2,797.73
 RADIUS = 2,546.80
 PC STATION = 256+68.65
 PT STATION = 284+66.38



ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY.

LEGEND	
---	PROPOSED CENTERLINE
---	PROPOSED R.O.W.
---	EXISTING R.O.W.
---	PROPERTY LINE
---	EXISTING ROADWAY LIMITS
---	SURVEY LINE
---	ACCESS DENIAL LINE
□	TYPE I R.O.W. MARKER FOUND
■	TYPE II R.O.W. MARKER SET
●	1/4" IRON ROD WITH BWR CAP SET
○	1/2" IRON ROD W/CAP FND.
CC#	GREGG COUNTY CLERK NUMBER
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS GREGG COUNTY TEXAS
⑨	PARCEL NUMBER



BWR | 601 SHELLEY DRIVE, SUITE 202
 TYLER, TEXAS 75701

- NOTES:
1. ALL BEARINGS AND COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202, 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 ACQUIRED FROM GREGG COUNTY DEED OR OFFICIAL RECORDS.
 3. REMAINDER ACREAGE IS BY DEED CALL SUBTRACTION UNLESS OTHERWISE NOTED.

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

F.H. Westphall 9-8-08

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

EXHIBIT "A"
 PAGE 4 OF 4

 SCALE 1" = 200'

PARCEL NO. 9
 MAXIE DAN SINGLETON, ET UX
 LOOP 281 @ U.P.R.R.
 GREGG COUNTY, TEXAS
 CSJ NO. 1763-03-039 (ROW)
 R.O.W. ACQUISITION = 0.9638 AC.
 REMAINDER LT. = 6.9762 AC. (APPROX.)

County: Tarrant
Parcel No.: 587
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
4/9/2010



DESCRIPTION FOR PARCEL 587

BEING a 33 square foot tract of land situated in the M.W. Wilmeth Survey, Abstract Number 1664, City of Bedford, Tarrant County, Texas, and being part of Lot 20, Block 1 of Century Place, an addition to the City of Bedford, Texas, as recorded in Volume 388-125, Page 72 of the Plat Records, Tarrant County, Texas (P.R.T.C.T.), said 33 square foot tract also being part of that tract of land described in General Warranty Deed to Kristen Elise Carlton and husband, James Edward Carlton, Jr., as recorded in Document Number D208292846 of the Official Public Records of Tarrant County, Texas, said 33 square foot tract being more particularly described by metes and bounds as follows:

COMMENCING at the common southeast corner of said Lot 20 and the southwest corner of Lot 21 of said Block 1, Century Place addition, said point being on the north right-of-way line of Storm Court East (a 50-foot wide right-of-way as dedicated by said Century Place plat), and from which corner a found 5/8-inch iron rod for witness bears South 77 degrees 23 minutes 49 seconds West a distance of 0.79 of a foot;

THENCE North 16 degrees 43 minutes 29 seconds East, with the common east line of said Lot 20 and the west line of said Lot 21, a distance of 86.41 feet to a point located 253.19 feet right of S.H. 121 Baseline Station 194+81.57 for the POINT OF BEGINNING at the intersection of said common line with the proposed southerly right-of-way line of S.H. 121 (a proposed variable width right-of-way) and 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 2,434.00 feet whose chord bears North 83 degrees 57 minutes 23 seconds West a distance of 22.46 feet;

County: Tarrant
Parcel No.: 587
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
4/9/2010



DESCRIPTION FOR PARCEL 587

- 1) THENCE Westerly, departing said common line, with said proposed southerly right-of-way line of State Highway 121 and said Access Denial Line and said curve to the right, through a central angle of 00 degrees 31 minutes 44 seconds, an arc distance of 22.46 feet to a point located 254.74 feet right of S.H. 121 Baseline Station 194+60.91 for the end of said Access Denial Line at the intersection of said proposed southerly right-of-way line with the common north line of said Lot 20 and the south line of Lot 1-R, Block 1 of Lot 1-R, Block 1, DFW Freeway Addition, an addition to the City of Bedford, Texas, as recorded in Cabinet A, Page 735, P.R.T.C.T.;
- 2) THENCE North 88 degrees 53 minutes 54 seconds East, departing said proposed southerly right-of-way line, with said common line, a distance of 23.19 feet to a point for the common northeast corner of said Lot 20 and the northwest corner of said Lot 21, and from which point a found wooden fence corner post for witness bears North 02 degrees 49 minutes 07 seconds West a distance of 0.43 of a foot;
- 3) THENCE South 16 degrees 43 minutes 29 seconds West, departing said common line, with the aforementioned common east line of Lot 20 and the west line of Lot 21, a distance of 2.94 feet to the POINT OF BEGINNING and containing 33 square feet or 0.0008 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.

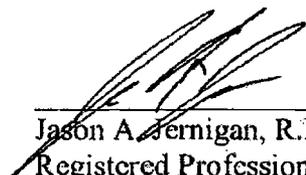
County: Tarrant
Parcel No.: 587
Highway: State Highway 121
Segment: 2W
Limits: From: East of I-820 Northeast Interchange
To: FM 157 in the City of Euless
Federal Aid Project No.:
ROW CSJ: 0364-01-119

Page 3 of 5
4/9/2010



DESCRIPTION FOR PARCEL 587

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

09 APR 2010



4 OF 5
4/9/2010



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

PROPOSED CURVE DATA
 PI STA. = 193+04.16
 N = 6,990,943.69
 E = 2,384,786.49
 DEGREE = 1° 54' 35"
 DELTA = 28° 17' 51" (LT) 192+00
 RADIUS = 3,000.00'
 TANGENT = 756.26'
 LENGTH = 1,481.66'
 CHORD BEARING = S76° 30' 20"E
 CHORD DISTANCE = 1,466.64'
 PC STA. = 185+47.90
 N = 6,991,294.57
 E = 2,384,116.55
 PT STA. = 200+29.55
 N = 6,990,952.33
 E = 2,385,542.71

M.W. WILMETH SURVEY
ABSTRACT NO. 1664

CITY OF BEDFORD
TARRANT COUNTY
S.H. 121
(VARIABLE WIDTH R.O.W.)

STATE OF TEXAS
VOL. 4075, PG. 481
D.R.T.C.T.

U.T.S.
END ADL
S.H. 121
STA. 194+60.91
254.74 RT

33 SQ. FT.
(OWNER)
KRISTEN ELISE CARLTON AND
HUSBAND, JAMES EDWARD CARLTON, JR.
DOC. # D208292846
O.P.R.T.C.T.

LOT 20, BLOCK 1 OF
CENTURY PLACE
VOL. 388-125, PG. 72
P.R.T.C.T.
(8,410 SQ. FT.)

LOT 1-R, BLOCK 1 OF
LOT 1-R, BLOCK 1,
DFW FREEWAY ADDITION
CAB. A, PAGE 735
P.R.T.C.T.

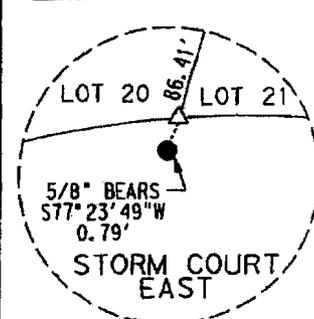
BLOCK 1
CENTURY PLACE
VOL. 388-125, PG. 72
P.R.T.C.T.

LOT 15, 16, 17, 18, 19
5/8" (C.M.)
210.00'

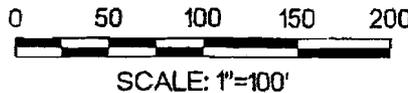
STORM COURT EAST
(50' R.O.W.)
(VOL. 388-125, PG. 72)

LOT 20, 21, 22, 23, 24, 25, 26, 27, 28

LOT 20, 21
5/8" BEARS
S77° 23' 49" W
0.79'



DETAIL "A"
N.T.S.



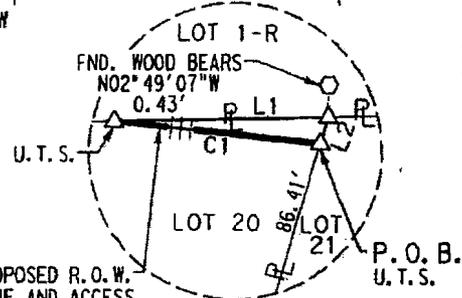
10' UTILITY
EASEMENT
VOL. 388-125, PG. 72
P.R.T.C.T.

P.O.C.
P.O.B.
U.T.S.
BEGIN ADL
S.H. 121
STA. 194+81.57
253.19 RT

LOT 1
TUBBS ADDITION
VOL. 388-135, PG. 37
P.R.T.C.T.

Δ = 42° 24' 13" (LT)
R = 50.00'
L = 37.00'
CL = 36.17'
CB = S 65° 00' 03" W
(R = 50.00')
(L = 36.49')

Δ = 45° 05' 57" (RT)
R = 35.00'
L = 27.55'
CL = 26.84'
CB = S 66° 20' 56" W
(R = 35.00')
(L = 27.55')



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

DETAIL "B"
N.T.S.

A PLAT OF A SURVEY OF PARCEL
587

PARCEL
NUMBER

587

ACRES SQUARE FEET

FILE

TURNPIKE PROJECT
S.H. 121

DEVISION
TTA

ACQUISITION

0.0008 33

SCALE

FEDERAL AID PROJECT NO. R.O.W.-C.S.J. NO.

COUNTY

DEED AREA

0.1931 8,410





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 @
---	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. 704-5602, EFFECTIVE DATE JANUARY 10, 2010.
- 8) THE DESCRIPTION OF "LOTS 1 THROUGH 48, IN BLOCK 1" FROM THE RESTRICTIONS AS RECORDED IN VOLUME 6938, PAGE 14 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), INCLUDES THE SUBJECT TRACT.
- 9) THE EASEMENT TO TEXAS POWER & LIGHT COMPANY AS RECORDED IN VOLUME 1488, PAGE 15, 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 07 APR 2010
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6023

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N88°53'54"E	23.19'
(L1)	(N89°43'25"E)	(100.00')
L2	S16°43'29"W	2.94'

CURVE TABLE

CV. NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	00°31'44" (RT)	2,434.00'	22.46'	22.46'	N83°57'23"W

A PLAT OF A SURVEY OF PARCEL
587

FILE	DIVISION	ACQUISITION	PARCEL NUMBER	
			ACRES	SQUARE FEET
TURNPIKE PROJECT	TTA	0.0008	587	
S.H. 121		0.1931	8,410	
FEDERAL AID PROJECT NO.	R.O.W.-C.S.J. NO.			
SCALE	COUNTY			



County: Tarrant
Highway: SH 121
CSJ: 0364-01-119
Parcel: 587

Access Clause

Access will not be permitted to the highway facility from the remainder of the property lying South of S. H. 121.

County: Tarrant
Parcel: 5
Segment: Segment 1
Highway: Interstate Highway 820
Limits: From I-35W to Northeast Interchange
Federal Aid Project No.:
R.O.W. CSJ: 0008-14-093

Page 1 of 5
March 24, 2010



Description for Parcel 5

Being a 43,877 square foot tract in the D. Odum Survey, Abstract Number 1184, City of Fort Worth, Tarrant County, Texas, and being out of and a portion of that certain Remainder of Tract 5, described in a General Warranty Deed, dated January 16, 1989, to The Ruth Foundation, and a Correction General Warranty Deed, dated January 25, 1989, to The Ruth Ray and H.L. Hunt Foundation (Hunt Foundation tract), as recorded in Volume 9490, Page 751, and Volume 9498, Page 1906, respectively, Deed Records, Tarrant County, Texas, said 43,877 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found at the Northwest corner of the remaining portion of said Hunt Foundation tract, same being the Northeast corner of Lot 2, Mac Churchill Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 7181, Plat Records, Tarrant County, Texas, said POINT OF COMMENCING also being 918.99 feet North of and at right angles to centerline survey station 683+74.40 of the proposed centerline of Interstate 820;

THENCE South 00 degrees 31 minutes 02 seconds East, along the West line of the remaining portion of said Hunt Foundation tract and the East line of said Lot 2, a distance of 645.02 feet to a 5/8-inch smooth iron rod with an aluminum cap stamped "TxDOT" set at the intersection of the proposed North right-of-way line of Interstate 820 with the West line of the remaining portion of said Hunt Foundation tract and the East line of said Lot 2 for the POINT OF BEGINNING, said POINT OF BEGINNING being 274.07 feet North of and at right angles to centerline survey station 683+85.80 of the proposed centerline of Interstate 820, said POINT OF BEGINNING also being at the beginning of an Access of Denial Line;

County: Tarrant
Parcel: 5
Segment: Segment 1
Highway: Interstate Highway 820
Limits: From I-35W to Northeast Interchange
Federal Aid Project No.:
R.O.W. CSJ: 0008-14-093

Page 2 of 5
March 24, 2010



Description for Parcel 5

- (1) THENCE South 87 degrees 15 minutes 18 seconds East, crossing said Hunt Foundation tract, along the proposed North right-of-way line of Interstate 820 and said Access Denial Line, passing at a distance of 44.33 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 a distance of 154.33 feet a 5/8-inch smooth iron rod with an aluminum cap stamped ACCESS DENIAL set for the beginning of an Access Denial Line, and passing at a distance of 622.15 feet a 5/8-inch smooth iron rod with an aluminum cap stamped ACCESS DENIAL set for the end of said Access Denial line, and passing at a distance of 684.97 feet a 5/8-inch smooth iron rod with an aluminum cap stamped ACCESS DENIAL set for the beginning of an Access Denial Line, and continue, a total distance of 723.73 feet to a 5/8-inch smooth iron rod with aluminum cap stamped "TxDOT" set at the intersection of said proposed North right-of-way line of Interstate 820 with the East line of the remainder of the aforesaid Tract 5, same being the West line of Lot 1-R, Block 5, Fossil Creek, Phase I, Section 2, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-188, Page 41, Plat Records, Tarrant County, Texas, said point being the end of said Access Denial Line;
- (2) THENCE South 03 degrees 12 minutes 54 seconds West, along the common line between the said remainder of Tract 5 and said Lot 1-R, a distance of 40.29 feet to the Southeast corner of said Remainder of Tract 5, same being the Southwest corner of said Lot 1-R, said point being in the existing North right-of-way line of Interstate Highway 820 (350' ROW), as recorded in Volume 3790, Page 172, Deed Records, Tarrant County, Texas;
- (3) THENCE South 89 degrees 28 minutes 58 seconds West, along said existing North right-of-way line of Interstate 820 and the South line of said remainder of Tract 5, a distance of 719.94 feet to a 1/2-inch iron rod found for the Southwest corner of said remainder of Tract 5 and the Southeast corner of the aforesaid Lot 2;
- (4) THENCE North 00 degrees 31 minutes 02 seconds West, along the common line between the said remainder of Tract 5 and said Lot 2, a distance of 81.39 feet to the POINT OF BEGINNING, and containing 43,877 square feet [1.0073 acres] of land, more or less.

County: Tarrant
Parcel: 5
Segment: Segment 1
Highway: Interstate Highway 820
Limits: From I-35W to Northeast Interchange
Federal Aid Project No.:
R.O.W. CSJ: 0008-14-093

Page 3 of 5
March 24, 2010



Description for Parcel 5

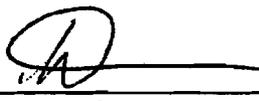
NOTES:

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.

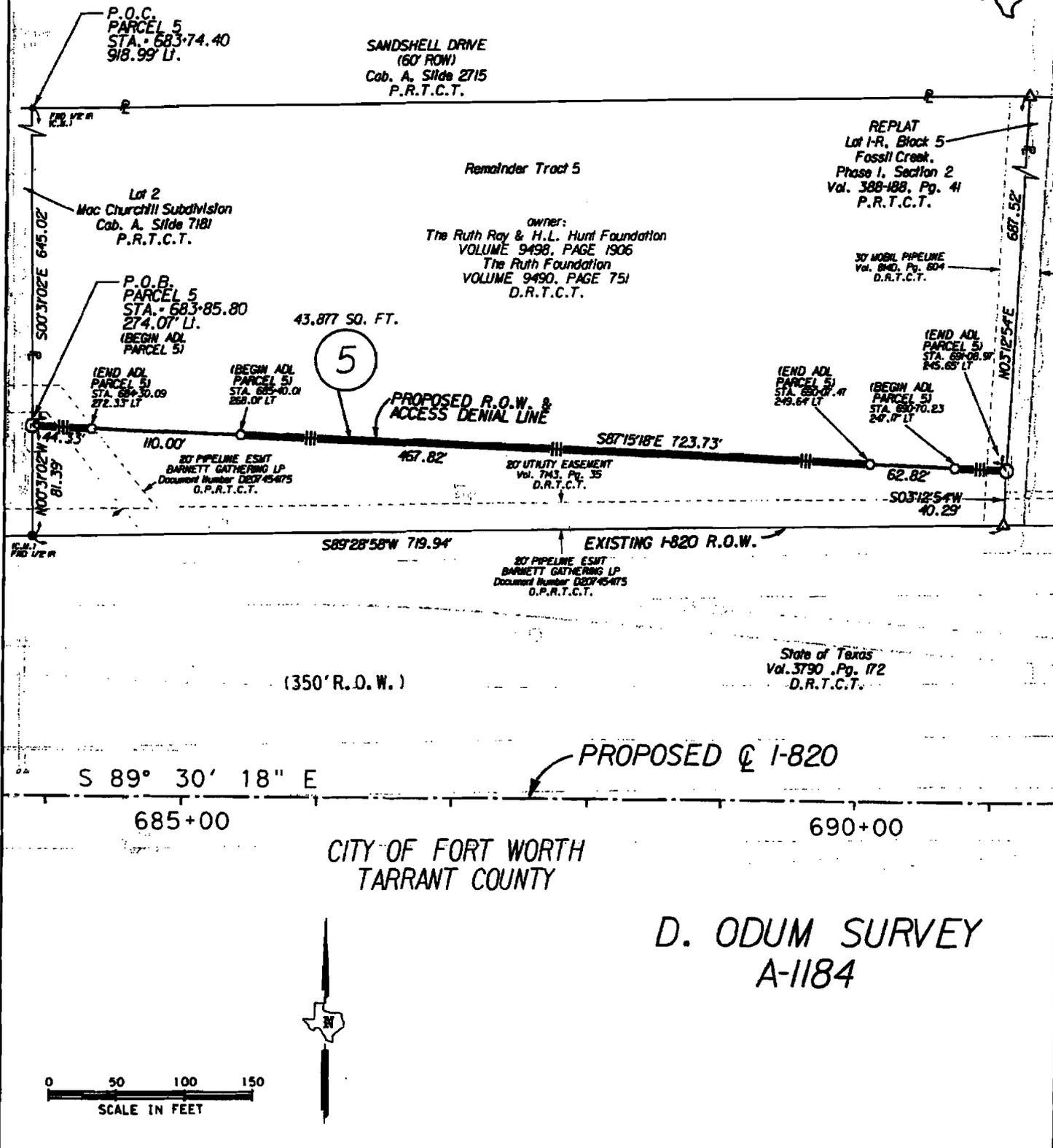
 3/24/10

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

PAGE 4 of 5
as of 03/24/10



CITY OF FORT WORTH
TARRANT COUNTY

D. ODUM SURVEY
A-1184

				A PLAT OF A SURVEY OF PARCEL 5		PARCEL NUMBER	5	
				FILE	I-820		DIVISION TTA	ACQUISITION
SCALE	1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY	DEED AREA	12.3996	540,125	
			0008-14-093	TARRANT	REMAINDER AREA	11.3923	496,248	



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 Q
---	PROPOSED EASEMENT LINE
CB	CHORD BEARING
CD	CHORD DISTANCE
P.D.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. 704-510, 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. 7084, PG. 2244
ESMT. VOL. 7143, PG. 30
- 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.

 3/24/10

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



A PLAT OF A SURVEY OF PARCEL 5				PARCEL NUMBER	5	
FILE	I-820		DIVISION TTA	ACQUISITION	1.0073	43,877
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY	DEED AREA	12.3996	540,125
1" = 100'	0008-14-093	TARRANT	REMAINDER AREA	11.3923	496,248	

County: Tarrant
Parcel: 11
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

Page 1 of 5
July 6, 2010
Rev. 1



DESCRIPTION FOR PARCEL 11

Description of 6,013 square feet of land out of the Thomas Easter Survey, Abstract No. 474, in the City of Southlake, Tarrant County, Texas, same being a portion of Lots 1R and 2R, Block B, of Second Revision to Southlake Bank Place, Lots 1R and 2R, Block B, a subdivision of record in Volume 388-181, Page 12, Plat Records, Tarrant County, Texas, said Lot 1R being described in a Warranty Deed, dated October 1, 1997, to Ram Interests, L.P., of record in Volume 13037, Page 183, Official Records, Tarrant County, Texas, and said Lot 2R being described in a Warranty Deed, dated October 1, 1997, to said Ram Interests, L.P., of record in Volume 13037, Page 182, Official Records, Tarrant County, Texas, said 6,013 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the southwest corner of said Lot 1R, and said Ram tract in Volume 13037, Page 183, and the northwest corner of Lot 5, Block B, of Southlake Bank Place, a subdivision of record in Volume 388-176, Page 9, Plat Records, Tarrant County, Texas, said Lot 5 being described in a deed to Frank Dale, of record in Volume 13875, Page 514, Official Records, Tarrant County, Texas, same being in the east line of Lot 2, Block A, of Commerce Business Park, a subdivision of record in Volume 388-214, Page 60, Plat Records, Tarrant County, Texas, said Lot 2 being described in a deed to 275 Commerce, Ltd., of record in Volume 15229, Page 100, Official Records, Tarrant County, Texas;

THENCE, with the west line of said Lot 1R and said Ram tract in Volume 13037, Page 183 and the east line of said Lot 2 and said 275 Commerce tract and continuing with the east line of Lot 1R2, Block A, of Lot 1R1 & Lot 1R2, Block A, Commerce Business Park, a subdivision of record in Cabinet A, Slide 2552, Plat Records, Tarrant County, Texas, said Lot 1R2 being described in a deed to Thomas M. Holbrook and Lori S. Holbrook, of record in Volume 13994, Page 95, Official Records, Tarrant County, Texas, North 00 degrees 53 minutes 42 seconds West, passing at 147.57 feet a 1/2 inch iron rod found with cap at the northeast corner of said Lot 2 and said 275 Commerce tract and the southeast corner of said Lot 1R2 and said Holbrook tract, continuing 240.09 feet for a total distance of 387.66 feet to a 1/2 inch iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap for the POINT OF BEGINNING and the southwest corner of this tract, same being in the proposed south right-of-way (ROW) line of F.M. 1709, 85.97 feet right of F.M. 1709 Baseline Station 468+47.78;

- 1) THENCE, with the west line of this tract, said Lot 1R, and said Ram tract in Volume 13037, Page 183, and the east line of said Lot 1R2 and said Holbrook tract, **North 00 degrees 53 minutes 42 seconds West 20.66 feet** to a calculated point at the northwest corner of this tract, said Lot 1R and said Ram tract in Volume 13037, Page 183 and the northeast corner of said Lot 1R2 and said Holbrook tract, same being in the existing south ROW line of F.M. 1709 and the southwest corner of that tract described as 0.138 of one acre in a deed to the State of Texas, of record in Volume 10232, Page 2214, Deed Records, Tarrant County, Texas, and the southeast corner of that tract described as 0.317 of one acre in a deed to the State of Texas, of record in Volume 10392, Page 1054, Deed Records, Tarrant County, Texas, from which a 1/2 inch iron rod found with cap bears, North 00 degrees 53 minutes 42 seconds West 1.22 feet;

County: Tarrant
Parcel: 11
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

Page 2 of 5
July 6, 2010
Rev. 1



DESCRIPTION FOR PARCEL 11

THENCE, with the north line of this tract, said Lots 1R and 2R and said Ram tracts and the existing south ROW line of F.M. 1709 and the south line of said 0.138 of one acre State of Texas tract and continuing with the south line of that tract described as 0.116 of one acre in a deed to the State of Texas, of record in Volume 9823, Page 1894, Deed Records, Tarrant County, Texas, the following two (2) courses, numbered 2 and 3;

- 2) **North 74 degrees 29 minutes 30 seconds East 349.24 feet** to a calculated point at the north corner of this tract, same being the west corner of that tract described as 0.0011 of one acre in a deed to the City of Southlake of record in D204248002 Official Records, Tarrant County, Texas; and
- 3) **South 61 degrees 45 minutes 28 seconds East 14.45 feet** to a calculated point at the southerly northeast corner of this tract, said Lot 2R, and said Ram tract in Volume 13037, Page 182, same being in the existing west ROW line of Bank Street and the southeast corner of said 0.0011 of one acre City of Southlake tract;
- 4) THENCE, with the east line of this tract, said Lot 2R, and said Ram tract in Volume 13037, Page 182, and the existing west ROW line of Bank Street, **South 18 degrees 00 minutes 26 seconds East 1.11 feet** to a TxDOT Type II concrete monument set at the southeast corner of this tract, same being in the proposed south ROW line of F.M. 1709;

THENCE, with the south line of this tract and the proposed south ROW line of F.M. 1709, crossing said Lots 1R and 2R, and said Ram tracts, the following three (3) courses, numbered 5 through 7;

- 5) with a curve to the left, whose intersection angle is **02 degrees 36 minutes 18 seconds**, radius is **2847.79 feet**, an arc distance of **129.47 feet**, the chord of which bears **South 72 degrees 34 minutes 17 seconds West 129.46 feet** to a TxDOT Type II concrete monument set;
- 6) with a curve to the right, whose intersection angle is **03 degrees 13 minutes 24 seconds**, radius is **2881.79 feet**, an arc distance of **162.12 feet**, the chord of which bears **South 72 degrees 52 minutes 50 seconds West 162.10 feet** to a TxDOT Type II concrete monument set; and

County: Tarrant
Parcel: 11
Highway: SH 114
Limits: From BS 114L in Grapevine to Dallas County Line
Federal Aid Project No.: NH 2009 (843)
R.O.W. CSJ: 0353-03-088

Page 3 of 5
July 6, 2010
Rev. 1



DESCRIPTION FOR PARCEL 11

- 7) **South 74 degrees 29 minutes 32 seconds West 73.52 feet** to the POINT OF BEGINNING and containing 6,013 square feet within these metes and bounds, more or less.

This description accompanies a parcel map of even date herewith.

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

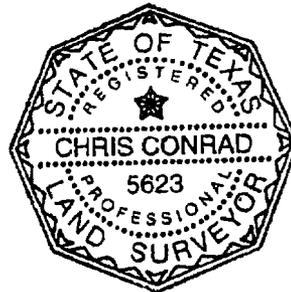
STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TRAVIS §

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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 6th day of July, 2010 A.D.

SURVEYED BY:

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



Chris Conrad, Reg. Professional Land Surveyor No. 5623
2010/SH114/Parcel 11 R2
Issued 3/1/2010; Revised 3/15/10, Revised 7/6/2010

PLAT TO ACCOMPANY
PARCEL DESCRIPTION



NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF TEXAS AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 704-0913982, EFFECTIVE DATE, MAY 26, 2010, 8:00 am, ISSUED JUNE 8, 2010, 8:00 am.
- 4) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°53'42"W	20.66
L2	S61°45'28"E	14.45
L3	S18°00'26"E	1.11
L4	S18°00'26"E	16.56

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD	
C1	129.47	2847.79	02°36'18"	64.75	S72°34'17"W	129.46	
C2	162.12	2881.79	03°13'24"	81.08	S72°32'50"W	162.10	
C3	204.11	671.90	17°24'19"	102.85	N09°15'43"W	203.33	
C3A	69.74	671.90	05°56'48"	34.90	N03°31'57"W	69.71	
C3B	134.37	671.90	11°27'31"	67.41	N12°14'07"W	134.15	

LEGEND

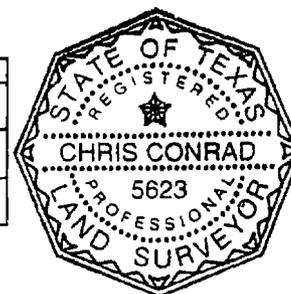
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP
- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊙ FENCE POST
-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

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

07/06/10

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

	SQUARE FEET
ACQUISITION	6,013
SURVEYED AREA	173,872
REMAINDER AREA	187,859



A PLAT OF A SURVEY OF
PARCEL 11

DIVISION
TTA

STATE HIGHWAY 114

PARCEL
11

SCALE
1" = 50'

FEDERAL AID PROJECT NO.
NH2009(843)

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

COUNTY
TARRANT



County: Tarrant
Parcel: 3
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 10
March 24, 2010



Description for Parcel 3

BEING a 129,557 square foot tract of land in the D. Odum Survey, Abstract Number 1184, City of Fort Worth, Tarrant County, Texas, being out of and a portion of those certain Tracts 1, 2, 3 and 4 combined, described in a General Warranty Deed, dated January 16, 1989, to The Ruth Foundation, and a Correction General Warranty Deed, dated January 25, 1989, to The Ruth Ray and H.L. Hunt Foundation (Hunt Foundation tract), as recorded in Volume 9490, Page 751, and Volume 9498, Page 1906, respectively, Deed Records, Tarrant County, Texas, said 129,557 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the Southerly Northeast corner of the remaining portion of said Hunt Foundation tract, same being the Northwest corner of Lot 1, Mac Churchhill Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 7181, Plat Records, Tarrant County, Texas, said POINT OF COMMENCING being 1005.38 feet North of and at right angles to centerline survey station 677+43.49 of the proposed centerline of Interstate 820;

THENCE South 06 degrees 09 minutes 23 seconds West, along the East line of the remaining portion of said Hunt Foundation tract and the West line of said Lot 1, a distance of 697.10 feet to a 5/8 inch smooth iron rod with an aluminum cap stamped "TxDOT" set at the intersection of the proposed North right-of-way line of Interstate 820 with the East line of the remaining portion of said Hunt Foundation tract and the West line of said Lot 1 for the POINT OF BEGINNING, said POINT OF BEGINNING being 311.68 feet North of and at right angles to centerline survey station 676+74.72 of the proposed centerline of Interstate 820;

- (1) THENCE South 06 degrees 09 minutes 23 seconds West, continuing along the East line of the remaining portion of said Hunt Foundation Tract and the West line of said Lot 1, a distance of 52.99 feet to a 1/2 inch iron rod found for the Southeast corner of the remaining portion of said Hunt Foundation tract, same being the Southwest corner of said Lot 1, same also being in the existing Northerly right-of-way line of Interstate 820 (variable width ROW), as recorded in Volume 3799, Page 413, Deed Records, Tarrant County, Texas, same also being the beginning of a curve to the right, whose long chord bears North 76 degrees 43 minutes 28 seconds West, a distance of 10.90 feet;

County: Tarrant
Parcel: 3
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 10
March 24, 2010



Description for Parcel 3

- (2) THENCE Northwesterly, along the said existing Northerly right-of-way line of said Interstate 820, and the Southwesterly line of said Hunt Foundation tract, curving to the right, having a radius of 2,812.79 feet, a central angle of 00 degrees 13 minutes 19 seconds, for an arc distance of 10.90 feet, to the beginning the of a curve to the right whose long chord bears North 51 degrees 55 minutes 58 seconds West, a distance of 1,152.80 feet;
- (3) THENCE Northwesterly, continuing along the said existing Northerly right-of-way line of said Interstate 820, and the Southwesterly line of said Hunt Foundation tract, curving to the right, having a radius of 1,380.40 feet a central angle of 49 degrees 21 minutes 40 seconds, for an arc distance of 1,189.23 feet to a "TxDOT" Type II monument found for the beginning of a curve to the right whose long chord bears North 13 degrees 58 minutes 47 seconds West, a distance of 1,302.23 feet;
- (4) THENCE Northwesterly, continuing along the said existing Northerly right-of-way line of said Interstate 820, and the Westerly line of said Hunt Foundation tract, curving to the right, having a radius of 2,812.79 feet, a central angle of 26 degrees 46 minutes 08 seconds, for an arc distance of 1,314.15 feet to a "TxDOT" Type II monument found for an angle point;
- (5) THENCE North 14 degrees 40 minutes 53 seconds West, continuing along the said existing Northerly right-of-way line of said Interstate 820, and the Westerly line of said Hunt Foundation tract, a distance of 4.94 feet, to a "TxDOT" Type II monument found in the existing East right-of-way line of Interstate 35W (Variable Width ROW), as recorded in Volume 4077, Page 14, Deed Records, Tarrant County, Texas;
- (6) THENCE North 00 degrees 33 minutes 50 seconds West, along the said existing East right-of-way line of said Interstate 35W and the West line of said Hunt Foundation tract, a distance of 629.66 feet to the most Westerly Northwest corner of said Hunt Foundation tract, same being the existing South right-of-way line of Fossil Creek Boulevard (120' ROW), as recorded in Volume 388-140, Page 39 and 40, Plat Records, Tarrant County, Texas, same being the beginning of a curve to the right, whose long chord bears North 56 degrees 27 minutes 45 seconds East, a distance of 96.26 feet;

County: Tarrant
Parcel: 3
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 10
March 24, 2010



Description for Parcel 3

(7) THENCE Northeasterly, along the said existing South right-of-way line of said Fossil Creek Boulevard and the North line of said Hunt Foundation tract, curving to the right, having a radius of 90.00 feet, a central angle of 64 degrees 39 minutes 14 seconds, for an arc distance of 101.56 feet to the most Northerly Northwest corner of said Hunt Foundation Tract;

(8) THENCE North 88 degrees 47 minutes 22 seconds East, continuing along the said existing South right-of-way line of said Fossil Creek Boulevard and the North line of said Hunt Foundation tract, a distance of 18.97 feet to a 5/8 inch smooth iron rod with an aluminum cap stamped "TxDOT" set at the intersection of the proposed East right-of-way line of Interstate 35W with the said existing South right-of-way line of Fossil Creek Boulevard and the North line of said Hunt Foundation tract, same being the beginning of an Access Denial Line;**

THENCE departing the North line of said Hunt Foundation Tract and the said existing South right-of-way line of said Fossil Creek Boulevard, crossing said Hunt Foundation tract, the following four (4) Curves, Courses and Distances, along said proposed East right-of-way line of Interstate 35W and said Access Denial Line;

(9) THENCE South 43 degrees 59 minutes 09 seconds West, a distance of 79.22 feet to a 5/8 inch smooth iron rod with an aluminum cap stamped "TxDOT" set for an angle point;**

(10) THENCE South 03 degrees 08 minutes 08 seconds East, a distance of 1,071.59 feet to a 5/8 inch smooth iron rod with an aluminum cap stamped "TxDOT" set for the beginning of a curve to the left, whose long chord bears South 18 degrees 27 minutes 24 seconds East, a distance of 998.72 feet; **

(11) THENCE Southeasterly, curving to the left, having a radius of 1,889.86 feet, a central angle of 30 degrees 38 minutes 34 seconds, for an arc distance of 1,010.73 feet to a 5/8 inch smooth iron rod with an aluminum cap stamped "TxDOT" set for the beginning of a curve to the left, whose long chord bears South 56 degrees 57 minutes 20 seconds East, a distance of 986.50 feet; **

(12) THENCE Southeasterly, curving to the left, having a radius of 1,253.24 feet, a central angle of 46 degrees 21 minutes 18 seconds, for an arc distance of 1,013.93 feet to the end of said Access Denial Line and the POINT OF BEGINNING, and containing 129,557 square feet [2.9742 acres] of land, more or less.

County: Tarrant
Parcel: 3
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 10
March 24, 2010



Description for Parcel 3

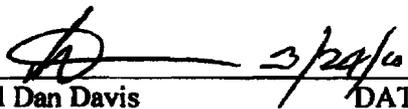
NOTES:

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.

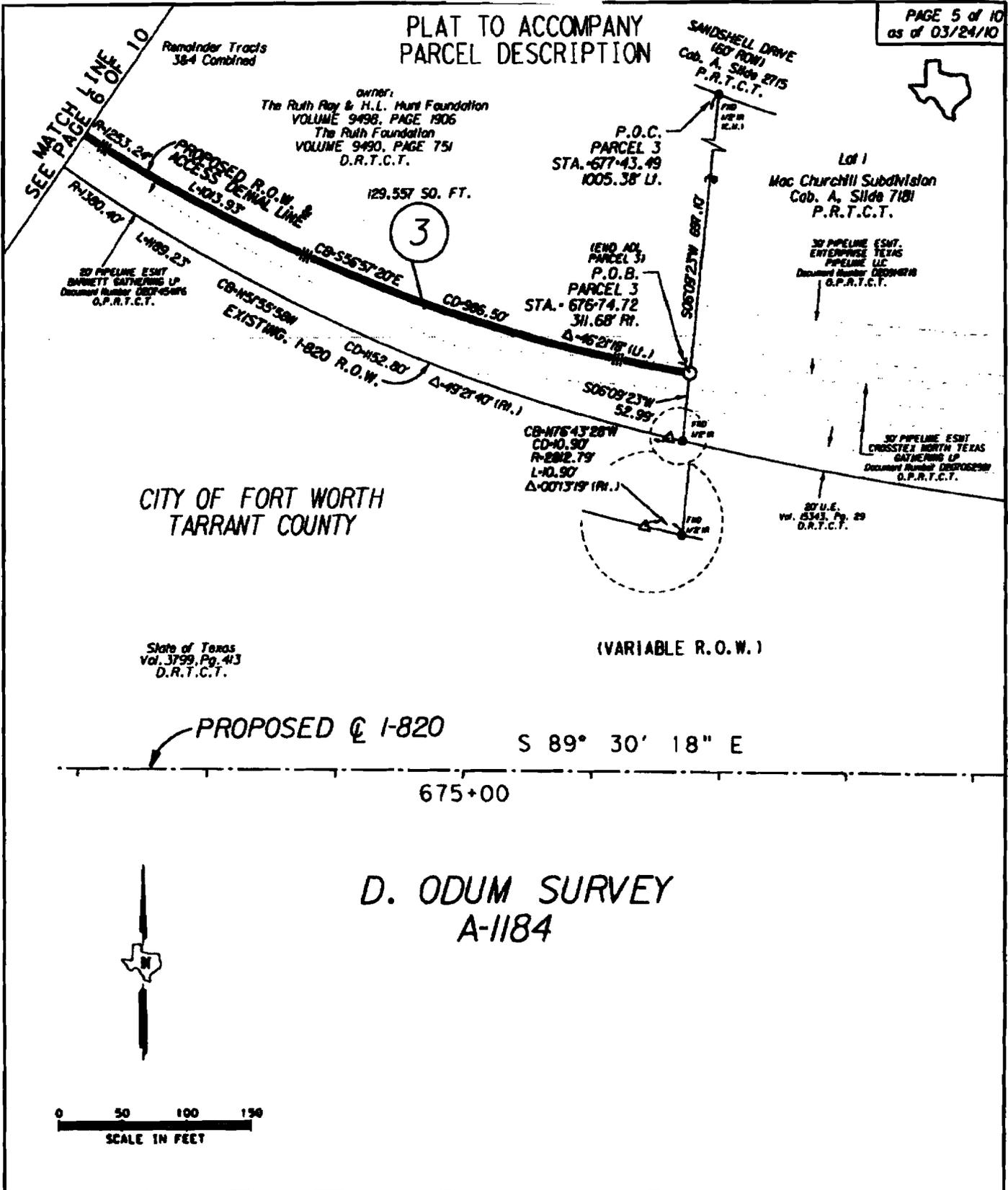
Access is prohibited across the "Access Denial Line" to the transportation facility from the adjacent property.

** 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 DATE: 3/24/10
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





D. ODUM SURVEY
A-1184

<p>Texas Department of Transportation</p>	A PLAT OF A SURVEY OF PARCEL 3			PARCEL NUMBER	3	
	FILE	I-820		ACQUISITION	2.9742	129,557
	SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S. & NO.	DEED AREA	45.2013	1,968,968
	1" = 100'		0008-14-093	REMAINDER AREA	42.2271	1,839,411
	DIVISION	TTA	COUNTY	TARRANT		

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

PAGE 6 of 10
as of 03/24/10

MATCH LINE
SEE PAGE 5 OF 10

Remainder Tracts
3&4 Combined

owner:
The Ruth Ray & H.L. Hunt Foundation
VOLUME 9498, PAGE 1906
The Ruth Foundation
VOLUME 9490, PAGE 751
D.R.T.C.T.

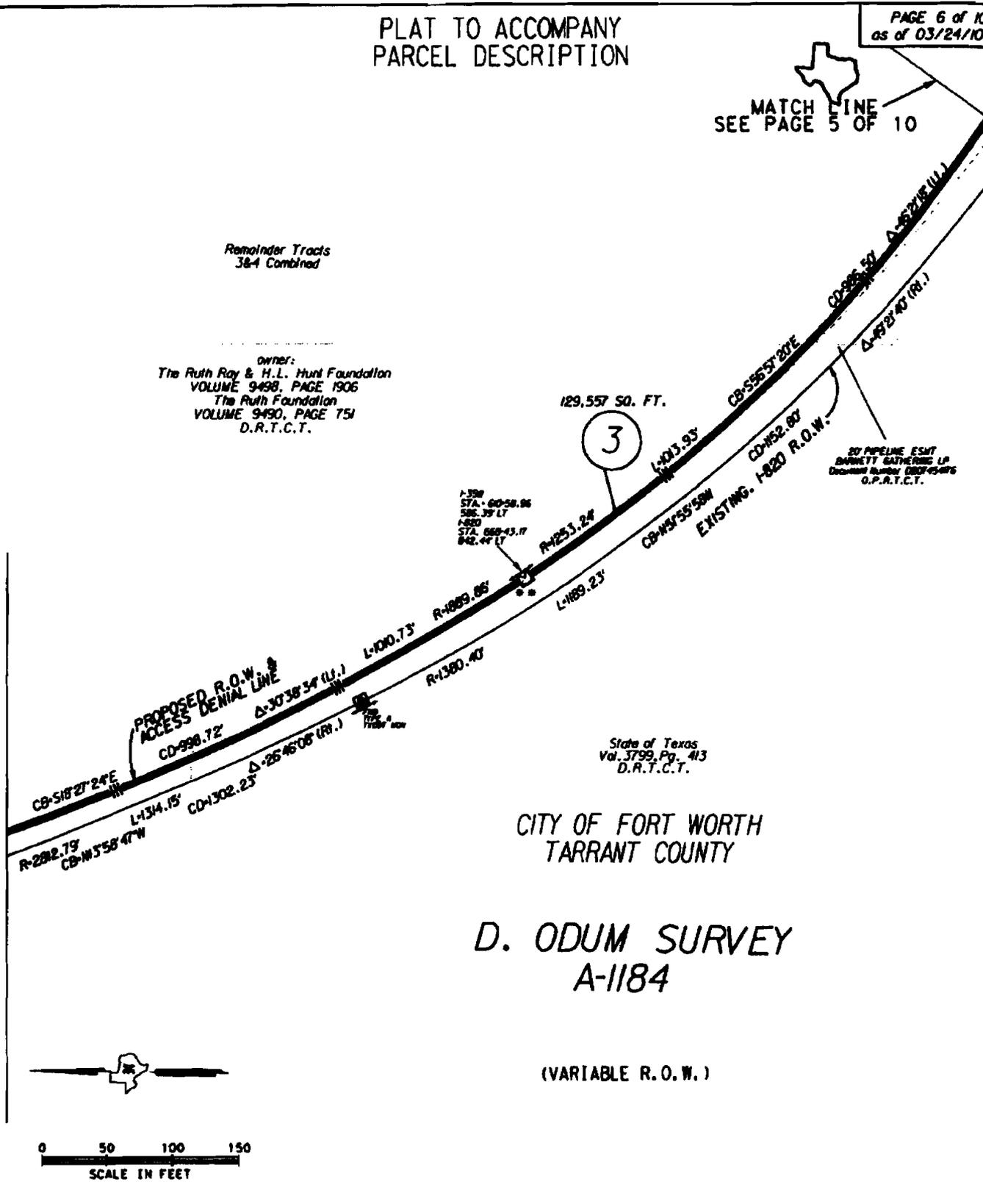
129,557 SQ. FT.

3

20" PIPELINE ESMT
BURNETT GATHERING LP
Document Number 0807-05-016
O.P.R.T.C.T.

I-35W
STA. 60+58.96
S&E. 39' LT
I-820
STA. 069+43.17
S&E. 44' LT

MATCH LINE SEE PAGE 7 OF 10



State of Texas
Vol. 3799, Pg. 413
D.R.T.C.T.

CITY OF FORT WORTH
TARRANT COUNTY

D. ODUM SURVEY
A-1184

(VARIABLE R.O.W.)



 <p>Texas Department of Transportation © 2010</p>	A PLAT OF A SURVEY OF PARCEL 3			PARCEL NUMBER	3	
	FILE	I-820		DIVISION TTA	ACQUISITION	129,557
	SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.R.-C. S. & J. NO. 0008-14-093	COUNTY TARRANT	DEED AREA	1,968,968
					REMAINDER AREA	1,839,411

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

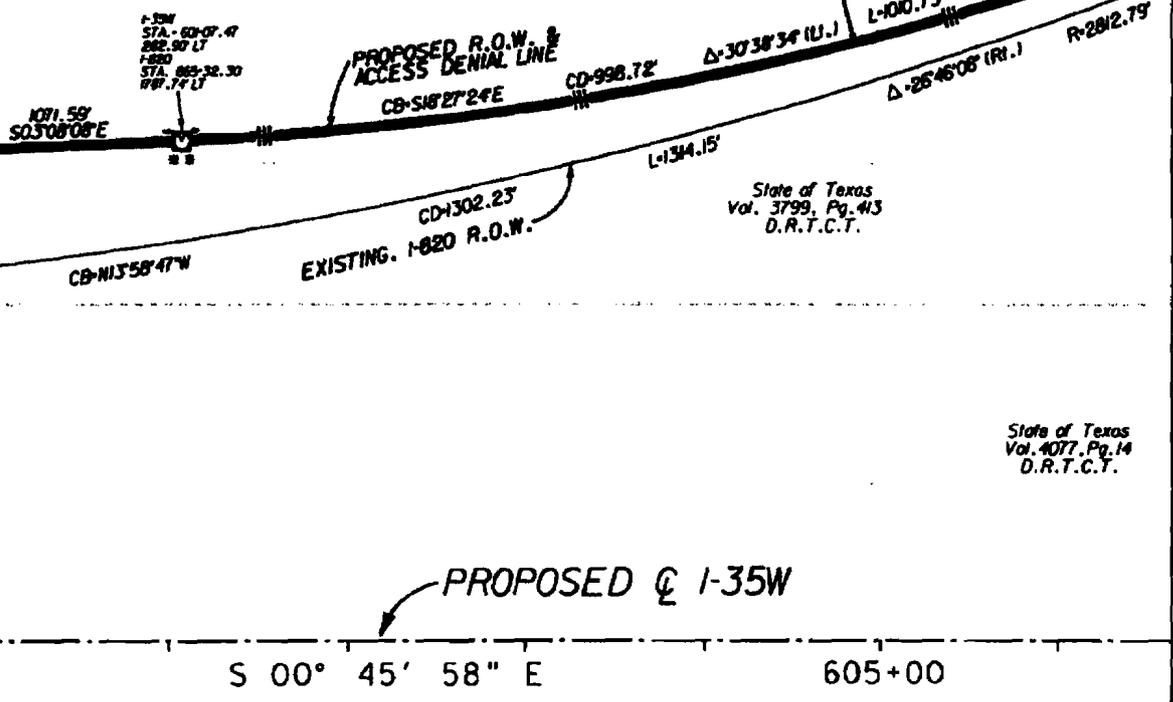


owner:
The Ruth Roy & H.L. Hunt Foundation
VOLUME 9498, PAGE 1906
The Ruth Foundation
VOLUME 9490, PAGE 751
D.R.T.C.T.

Remainder Tracts
3&4 Combined

129,557 SQ. FT.

3



MATCH LINE SEE PAGE 8 OF 10

MATCH LINE SEE PAGE 6 OF 10

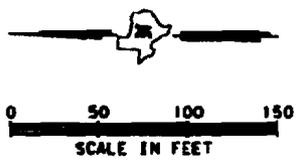
State of Texas
Vol. 3799, Pg. 413
D.R.T.C.T.

State of Texas
Vol. 4077, Pg. 14
D.R.T.C.T.

CITY OF FORT WORTH
TARRANT COUNTY

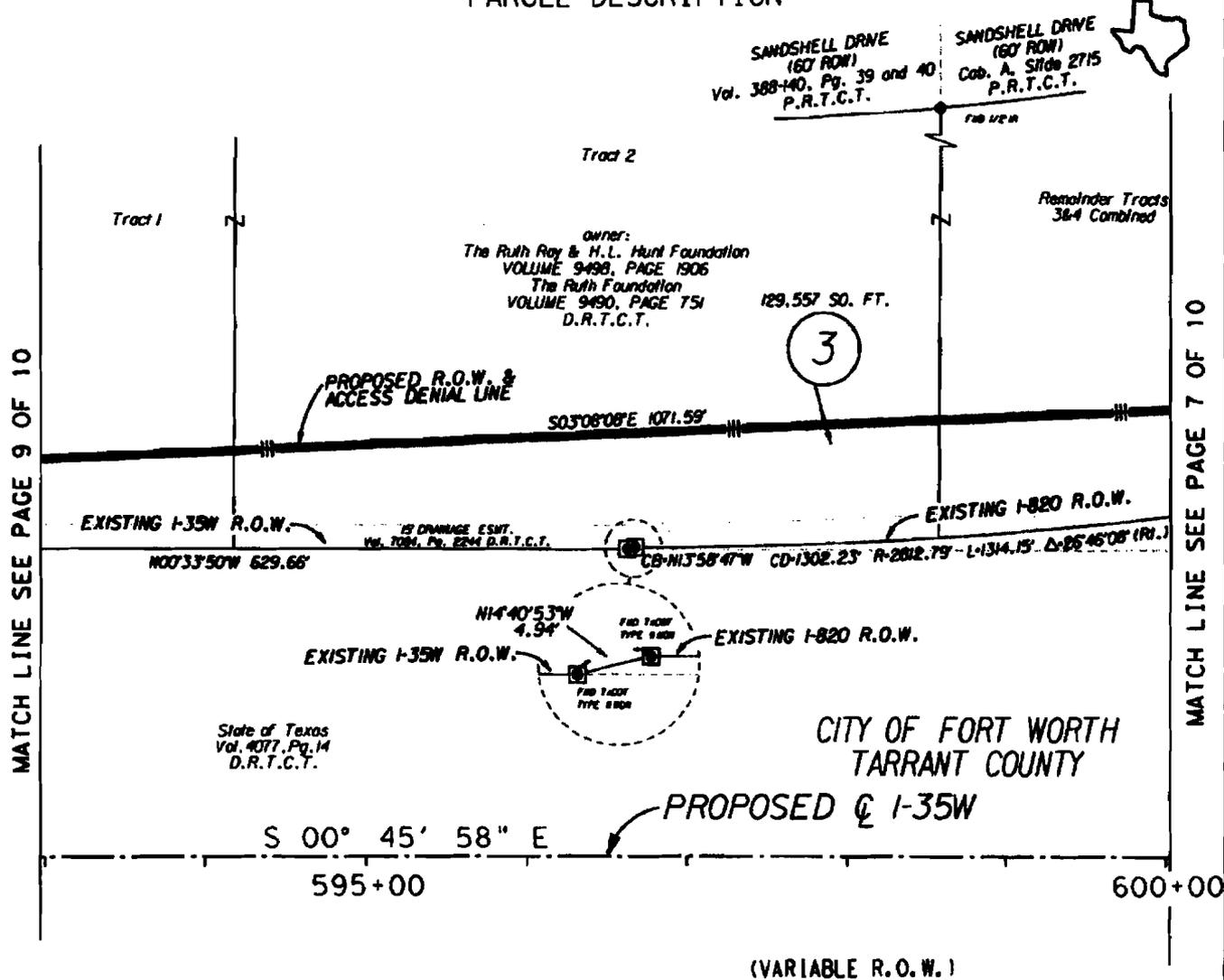
D. ODUM SURVEY
A-1184

(VARIABLE R.O.W.)

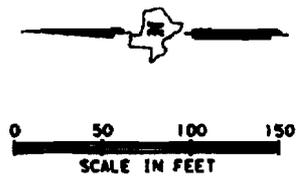


<p>Texas Department of Transportation © 2010</p>	A PLAT OF A SURVEY OF PARCEL 3			PARCEL NUMBER	3	
	FILE	I-820		ACQUISITION	2.9742	129,557
	SCALE	FEDERAL AID PROJECT NO.	R.O.W. C.S. & NO.	DEED AREA	45,2013	1,968,968
	1" = 100'	0008-14-093	COUNTY TARRANT	REMAINDER AREA	42,2271	1,839,411

PLAT TO ACCOMPANY
PARCEL DESCRIPTION



D. ODUM SURVEY
A-1184



				A PLAT OF A SURVEY OF PARCEL 3			PARCEL NUMBER	3	
				FILE	I-820		DIVISION	TTA	ACRES
SCALE	FEDERAL AND PROJECT NO.	R.O.C. S. & J. NO.	COUNTY	ACQUISITION	DEED AREA	REMAINDER AREA			
1" = 100'		0008-14-093	TARRANT	2.9742	45.2013	42.2271	129,557	1,968,968 1,839,411	



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

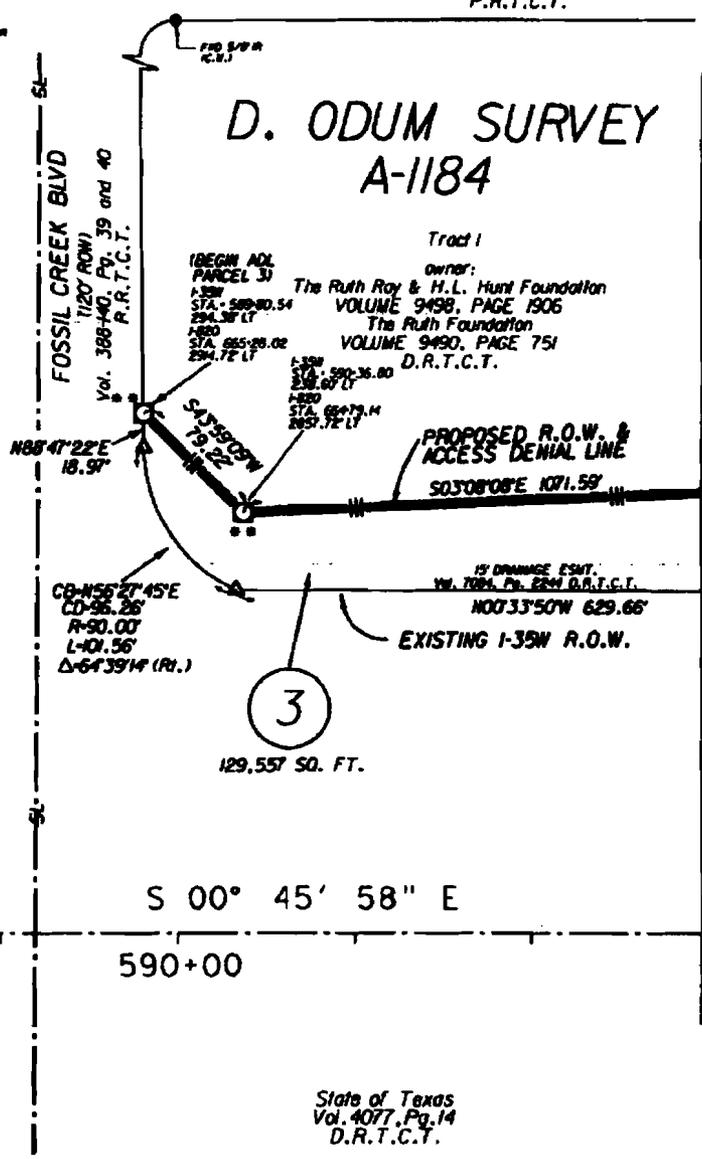
SANDSHELL DR.
(60' ROW)
Vol. 388-140, Pg. 39 and 40
P.R.T.C.T.

J.A. WALKER
SURVEY A-1738

Lot 1, Block 45
Stratton of Fossil Creek
VOL. 388-197, PG. 34
P.R.T.C.T.

D. ODUM SURVEY
A-1184

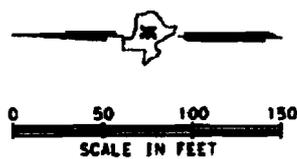
Tract 1
owner:
The Ruth Roy & M.L. Hunt Foundation
VOLUME 9498, PAGE 1906
The Ruth Foundation
VOLUME 9490, PAGE 751
D.R.T.C.T.



MATCH LINE SEE PAGE 8 OF 10

CITY OF FORT WORTH
TARRANT COUNTY

PROPOSED C 1-35W



(VARIABLE R.O.W.)

<p>Texas Department of Transportation © 2010</p>	A PLAT OF A SURVEY OF PARCEL 3			PARCEL NUMBER	3	
	FILE	I-820		ACQUISITION	2.9742	129,557
	SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.L. NO.	DEED AREA	45.2013	1,968,968
	1" = 100'		0008-14-093	REMAINDER AREA	42.2271	1,839,411
	DIVISION	TARRANT	COUNTY	TARRANT		

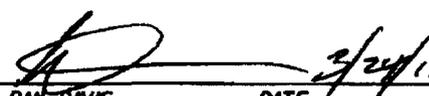


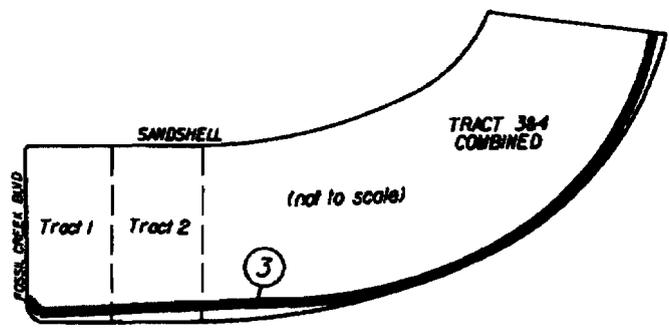
PLAT TO ACCOMPANY
PARCEL DESCRIPTION

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
- M.T.S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- U.E. UTILITY EASEMENT
- O.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 (17p) 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 5' OR 8'
- 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 SPENT MONUMENT WILL BE REPLACED WITH A 1" DIA. TYPE II MONUMENT 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 (4802). 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 DF8996 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. 704-5107, 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. 7143, PG. 30
ESMT. VOL. 7143, PG. 35
ESMT. VOL. 8140, PG. 604
- 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".


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



A PLAT OF A SURVEY OF PARCEL 3				PARCEL NUMBER	3	
FILE	I-820		DIVISION	ACRES	SQUARE FEET	
SCALE	FEDERAL AID PROJECT NO.	R.O.R.-C. S. J. NO.	TTA	2.9742	129,557	
1" = 100'	0008-14-093	0008-14-093	COUNTY	DEED AREA	1,968,968	
			TARRANT	REMAINDER AREA	1,839,411	

Page 1 of 5
September, 2009
Revised November 16, 2009

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

Property Description
Parcel 40

Being 0.264 of an acre of land situated in the H. SCHULTZE SURVEY, Abstract No. 844, McLennan County, Texas. Being part of Lot 3, Block 1 of the Schutze Addition, a subdivision of record under McLennan County Clerk's File (M.C.C.F.) No. 2000006475 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.) and conveyed to Spear Properties, II by deed and recorded under M.C.C.F. No. 2003009337 of said Official Public Records; said 0.264 of an acre being more particularly described by metes and bounds as follows:

Commencing at a found 1-inch square pipe at the northwesterly corner of that certain residue of 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.), being in the southerly 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 said Lot 3, 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, being 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 01°56'25"**, a **radius of 5,935.00 feet, an arc length of 200.98 feet and a chord bearing and distance of North 09°44'29" West, 200.97 feet** to a set 5/8-inch iron rod with TxDOT aluminum cap at the end of said curve;
- 2) **THENCE, North 34°23'29" West, 42.56 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 10°53'30" West, 61.72 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 in the northerly line of said Lot 3, being the southerly line of Lot 2, Block 1 of said Schutze Addition;
- 4) **THENCE, North 77°26'04" East, 67.89 feet** along the northerly line of said Lot 3, being the southerly line of said Lot 2 to a set 5/8-inch iron rod with "GS" cap in the existing westerly right of way line of Interstate Highway 35, being the northeasterly corner of said Lot 3, same being the southeasterly corner of said Lot 2, said existing right of way conveyed to the State of Texas by deed and recorded under Volume 415, Page 380 of said Deed Records;

- 5) **THENCE, South 03°56'21" East, 299.99 feet** along the existing westerly right of way line of Interstate Highway 35, being easterly line of said Lot 3 to the northeasterly corner of said residue of 14.72 acre tract, being the southeasterly corner of said Lot 3, from which a found 90D nail with shiner bears South 61°27" West, 0.85 feet

- 6) **THENCE, South 61°33'59" West, 19.53 feet** along the northerly line of said residue of 14.72 acre tract, being the southerly line of said Lot 3 to the **POINT OF BEGINNING** and containing 0.264 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.

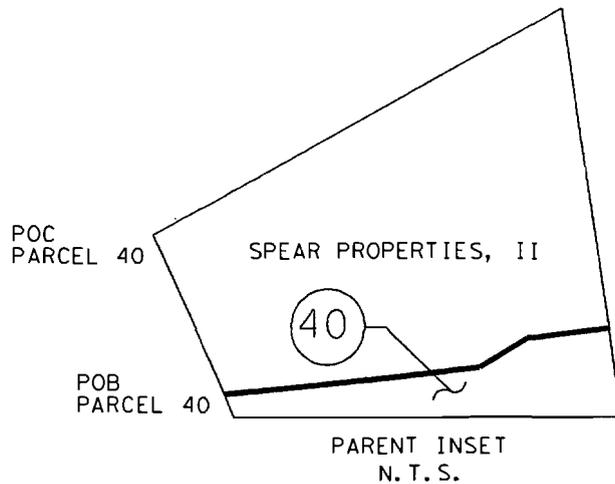
See attached 8 ½" x 11" plat that accompanies.

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

PARCEL 40
0.262 Ac.
11,415 sq. ft.

PAGE 3 OF 5

SPEAR PROPERTIES, II

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 40A.dgn
GS JOB No. 07-017-163

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.

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

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

SPEAR PROPERTIES, II
M.C.C.F.C No. 2003009337
O.P.R.M.C.T.
SCHUTZE ADDITION
M.C.C.F. No. 2000006475
O.P.R.M.C.T.

BLOCK 1
LOT 3

POB
PARCEL 40
STA: 1302+05.01
OFF: 236.12' L

PROPOSED R.O.W.
C1

PROPOSED R.O.W.

EXISTING R.O.W. FND. 90D NAIL
W/SHINER
BEARS
S61° 27' W, 0.85'

S03° 56' 21" E
299.99'

H. SCHULTZE SURVEY

A-844

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

(SOUTHBOUND)

INTERSTATE HIGHWAY 35
(width varies)

CALLED 9.390 ACRES
STATE OF TEXAS
VOL. 605, PG. 199
D.R.M.C.T.

(NORTHBOUND)

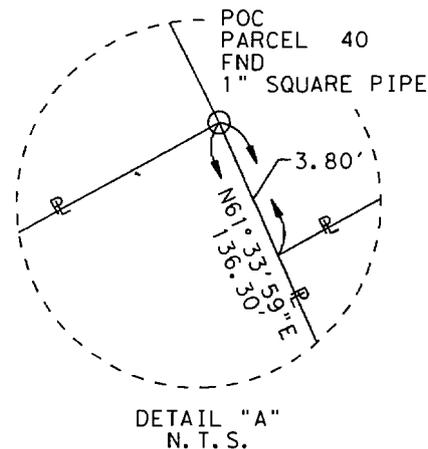
PROPOSED BASELINE

1301+00

N03° 57' 06" W



MATCHLINE STA. 1303+00



PARCEL 40
0.262 Ac.
11,415 sq. ft.

PAGE 4 OF 5

CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	CHORD	CHD
C1	01° 56' 25"	5,935.00'	200.98'	N09° 44' 29" W	200.97'

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	S61° 33' 59" W	19.53'

DGN: IH35 163-3 Parcel 40B.dgn
GS JOB No. 07-017-163

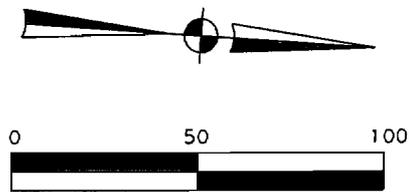
SPEAR PROPERTIES, II
IH-35
C.S.J. 0014-08-082
MCLENNAN COUNTY SEPTEMBER, 2009
prepared by:

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

H. SCHULTZE SURVEY
A-844

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

LOT 3

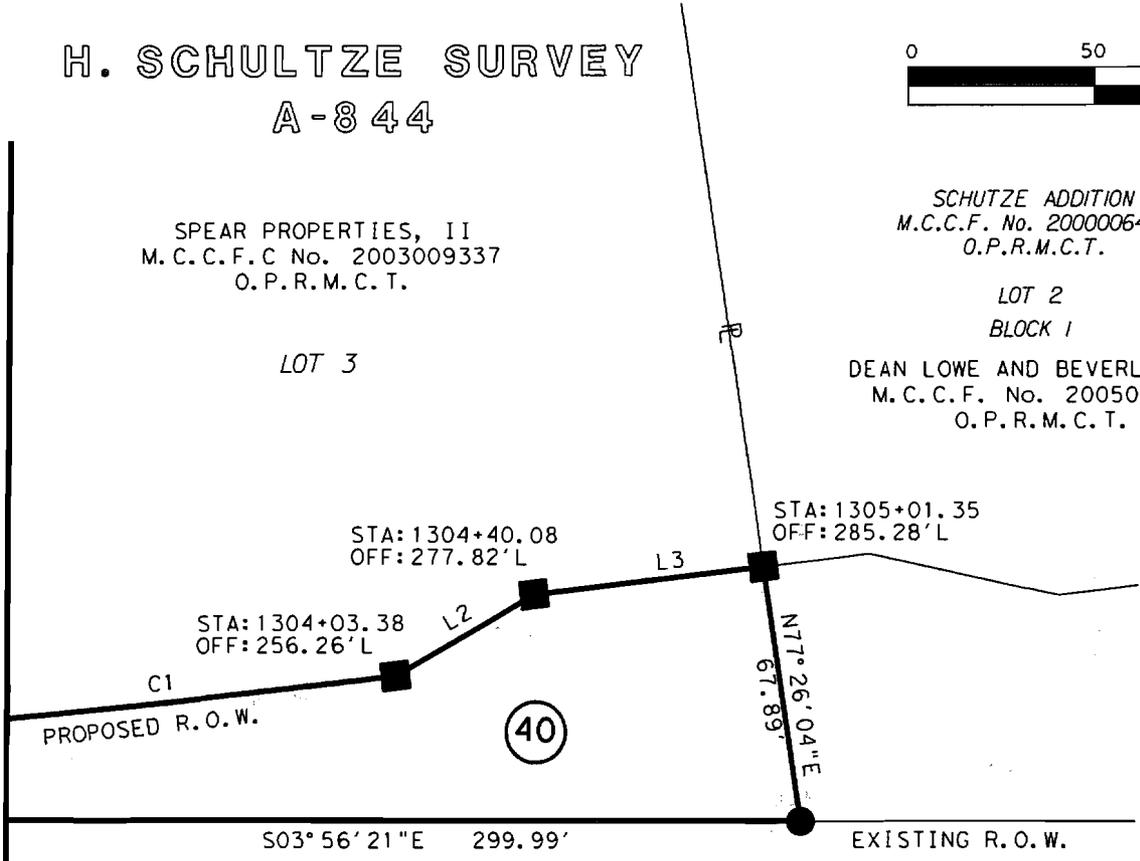


SCHUTZE ADDITION
M.C.C.F. No. 2000006475
O.P.R.M.C.T.

LOT 2
BLOCK 1

DEAN LOWE AND BEVERLY LOWE
M.C.C.F. No. 2005023861
O.P.R.M.C.T.

MATCHLINE STA. 1303+00



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

CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	CHORD	CHD
C1	01° 56' 25"	5,935.00'	200.98'	N09° 44' 29"W	200.97'

LINE TABLE		
LINE NO.	BEARING	LENGTH
L2	N34° 23' 29"W	42.56'
L3	N10° 53' 30"W	61.72'

(SOUTHBOUND)

INTERSTATE HIGHWAY 35
(width varies)

(NORTHBOUND)

PARCEL 40
0.262 Ac.
11,415 sq. ft.

PAGE 5 OF 5

PROPOSED BASELINE N03° 57' 06" W

1305+00

SPEAR PROPERTIES, II
IH-35
C.S.J. 0014-08-082
MCLENNAN COUNTY SEPTEMBER, 2009
prepared by:



County: Tarrant
Parcel: 181
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 181

BEING a 1,997 square foot tract of land in the D. Odum Survey, Abstract Number 1184, Fort Worth, Tarrant County, Texas, and being out of and a portion of Lot 2, Block 2, Northern Crossing West, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 10087, Plat Records, Tarrant County, Texas, said Lot 2 is described in a General Warranty Deed with Vendor's Lien dated March 21, 2007, to NCWBP SUB 2 LLC, as recorded in Document Number D207104645, Official Public Records, Tarrant County, Texas, said 1,997 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with "CARTERBURGESS" cap found in the South line of said Lot 2, same being in the existing North right-of-way line of Northern Cross Boulevard (100' ROW), as recorded in Cabinet A, Slide 10087, Plat Records, Tarrant County, Texas, said point being North 86 degrees 15 minutes 47 seconds West, a distance of 162.36 feet from a 5/8 inch iron rod with "CARTERBURGESS" cap found for the Southeast corner of said Lot 2, said POINT OF COMMENCING also being 594.39 feet East of and at right angles to centerline survey station 635+02.89 of the proposed centerline of Interstate 35W, said POINT OF COMMENCING also being the beginning of a curve to the right whose long chord bears North 80 degrees 17 minutes 06 seconds West, a distance of 249.95 feet;

THENCE Northwesterly, along said existing North right-of-way line of Northern Cross Boulevard and the South line of said Lot 2, curving to the right, having a radius of 1,200.00 feet, a central angle of 11 degrees 57 minutes 21 seconds, for an arc distance of 250.40 feet to a 5/8 inch iron rod with "CARTERBURGESS" cap found for the end of said curve;

THENCE North 74 degrees 18 minutes 26 seconds West, continuing along said existing North right-of-way line of Northern Cross Boulevard and the South line of said Lot 2, a distance of 37.24 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set at the intersection of the South line of said Lot 2 with the proposed East right-of-way line of Interstate 35W for the POINT OF BEGINNING, said POINT OF BEGINNING being 312.05 feet East of and at right angles to centerline survey station 643+51.32 of the proposed centerline of Interstate 35W;**

County: Tarrant
Parcel: 181
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 181

- (1) THENCE North 74 degrees 18 minutes 26 seconds West, continuing along said existing North right-of-way line of Northern Cross Boulevard and the South line of said Lot 2, a distance of 26.23 feet to a TxDOT aluminum monument found for the intersection of said existing North right-of-way line of Northern Cross Boulevard with the existing East right-of-way line of Interstate 35W (variable width ROW), as recorded in Document Number D206316133, Official Public Records, Tarrant County, Texas, said point also being in a curve to the right whose long chord bears North 14 degrees 11 minutes 38 seconds East, a distance of 423.48 feet;
- (2) THENCE Northeasterly, along said existing East right-of-way line of Interstate 35W, curving to the right, having a radius of 1,945.98 feet, a central angle of 12 degrees 29 minutes 36 seconds, for an arc distance of 424.32 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set for the intersection of said existing East right-of-way line of Interstate 35W with said proposed East right-of-way line of Interstate 35W, said point being the beginning of a curve to the left whose long chord bears South 13 degrees 16 minutes 24 seconds West, a distance of 403.42 feet, said point also being the beginning of an Access Denial Line;**
- (3) THENCE Southwesterly, crossing said Lot 2, along said proposed East right-of-way line of Interstate 35W and said Access Denial Line, curving to the left, having a radius of 1,889.86 feet, a central angle of 12 degrees 15 minutes 15 seconds, passing at an arc distance of 175.78 feet, a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" (**) set for reference at 339.44 feet East of and at right angles to centerline PT survey station 632+01.87 of the proposed centerline of Interstate 35W, and continue, a total arc distance of 404.19 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set for the end of said curve;**
- (4) THENCE South 29 degrees 18 minutes 26 seconds East, continuing across said Lot 2, along said proposed East right-of-way line of Interstate 35W and said Access Denial Line, a distance of 28.67 feet to the end of said Access Denial Line and the POINT OF BEGINNING, and containing 1,997 square feet [0.0459 acres] of land, more or less.

County: Tarrant
Parcel: 181
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 181

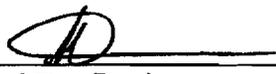
NOTES:

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.

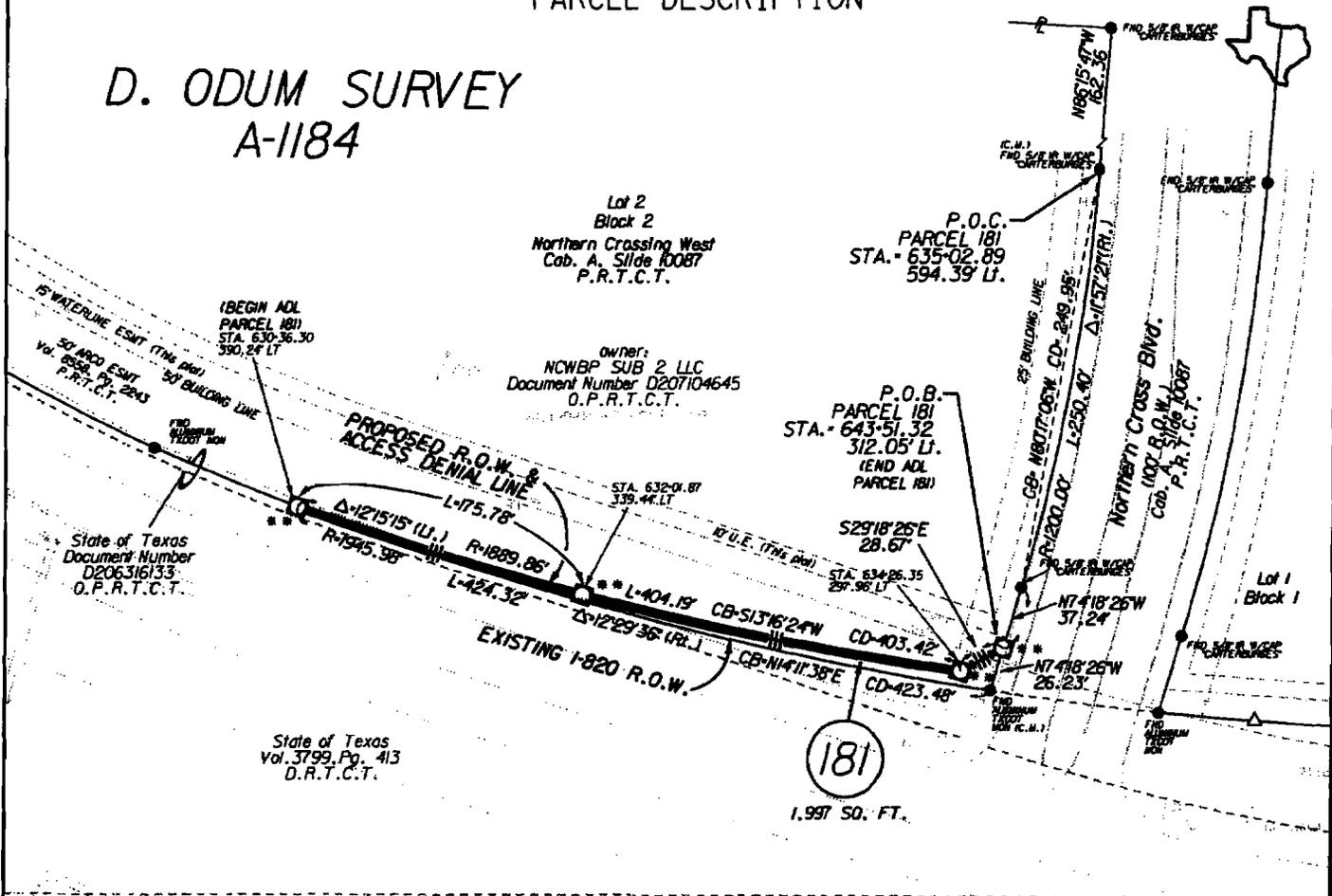
I hereby certify that this plat and the accompanying description of even date herewith are true and correct to the best of my knowledge and belief and that the property shown herein was determined by a survey made on the ground under my direction and supervision.

 4/15/10
Michael Dan Davis 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

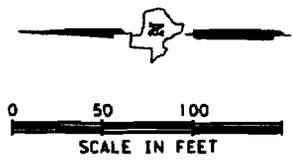
D. ODUM SURVEY
A-1184



ϕ CURVE DATA

(VARIABLE R.O.W.)

P.I. Station = 630+21.04
N = 6990167.44
E = 2333437.08
Radius = 22,918.31
Length = 361.66
Delta = 00° 54' 15" (RT)



<p>Texas Department of Transportation © 2010</p>	A PLAT OF A SURVEY OF PARCEL 181			PARCEL NUMBER	181	
	FILE	I-820		DIVISION TTA	ACQUISITION	1,997
	SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.U. NO.	COUNTY TARRANT	DEED AREA	350,575
	1" = 100'	0008-14-093		REMAINDER AREA	8.0022	348,578

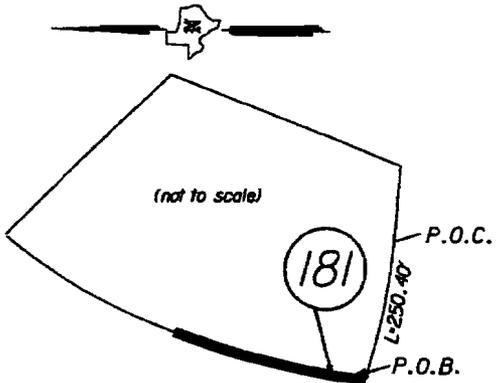


PLAT TO ACCOMPANY
PARCEL DESCRIPTION

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 DISTANCE
- PROPERTY LINE
- 1-820 CENTERLINE
- 1-820 PROPOSED RIGHT-OF-WAY LINE
- 1-820 PROPOSED RIGHT-OF-WAY AND ACCESS DENIAL LINE
- APPROXIMATE SURVEY LINE
- EXISTING TXDOT RIGHT-OF-WAY
- EXISTING TXDOT RIGHT-OF-WAY BASELINE
- PROPOSED EASEMENT LINE
- 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. 704-5263, EFFECTIVE DATE MARCH 2, 2010.
- 4) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: ESMT. DOCUMENT NUMBER D206411581
- 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".



PARENT TRACT

 4/15/10

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



A PLAT OF A SURVEY OF PARCEL 181			PARCEL NUMBER	181
FILE	I-820	DIVISION TTA	ACQUISITION	0.0459
SCALE 1" = 100'	FEDERAL AID PROJECT NO. 0008-14-093	R.O.R.-C.S. J. NO. 0008-14-093	DEED AREA	8.0481
	COUNTY TARRANT		REMAINDER AREA	8.0022
			SQUARE FEET	1,997
				350,575
				348,578

County: Tarrant
Parcel: 183
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 183

BEING a 5,490 square foot tract of land in the D. Odum Survey, Abstract Number 1184, Fort Worth, Tarrant County, Texas, and being out of and a portion of Lot 2, Block 1, Northern Crossing West, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 10087, Plat Records, Tarrant County, Texas, said Lot 2 is described in a General Warranty Deed with Vendor's Lien dated March 21, 2007, to NCWBP SUB 2 LLC, as recorded in Document Number D207104645, Official Public Records, Tarrant County, Texas, said 5,490 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with "CARTERBURGESS" cap found for the Northeast corner of Lot 1, Block 1, of said Northern Crossing West and the Northwest corner of Lot 3, Block 1, of said Northern Crossing West, same being in the existing South right-of-way line of Northern Cross Boulevard (100' ROW), as recorded in Cabinet A, Slide 10087, Plat Records, Tarrant County, Texas, said POINT OF COMMENCING also being 683.00 feet East of and at right angles to centerline survey station 636+08.66 of the proposed centerline of Interstate 35W;

THENCE South 00 degrees 40 minutes 40 seconds West, along the common line between said Lot 1 and said Lot 3, a distance of 368.73 feet to the Southeast corner of said Lot 1 and the Northeast corner of said Lot 2;

THENCE North 89 degrees 19 minutes 20 seconds West, along the common line between said Lot 2 and said Lot 1, a distance of 413.47 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set for the intersection of the common line between said Lot 2 and said Lot 1 with the proposed East right-of-way line of Interstate 35W for the POINT OF BEGINNING, said POINT OF BEGINNING being 266.10 feet East of and at right angles to centerline survey station 639+73.47 of the proposed centerline of Interstate 35W, said point also being the beginning of an Access Denial Line;

- (1) THENCE South 02 degrees 56 minutes 16 seconds West, crossing said Lot 2, along said proposed East right-of-way line of Interstate 35W and said Access Denial Line, a distance of 332.99 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set for an angle point;**

County: Tarrant
Parcel: 183
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 183

- (2) THENCE South 42 degrees 28 minutes 58 seconds East, continuing across said Lot 2, along said proposed East right-of-way line of Interstate 35W and said Access Denial Line, a distance of 57.87 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set for the intersection of said proposed East right-of-way line of Interstate 35W with the South line of said Lot 2, same being in the existing North right-of-way line of Melody Hills Drive (30' ROW), as recorded in Volume 388-R, Page 36, Plat Records, Tarrant County, Texas, said point also being the end of said Access Denial Line;**
- (3) THENCE South 89 degrees 05 minutes 41 seconds West, along said existing North right-of-way line of Melody Hills Drive and the South line of said Lot 2, a distance of 14.31 feet to a TxDOT aluminum monument found at the intersection of said existing North right-of-way line of Melody Hills Drive and the existing East right-of-way line of Interstate 35W (Variable width ROW), as recorded in Document Number D206316133, Official Public Records, Tarrant County, Texas;
- (4) THENCE North 42 degrees 28 minutes 58 seconds West, along said existing East right-of-way line of Interstate 35W, a distance of 59.24 feet to a TxDOT aluminum monument found for an angle point;
- (5) THENCE North 03 degrees 09 minutes 15 seconds East, along said existing East right-of-way line of Interstate 35W, a distance of 332.44 feet to a point in the North line of said Lot 2 and the South line of the aforesaid Lot 1;
- (6) THENCE South 89 degrees 19 minutes 20 seconds East, along the common line between said Lot 2 and said Lot 1, a distance of 14.00 feet to POINT OF BEGINNING, and containing 5,490 square feet [0.1260 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.

County: Tarrant
Parcel: 183
Segment: Segment 1
Highway: Interstate 820
Limits: From I-35W to Northeast Interchange
Federal Aid Project No.:
R.O.W. CSJ: 0008-14-093

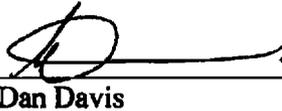
Page 3 of 5
April 15, 2010



Description for Parcel 183

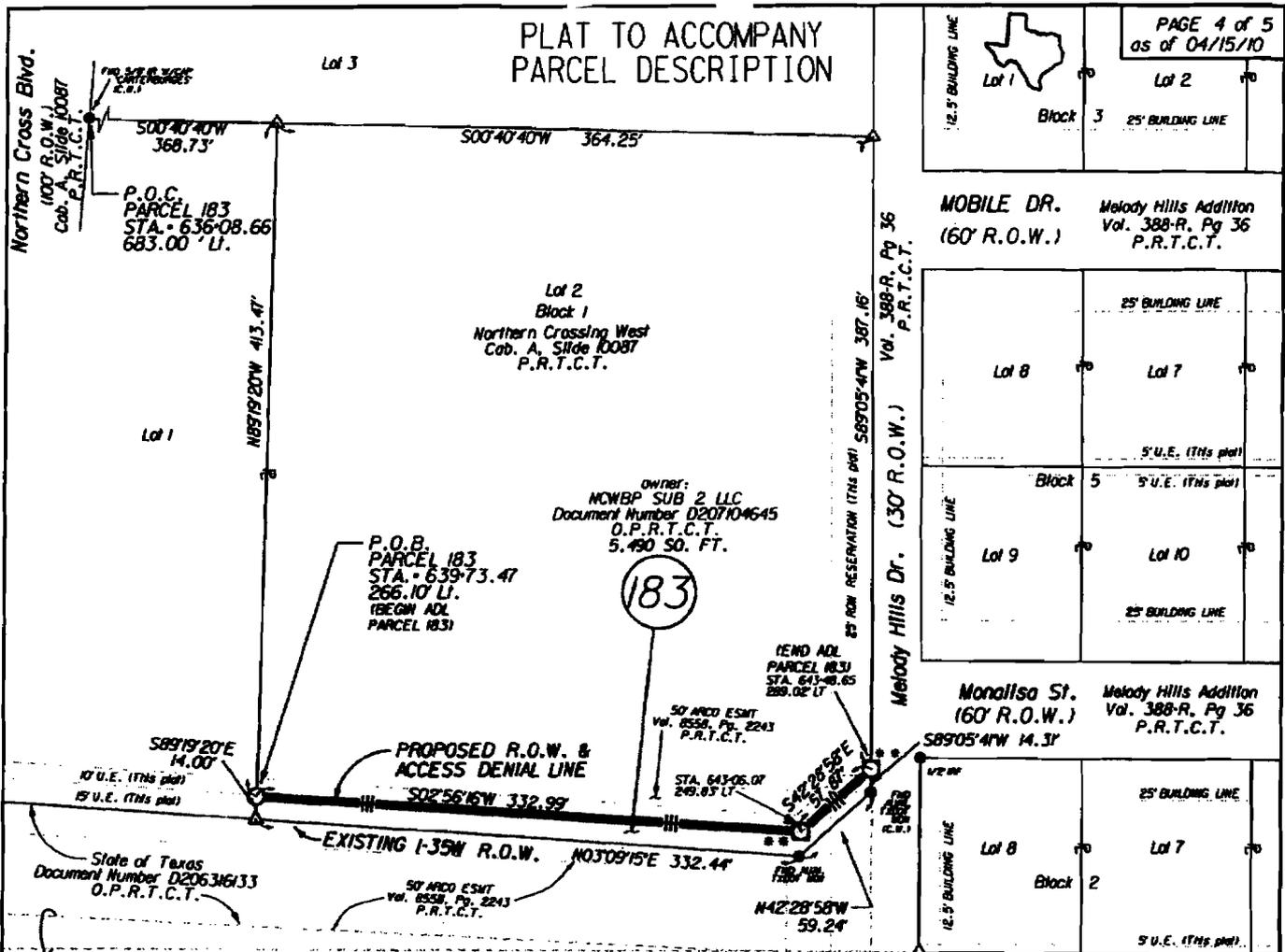
**** The monument described by metes and bounds and set in this call, after acquisition, will be replaced with a TxDOT Type II right-of-way marker under the supervision of a Registered Professional Land Surveyor.**

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





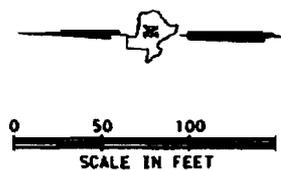
PAGE 4 of 5 as of 04/15/10	
Lot 1	Lot 2
Block 3	25' BUILDING LINE
MOBILE DR. (60' R.O.W.) Melody Hills Addition Vol. 388-R, Pg 36 P.R.T.C.T.	
Lot 8	Lot 7
Block 5	25' BUILDING LINE
Lot 9	Lot 10
Block 2	25' BUILDING LINE
Lot 8	Lot 7
Block 2	25' BUILDING LINE

State of Texas Document Number D20636133 O.P.R.T.C.T.
State of Texas Vol. 3759, Pg. 413 D.R.T.C.T.
CITY OF FORT WORTH TARRANT COUNTY (VARIABLE R.O.W.)
State of Texas Vol. 4077, Pg. 14 D.R.T.C.T.

D. ODUM SURVEY
A-1184

PROPOSED ϕ I-35W
S 00° 08' 17" W

640+00 645+00



<p>Texas Department of Transportation © 2010</p>	A PLAT OF A SURVEY OF PARCEL 183			PARCEL NUMBER	183	
	FILE	I-820		DIVISION	ACRES	SQUARE FEET
	SCALE	FEDERAL AID PROJECT NO.	R.O.W. C.S. & NO.	COUNTY	DEED AREA	REMAINDER AREA
	1" = 100'		0008-14-093	TARRANT	3.6812	154,862



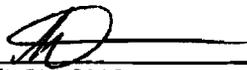
PLAT TO ACCOMPANY
PARCEL DESCRIPTION

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 I) 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 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 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. 704-5264, EFFECTIVE DATE MARCH 2, 2010.
- 4) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: ESMT. DOCUMENT NUMBER D206411581 ESMT. VOL. 14574, PG. 154 (AND ALL SUBSEQUENT)
- 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

4/15/10
DATE



A PLAT OF A SURVEY OF PARCEL 183				PARCEL NUMBER	183	
FILE	I-820		DIVISION TTA	ACQUISITION	0.1260	5,490
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO. 0008-14-093	COUNTY TARRANT	DEED AREA	3.6812	160,352
				REMAINDER AREA	3.5552	154,862

County: Tarrant
Parcel: 182
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 182

BEING a 6,042 square foot tract of land in the D. Odum Survey, Abstract Number 1184, Fort Worth, Tarrant County, Texas, and being out of and a portion of Lot 1, Block 1, Northern Crossing West, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 10087, Plat Records, Tarrant County, Texas, said Lot 1 is described in a General Warranty Deed with Vendor's Lien dated March 21, 2007, to NCWBP SUB 2 LLC, as recorded in Document Number D207104645, Official Public Records, Tarrant County, Texas, said 6,042 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with "CARTERBURGESS" cap found for the Northeast corner of said Lot 1 and the Northwest corner of Lot 3, Block 1 of said Northern Crossing West, same being in the existing South right-of-way line of Northern Cross Boulevard (100' ROW), as recorded in Cabinet A, Slide 10087, Plat Records, Tarrant County, Texas, said POINT OF COMMENCING also being 683.00 feet East of and at right angles to centerline survey station 636+08.66 of the proposed centerline of Interstate 35W;

THENCE South 00 degrees 40 minutes 40 seconds West, along the common line between said Lot 1 and said Lot 3, a distance of 368.73 feet to the Southeast corner of said Lot 1 and the Northeast corner of Lot 2, Block 1, of said Northern Crossing West;

THENCE North 89 degrees 19 minutes 20 seconds West, along the common line between said Lot 1 and said Lot 2, a distance of 413.47 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set for the intersection of the common line between said Lot 1 and said Lot 2 with the proposed East right-of-way line of Interstate 35W for the POINT OF BEGINNING, said POINT OF BEGINNING being 266.10 feet East of and at right angles to centerline survey station 639+73.47 of the proposed centerline of Interstate 35W;

- (1) THENCE North 89 degrees 19 minutes 20 seconds West, continuing along the common line between said Lot 1 and said Lot 2, a distance of 14.00 feet to the existing East right-of-way line of Interstate 35W (variable width ROW), as recorded in Document Number D206316133, Official Public Records, Tarrant County, Texas;
- (2) THENCE North 03 degrees 09 minutes 15 seconds East, along said existing East right-of-way line of Interstate 35W, a distance of 371.98 feet to the beginning of a curve to the right whose long chord bears North 04 degrees 07 minutes 27 seconds East, a distance of 57.04 feet;

County: Tarrant
Parcel: 182
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 182

- (3) THENCE Northeasterly, continuing along said existing East right-of-way line of Interstate 35W, curving to the right, having a radius of 1,945.98 feet, a central angle of 01 degree 40 minutes 46 seconds, for an arc distance of 57.04 feet to a TxDOT Aluminum monument found for the intersection of said existing East right-of-way line of Interstate 35W with the aforesaid existing South right-of-way line of Northern Cross Boulevard;
- (4) THENCE South 74 degrees 18 minutes 26 seconds East, along said existing South right-of-way line of Northern Cross Boulevard and the North line of said Lot 1, a distance of 44.02 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set for the intersection of the North line of said Lot 1 with said proposed East right-of-way line of Interstate 35W, said point being the beginning of an Access Denial Line;**
- (5) THENCE South 60 degrees 41 minutes 34 seconds West, crossing said Lot 1, along said proposed East right-of-way line of Interstate 35W and said Access Denial Line, a distance of 37.28 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set for an angle point;**
- (6) THENCE South 02 degrees 56 minutes 16 seconds West, continuing across said Lot 1, along said proposed East right-of-way line of Interstate 35W and said Access Denial Line, a distance of 398.84 feet to the end of said Access Denial Line and the POINT OF BEGINNING, and containing 6,042 square feet [0.1387 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: 182
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 182

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.

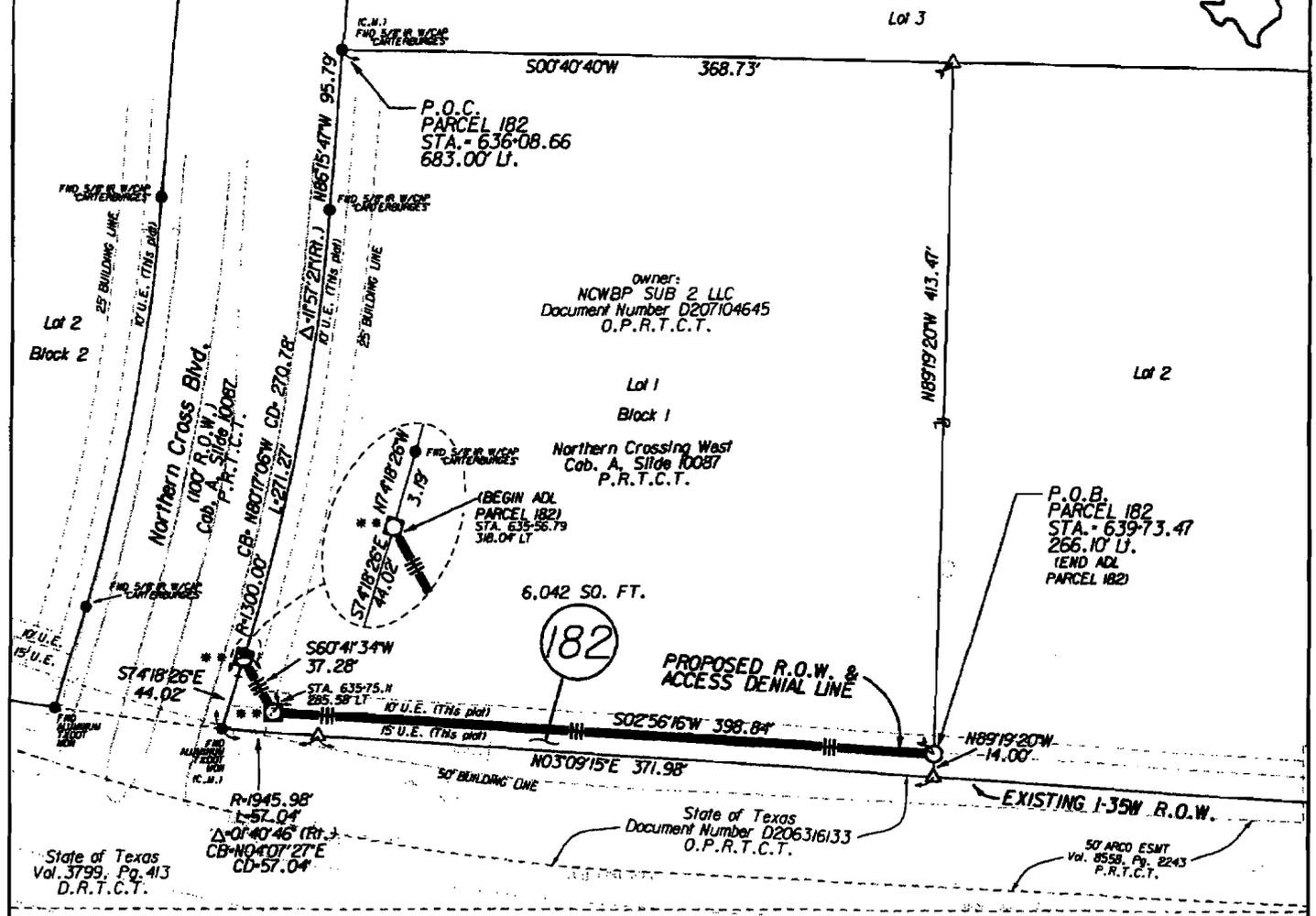
 4/15/10

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





PLAT TO ACCOMPANY
PARCEL DESCRIPTION



D. ODUM SURVEY
A-1184

State of Texas
Vol. 4077, Pg. 14
D.R.T.C.T.

(VARIABLE R.O.W.)

PROPOSED \odot I-35W

S 00° 08' 17" W

635+00

640+00



CITY OF FORT WORTH
TARRANT COUNTY



A PLAT OF A SURVEY OF PARCEL 182			PARCEL NUMBER	182	
FILE	I-820	DIVISION TTA	ACQUISITION	ACRES	SQUARE FEET
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	DEED AREA	3.7478	163,253
1" = 100'	0008-14-093	COUNTY TARRANT	REMAINDER AREA	3.6091	157,211



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.D.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.704-5264, EFFECTIVE DATE MARCH 2, 2010.
 - 4) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: ESMT. DOCUMENT NUMBER D206411581 ESMT. VOL. 14574, PG. 154
 - 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 DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4838



 <p>Texas Department of Transportation © 2010</p>	A PLAT OF A SURVEY OF PARCEL 182			PARCEL NUMBER	182		
	FILE	I-820		DIVISION TTA	ACQUISITION	0.1387	6,042
	SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY	DEED AREA	3.7478	163,253
	1" = 100'		0008-14-093	TARRANT	REMAINDER AREA	3.6091	157,211

County: Tarrant
Parcel: 6
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 13, 2010



Description for Parcel 6

BEING an 11,287 square foot tract of land in the D. Odum Survey, Abstract Number 1184, Fort Worth, Tarrant County, Texas, and being out of and a portion of the remainder of Lot 1-R, Block 5, Fossil Creek, Phase I, Section 2, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-188, Page 41, Plat Records, Tarrant County, Texas, said remainder of Lot 1-R is described in a Special Warranty Deed dated August 13, 1998, to Fossil Creek Crown Partners, LTD.(1), as recorded in Document Number D198186076, Official Public Records, Tarrant County, Texas, said 11,287 square foot tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the Northeast corner of said Lot 1-R and the Northwest corner of Lot 2R-1A, Block 5, Fossil Creek, Phase I, Section 2, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 11688, Plat Records, Tarrant County, Texas, said POINT OF COMMENCING being in the existing South right-of-way line of Sandshell Drive (60' ROW), as recorded in Cabinet A, Slide 2715, Plat Records, Tarrant County, Texas, said POINT OF COMMENCING also being 938.31 feet North of and at right angles to centerline survey station 694+79.69 of the proposed centerline of Interstate 820;

THENCE South 00 degrees 31 minutes 04 seconds East, along the East line of said remainder of Lot 1-R and the West line of said Lot 2R-1A, passing at a distance of 309.13 feet the Southwest corner of said Lot 2R-1A, same being the Northwest corner of Lot 3R, Block 5, Fossil Creek, Phase I, Section 2, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 4043, Plat Records, Tarrant County, Texas, and continuing along the East line of said remainder of Lot 1-R and the West line of said Lot 3R, for a total distance of 707.17 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set at the intersection of the East line of said remainder of Lot 1-R and the West line of said Lot 3R with the proposed North right-of-way line of Interstate 820 for the POINT OF BEGINNING, said POINT OF BEGINNING being 231.25 feet North of and at right angles to centerline survey station 694+92.19 of the proposed centerline of Interstate 820;

- (1) THENCE South 00 degrees 31 minutes 04 seconds East, continuing along the East line of said remainder of Lot 1-R and the West line of said Lot 3R, a distance of 19.04 feet to the Southwest corner of said Lot 3R, said point being in the existing North right-of-way line of Interstate 820 (350' ROW), as recorded in Volume 3790, Page 172, Deed Records, Tarrant County, Texas;

County: Tarrant
Parcel: 6
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 13, 2010



Description for Parcel 6

- (2) THENCE South 89 degrees 28 minutes 58 seconds West, along the existing North right-of-way line of Interstate 820 and the South line of said Lot 1-R, a distance of 385.53 feet to the Southwest corner of said Lot 1-R, same being the Southeast corner of that certain tract of land described as Tract 5, in deed to the Ruth Ray & H.L. Hunt Foundation, as recorded in Volume 9498, Page 1906, and the Ruth Foundation, as recorded in Volume 9490, Page 751, Deed Records, Tarrant County, Texas (Hunt tract);
- (3) THENCE North 03 degrees 12 minutes 54 seconds East, along the common line between said Lot 1-R and said Hunt tract, a distance of 40.29 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set for the intersection of the common line between said Lot 1-R and said Hunt tract with the proposed North right-of-way line of Interstate 820, said point being the beginning of an Access Denial Line;
- (4) THENCE South 87 degrees 15 minutes 18 seconds East, crossing said Lot 1-R, along the proposed North right-of-way line of Interstate 820 and said Access Denial Line, passing at a distance of 10.66 feet, a 5/8 inch smooth iron rod with aluminum cap stamped ACCESS DENIAL set for the end of said Access Denial Line, passing at a distance of 51.83 feet a 5/8 inch smooth iron rod with aluminum cap stamped ACCESS DENIAL set for the beginning of an Access Denial Line, an continue, a total distance of 303.25 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set for the beginning of a curve to the left whose long chord bears South 87 degrees 43 minutes 27 seconds East, a distance of 80.25 feet;**
- (5) THENCE Southeasterly, continuing across said Lot 1-R, along the proposed North right-of-way line of Interstate 820 and said Access Denial Line, curving to the left, having a radius of 4,900.04 feet, a central angle of 00 degrees 56 minutes 18 seconds, passing at an arc distance of 32.18 feet, a 5/8 inch smooth iron rod with aluminum cap stamped ACCESS DENIAL set for the end of said Access Denial Line, passing at an arc distance of 63.69 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 for a total arc distance of 80.25 feet to the POINT OF BEGINNING, and containing 11,287 square feet [0.2591 acres] of land, more or less.

County: Tarrant
Parcel: 6
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 13, 2010



Description for Parcel 6

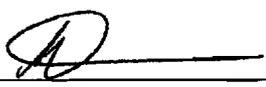
NOTES:

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.

 4/13/10

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

SANDSHELL DRIVE
(60' ROW)
Cab. A, Slide 2715
P.R.T.C.T.

OWNER:
Fossil Creek Crown Partners, LTD.(I)
Document Number D198186076
D.P.R.T.C.T.

Remainder
Lot 1-R, Block 5
Fossil Creek,
Phase I, Section 2
Vol. 308-188, Pg. 41
P.R.T.C.T.

The Ruth Roy & H.L.
Hunt Foundation
VOLUME 9498, PAGE 1906
The Ruth Foundation
VOLUME 9490, PAGE 751
D.R.T.C.T.

Lot 2R-1A & 2R-2A, Block 5
Fossil Creek,
Phase I, Section 2
Cab. A, Slide 11688
P.R.T.C.T.

Lot 3R, Block 5
Fossil Creek,
Phase I, Section 2
Cab. A, Slide 4043
P.R.T.C.T.

P.O.C.
PARCEL 6
STA. = 694+79.69
938.31' LI.

P.O.B.
PARCEL 6
STA. = 694+92.19
231.25' LI.

PROPOSED R.O.W. &
ACCESS DENIAL LINE

11,287 SO. FT.



(350' R.O.W.)

State of Texas
Vol. 3790, Pg. 172
D.R.T.C.T.

S 89° 30' 18" E

PROPOSED C 1-820

690+00

695+00

CITY OF FORT WORTH
TARRANT COUNTY

D. ODUM SURVEY
A-1184



Curve	Radius	Delta	Length	Chord Bearing	Distance
C 6-1	4900.04'	00° 56' 18" (LT.)	80.25'	S 87° 43' 27" E	80.25'



© 2010

A PLAT OF A SURVEY
OF PARCEL 6

PARCEL
NUMBER

6

FILE

I-820

DIVISION

TTA

ACQUISITION

0.2591

11,287

SCALE

1" = 100'

FEDERAL AID PROJECT NO.

0008-14-093

COUNTY

TARRANT

DEED AREA

6.0351

262,887

REMAINDER AREA

5.7759

251,600



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

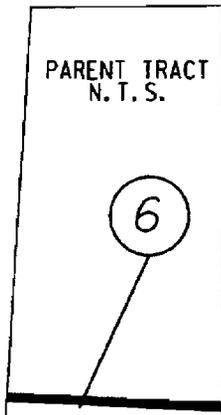
LEGEND

- 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
- 3/8" 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
- (XXV) 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 (1tp) 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 § OR §
- 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 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.704-5112, EFFECTIVE DATE February 22, 2010.
- 4) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL: ESTM. VOL. 7143, PG. 30. (AFFECTS PARCEL 8) ESMT. VOL. 388-188, PG. 41. (AFFECTS PARCEL 8) ESMT. VOL. 9116, PG. 1364.
- 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.

 4/13/10
MICHAEL DAN DAVIS (DATE)
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4838



A PLAT OF A SURVEY				PARCEL NUMBER	6	
FILE	I-820	DIVISION TTA	ACQUISITION	ACRES	SQUARE FEET	
SCALE	FEDERAL AID PROJECT NO.	R.O.W. - C. S. J. NO.	DEED AREA	0.2591	11,287	
1" = 100'		0008-14-093	REMAINDER AREA	6.0351	262,887	
		TARRANT		5.7759	251,600	

COPY

County: Tarrant
Parcel: 9
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 6
February 22, 2010



Description for Parcel 9

BEING a 73,479 square foot tract of land in the D. Odum Survey, Abstract Number 1184, City of Fort Worth, Tarrant County, Texas, and being out of and a portion of that certain Lot 1, Block 5 of Northern Crossing Addition to the City of Fort Worth, Tarrant County, Texas, according to the replat thereof recorded in Cabinet A, Slide 5968, Plat Records, Tarrant County, Texas, which Lot 1, Block 5 is described in Special Warranty deed dated March 27, 2007, to Pack Properties VII, LLC, a Texas limited liability company, and recorded in Document Number D208133004, Official Public Records, Tarrant County, Texas, said 73,479 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found at the Southeast corner of said Lot 1, same being in the West right-of-way line of Altair Boulevard (60' ROW), according to the plat thereof recorded in Volume 388-202, Page 69, Plat Records, Tarrant County, Texas, said POINT OF COMMENCING also being 583.71 feet South of and at right angles to centerline survey station 710+32.16 of the proposed centerline of Interstate 820; said point being in a curve to the left, whose long chord bears North 09 degrees 47 minutes 51 seconds East, a distance of 346.39 feet;

THENCE Northeasterly, along the East line of said Lot 1 and said West right-of-way line, curving to the left, having a radius of 970.00 feet, a central angle of 20 degrees 34 minutes 14 seconds, for an arc distance of 348.25 feet to the end of said curve;

THENCE North 00 degrees 35 minutes 28 seconds West, continuing along the East line of said Lot 1 and said West right-of-way line, a distance of 11.82 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set for the POINT OF BEGINNING, same being the intersection of the proposed South right-of-way line of Interstate 820, and the East line of said Lot 1, said POINT OF BEGINNING also being 232.25 feet South of and at right angles to centerline survey station 710+99.15 of the proposed centerline of Interstate 820 and being the beginning of an Access Denial Line;**

- (1) THENCE North 46 degrees 59 minutes 15 seconds West, departing the East line of said Lot 1 and said West right-of-way line, crossing said Lot 1, along said proposed South right-of-way line and said Access Denial Line, a distance of 58.21 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set for an angle point;**

County: Tarrant
Parcel: 9
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 6
February 22, 2010



Description for Parcel 9

- (7) THENCE South 00 degrees 35 minutes 28 seconds East, along said West right-of-way line of Altair Boulevard, same being the East line of said Lot 1, a distance of 107.32 feet to the POINT OF BEGINNING, and containing 73,479 square feet [1.6868 acres] of land, more or less.

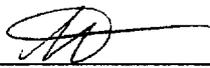
NOTES:

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.

 2/22/10

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

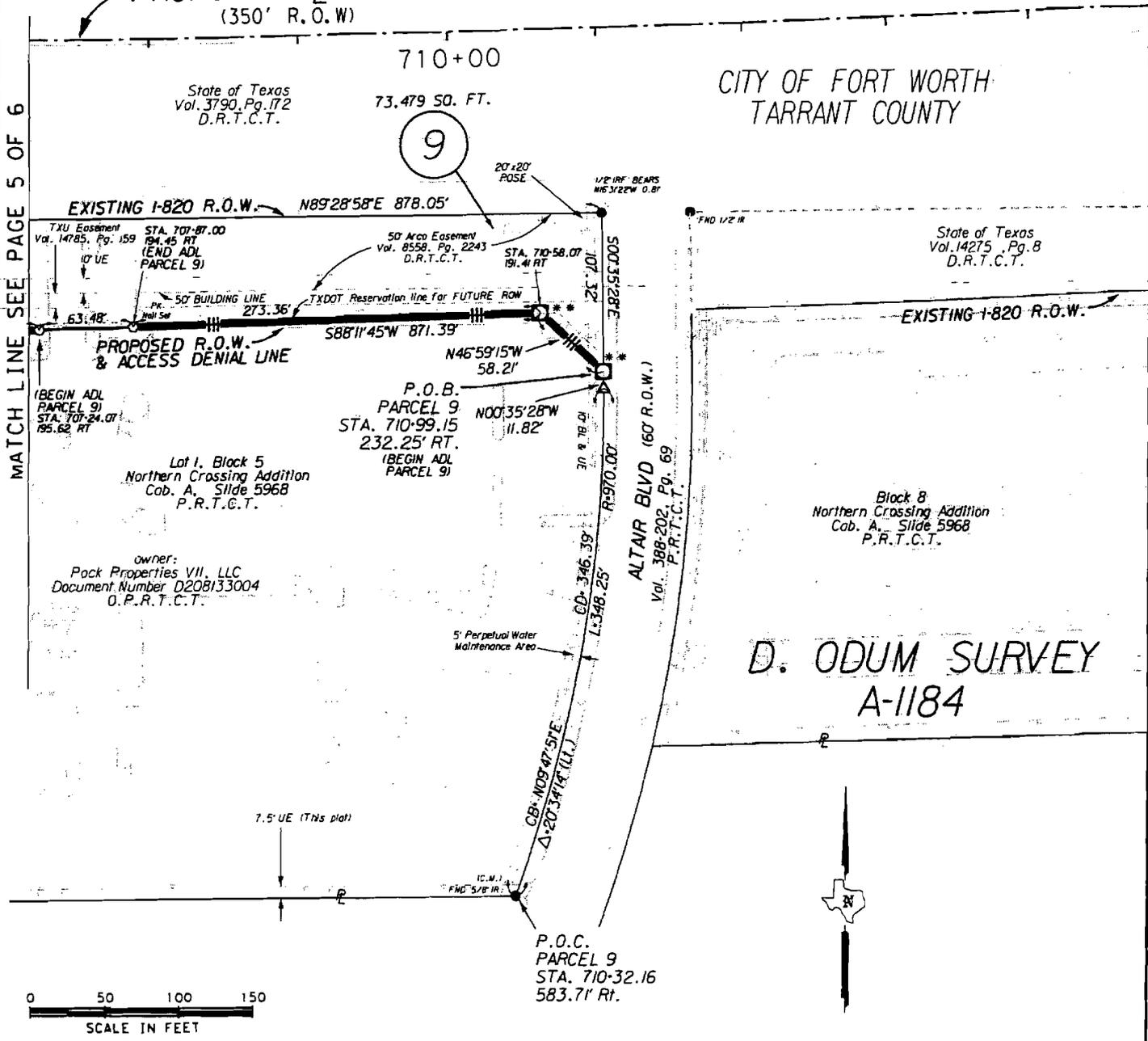


⊙ CURVE DATA

P.I. Station = 710-05.50
 N = 6991258.195
 E = 2338130.078
 Radius = 22,965.83
 Length = 1,496.86
 Delta = 03° 44' 04" (LT)

PROPOSED ⊙ I-820
 (350' R.O.W.)

MATCH LINE SEE PAGE 5 OF 6



D. ODUM SURVEY
A-1184



A PLAT OF A SURVEY OF PARCEL 9			PARCEL NUMBER	9	
FILE	I-820	DIVISION	ACQUISITION	ACRES	SQUARE FEET
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J. NO.	DEED AREA	10.0003	435,617
1" = 100'		0008-14-093	REMAINDER AREA	8.3135	362,138
		COUNTY			
		TARRANT			

PLAT TO ACCOMPANY
PARCEL DESCRIPTION



State of Texas
Vol. 3790, Pg. 172
D.R.T.C.T.

PC 702+56.80

☉ CURVE DATA

P.I. Station = 710+05.50
N = 6991258.195
E = 2338130.078
Radius = 22,965.83
Length = 1,496.86
Delta = 03° 44' 04" (LT)

PROPOSED ☉ I-820
(350' R.O.W)

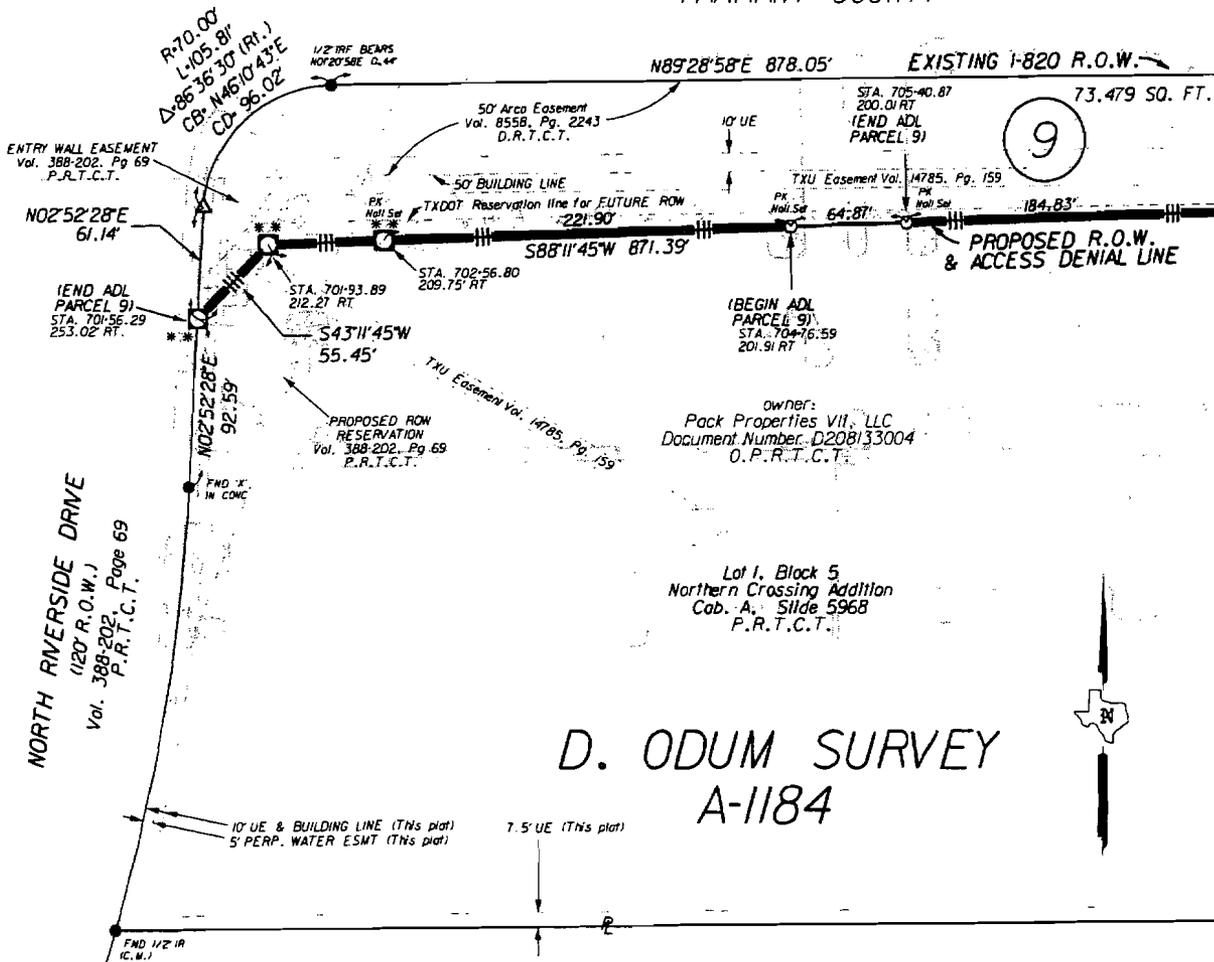
S 89° 30' 18" E

705+00

State of Texas
Vol. 3790, Pg. 172
D.R.T.C.T.

CITY OF FORT WORTH
TARRANT COUNTY

MATCH LINE SEE PAGE 4 OF 6



NORTH RIVERSIDE DRIVE
(120' R.O.W.)
Vol. 388-202, Page 69
P.R.T.C.T.

owner:
Pack Properties VII, LLC
Document Number: D208133004
O.P.R.T.C.T.

Lot 1, Block 5
Northern Crossing Addition
Cub. A. Slide 5968
P.R.T.C.T.

D. ODUM SURVEY
A-1184



© 2010

A PLAT OF A SURVEY OF PARCEL 9			PARCEL NUMBER	9	
FILE	I-820		ACQUISITION	1.6868	73,479
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	DEED AREA	10.0003	435,617
1" = 100'		0008-14-093	REMAINDER AREA	8.3135	362,138
		DIVISION TTA			
		COUNTY TARRANT			



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

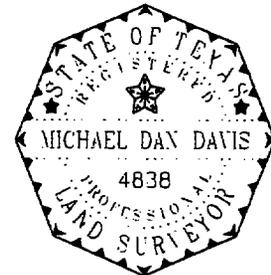
LEGEND

■	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. (XXX)	NOT TO SCALE RECORD INFORMATION
R. O. W. ESMT.	RIGHT-OF-WAY 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. 704-5120, EFFECTIVE DATE NOVEMBER 11, 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.

 2/22/10
 MICHAEL DAN DAVIS DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4838



A PLAT OF A SURVEY OF PARCEL 9				PARCEL NUMBER		9		
				FILE	I-820	DIVISION	TTA	ACQUISITION
SCALE	1" = 100'	FEDERAL AID PROJECT NO.	0008-14-093	COUNTY	TARRANT	DEED AREA	10.0003	435,617
						REMAINDER AREA	8.3135	362,138

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

Property Description
Parcel 83

Being 3.016 acres of land situated in the M. JEWETT SURVEY, Abstract No. 517, McLennan County, Texas. Being part of that certain called 8.94 acre tract (designated as Tract I) of land conveyed to Billy D. Pierce by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 9728866 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 3.016 acres being more particularly described by metes and bounds as follows:

Commencing at a point in the westerly line of that certain called 8.000 acre tract of land conveyed to Thomas R. Gaidusek and wife, Karen R. Gaidusek by deed and recorded under Volume 1807, Page 294 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), being the southwesterly corner of that certain called 0.50 acre tract (designated as Tract II) of land conveyed to Billy D. Pierce by deed and recorded under M.C.C.F. No. 9728866 of said Official Public Records, same being the southeasterly corner of said 8.94 acre tract, from which a found 1/2-inch iron rod bears North 02°54' West, 0.61 feet;

Thence, South 59°00'56" West, 353.63 feet along the westerly line of said 8.000 acre tract, being the southerly line of said 8.94 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies) and for the **POINT OF BEGINNING**;

- 1) **THENCE, South 59°00'56" West, 196.80 feet** continuing along the westerly line of said 8.000 acre tract, being the southerly line of said 8.94 acre tract to a point in the existing easterly right of way line of Interstate Highway 35 (width varies), being the westernmost northwesterly corner of said 8.000 acre tract, same being the southwesterly corner of said 8.94 acre tract, from which a found 1/2-inch iron rod bears North 67°50' East, 0.57 feet, said existing right of way conveyed to the State of Texas by deeds and recorded under Volume S, Page 98 of the Civil Court Minutes of McLennan County, Texas and under Volume 816, Page 661 of said Deed Records;
- 2) **THENCE, North 01°26'11" East, 547.31 feet** along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said 8.94 acre tract to a point, from which a found concrete monument (broken top) bears South 88°34' East, 1.28 feet;
- 3) **THENCE, North 16°05'11" East, 395.22 feet** continuing along the existing easterly right of way line of Interstate Highway 35, being the northwesterly line of said 8.94 acre tract to a found concrete monument (broken top);
- 4) **THENCE, North 26°47'11" East, 155.52 feet** continuing along the existing easterly right of way line of Interstate Highway 35, being the northwesterly line of said 8.94 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;

- 5) **THENCE, South 01°27'39" West, 964.70 feet** along the proposed easterly right of way line of Interstate Highway 35 to the **POINT OF BEGINNING** and containing 3.016 acres of land, more or less.

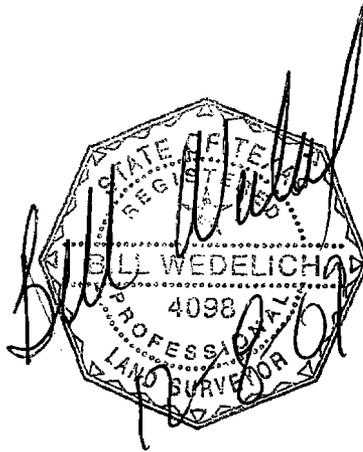
Horizontal Control – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD85 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD85 (1993) Grid values divide the north 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.

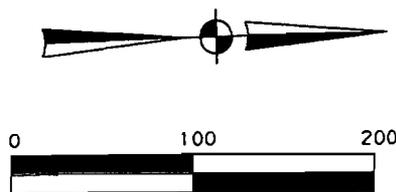
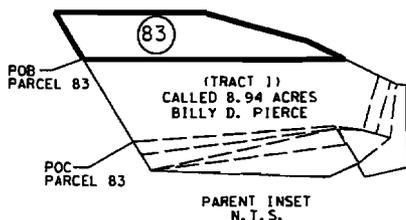
See attached 8 ½” x 11” plat that accompanies.

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

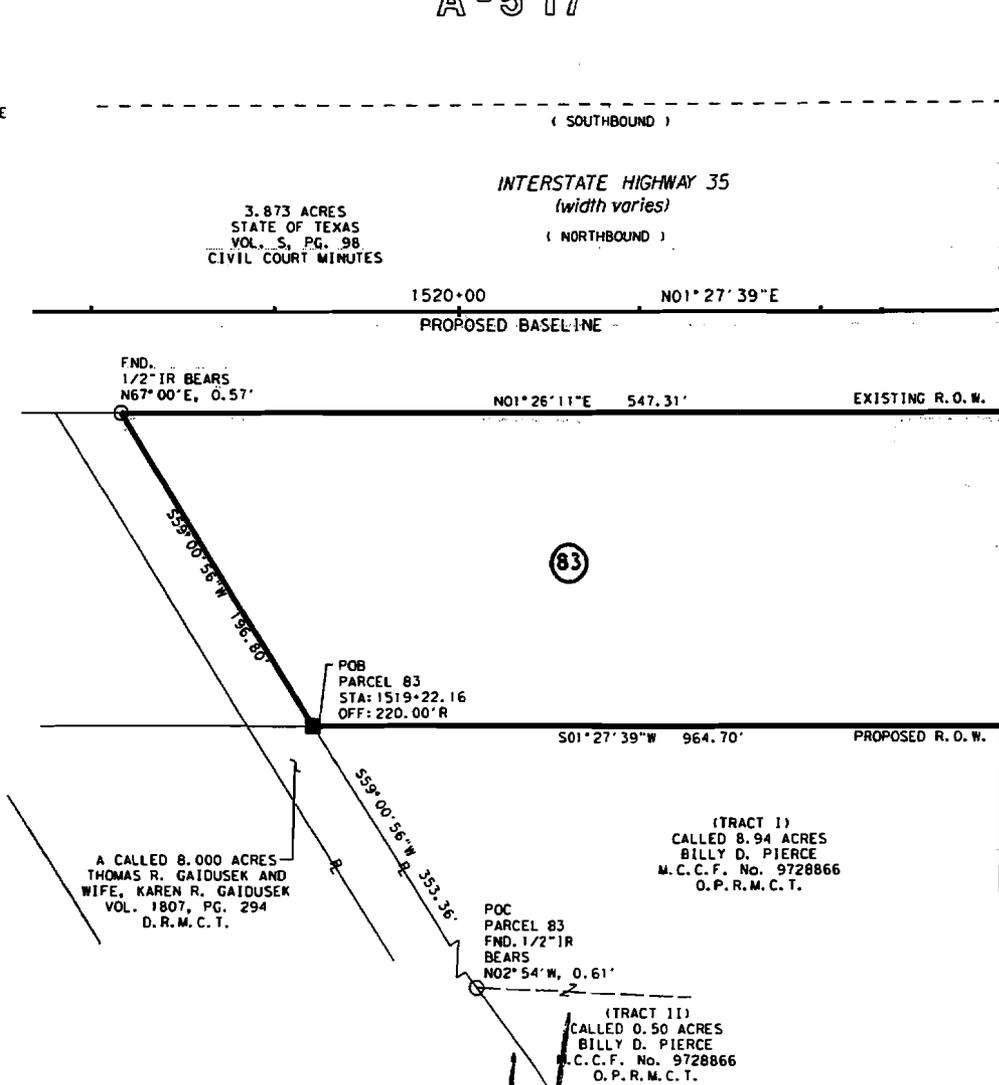


LEGEND

- 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
- ⊠ TELE. MH
- FIRE HYDRANT
- FIBER OPTIC LINE
- WATER VALVE
- SAN. MH
- ⊠ SIGN
- Property Line
- Landmark
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- Survey Line
- ⊠ PARCEL NUMBER



M. JEWETT SURVEY
A-517



MATCHLINE STA. 1523+00

- 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, 9915AZ1, 1359914, AND 9914AZ1.
 - 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 ADJUTING PROPERTY.



PARCEL 83
3.016 AC
131,393 SQ.FT.
PAGE 3 OF 4

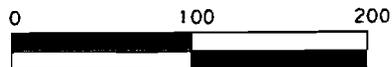
BILLY D. PIERCE
IH-35
C.S.J. 0014-08-082
MCLENNAN COUNTY SEPTEMBER, 2009
prepared by:



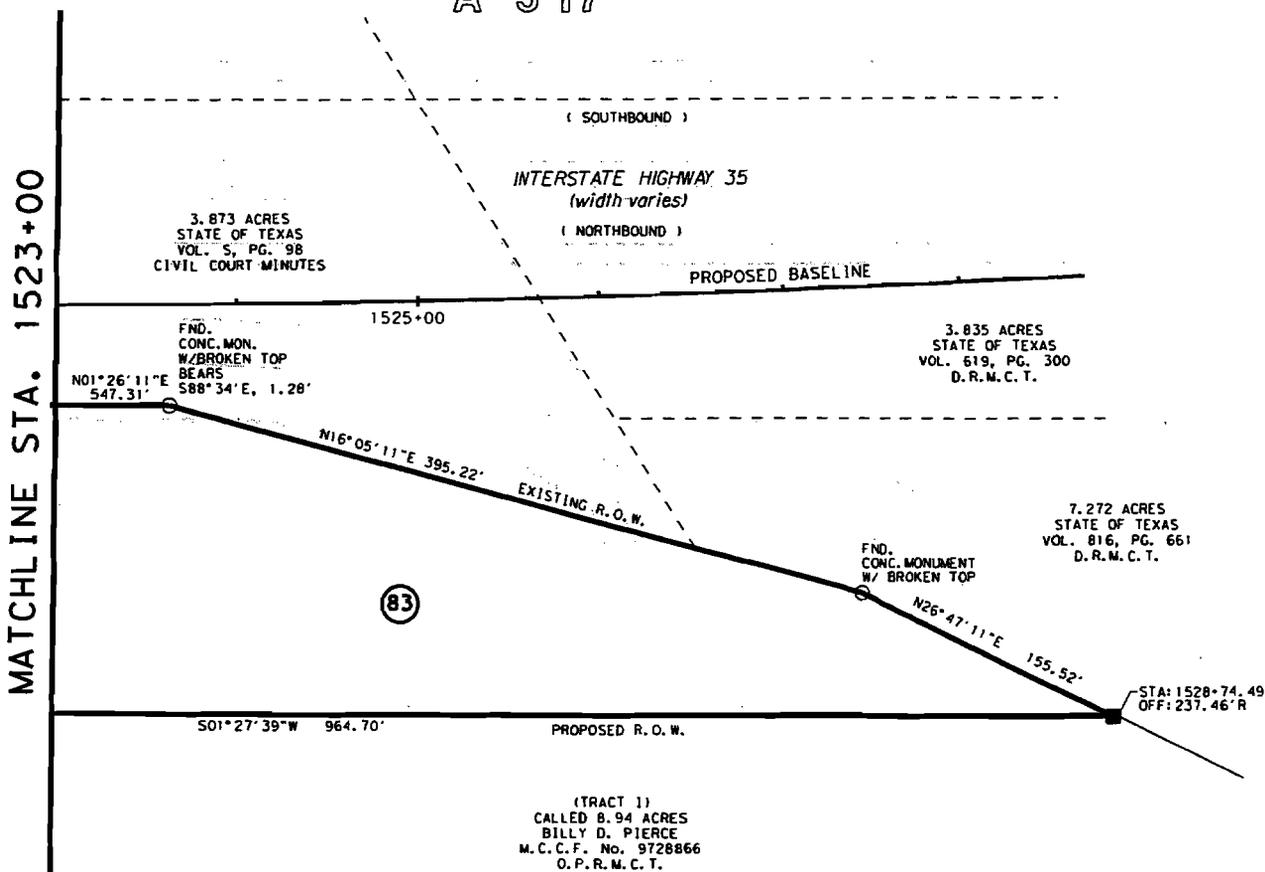
REVISED: NOVEMBER 16, 2009
DGN: IH35 163-3 Parcel 83A.dgn
GS JOB No. 07-017-163

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

PROPOSED BASELINE
CURVE DATA
 $\Delta = 05^{\circ}49'00''$ LT
 $R = 12,000.00'$
 $L = 1,218.26'$
 $CHB = N01^{\circ}26'51''$ W
 $CHD = 1,217.74'$
 PI
 STA: 1528+42.96
 $N = 10,628,246.89$
 $E = 3,300,462.40$



M. JEWETT SURVEY
A-517



PARCEL 83
3.016 AC
131,393 SQ.FT.
PAGE 4 OF 4

BILLY D. PIERCE

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.: 569
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
4/23/2010



DESCRIPTION FOR PARCEL 569

BEING a 13,905 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 A, Stonecreek Estates, an addition to the City of Bedford, as recorded in Cabinet A, Slide 2630 of the Plat Records, Tarrant County, Texas, (P.R.T.C.T.), said tract also being part of that tract of land described in General Warranty Deed with Vendor's Lien to John and Ginger Ziegler Ministries, as recorded in Document Number D207343377 of the Official Public Records of Tarrant County, Texas, said 13,905 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a calculated point, from which a found 1/2-inch iron rod for witness bears North 85 degrees 09 minutes 29 seconds East, a distance of 0.37 feet, for the northwest corner of said Lot 1-R, Block A, said point also being on the existing east right-of-way line of Stonegate Drive North (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. and by plat of Stonegate, as recorded in Volume 388-36, Page 39, P.R.T.C.T.);

THENCE South 04 degrees 46 minutes 50 seconds West, with said existing east right-of-way line, a distance of 257.46 feet to a set TxDOT Type II Brass Disk in concrete for the POINT OF BEGINNING, being located 235.89 feet left of S.H. 121 Baseline Station 165+47.08, said point being the intersection of said existing east right-of-way line with the proposed north right-of-way line of S.H. 121 (a variable width right-of-way) and the beginning of this Access Denial Line;

- 1) THENCE South 33 degrees 22 minutes 53 seconds East, departing said existing east right-of-way line, over and across said Lot 1-R, Block A and with said proposed north right-of-way line and said Access Denial Line, a distance of 23.87 feet to a set "X" cut in concrete for corner, said point being the point of curvature of a non-tangent circular curve to the right having a radius of 2,022.00 feet and whose chord bears South 76 degrees 43 minutes 04 seconds East, a distance of 449.58 feet;

County: Tarrant
Parcel No.: 569
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
4/23/2010



DESCRIPTION FOR PARCEL 569

- 2) THENCE Easterly, continuing over and across said Lot 1-R, Block A and with said proposed north right-of-way line, said Access Denial Line and said curve, through a central angle of 12 degrees 45 minutes 57 seconds, an arc distance of 450.51 feet to a set 1/2-inch iron rod with TxDOT aluminum cap for the end of this Access Denial Line, being located 192.10 feet left of S.H. 121 Baseline Station 169+66.25, said point being the intersection of said proposed north right-of-way line with the west line of that tract of land described as Tract A in Warranty Deed to the City of Bedford, Texas, as recorded in Volume 7468, Page 1229 of the Deed Records, Tarrant County, Texas, said point being the point of curvature of a non-tangent circular curve to the right having a radius of 152.72 feet and whose chord bears South 13 degrees 30 minutes 53 seconds West, a distance of 17.07 feet;
- 3) THENCE Southerly, departing said proposed north right-of-way line and with said west line and said curve, through a central angle of 06 degrees 24 minutes 28 seconds, passing at an arc distance of 16.49 feet a found 1/2-inch iron rod, and continuing with said west line and said curve, in all, a total arc distance of 17.08 feet to a calculated point for the southwest corner of said Tract A, said point being at the intersection of said west line with the existing 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 non-tangent circular curve to the left having a radius of 2,084.86 feet and whose chord bears North 79 degrees 57 minutes 27 seconds West, a distance of 458.73 feet;
- 4) THENCE Westerly, departing said west line and with said existing north right-of-way line and said curve, through a central angle of 12 degrees 37 minutes 56 seconds, an arc distance of 459.66 feet to a calculated point for the southwest corner of said Lot 1-R, Block A, said point being at the intersection of said existing north right-of-way line with said east right-of-way line of Stonegate Drive North, from which a found 1/2-inch iron rod for witness bears North 06 degrees 27 minutes 21 seconds West, a distance of 1.12 feet;

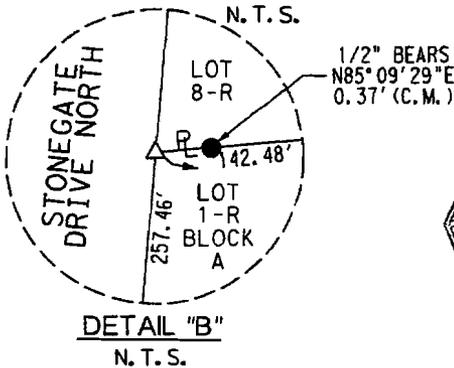
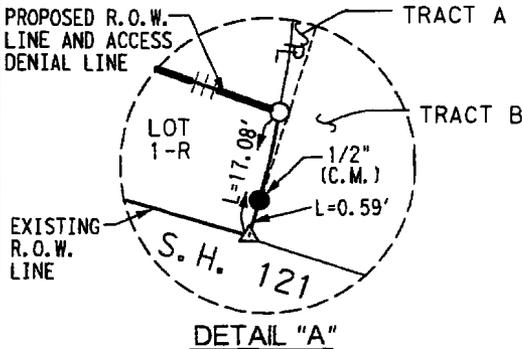


PLAT TO ACCOMPANY
PARCEL DESCRIPTION

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 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. 704-5584, EFFECTIVE DATE JANUARY 12, 2010.
- 8) RESTRICTIVE COVENANTS AS RECORDED IN VOLUME 388-36, PAGE 39 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), AND AS RECORDED IN VOLUME 388-204, PAGE 77, P.R.T.C.T., AND AS RECORDED IN VOLUME 388-206, PAGE 44, P.R.T.C.T., AND AS RECORDED IN VOLUME 3898, PAGE 375 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), AND AS RECORDED IN VOLUME 3976, PAGE 249, D.R.T.C.T., AFFECT THE SUBJECT TRACT.
- 9) THE BUILDING SETBACK LINES AND EASEMENTS AS SHOWN ON THE PLAT OF STONEGATE AS RECORDED IN VOLUME 388-36, PAGE 39, P.R.T.C.T., DO NOT AFFECT THE SUBJECT TRACT.
- 10) THE EASEMENTS TO THE CITY OF BEDFORD, TEXAS AS RECORDED IN VOLUME 7468, PAGE 1229, D.R.T.C.T., DO NOT AFFECT THE SUBJECT TRACT.



Colin J. Henry 4/23/10
COLIN J. HENRY DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5230

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

A PLAT OF A SURVEY OF PARCEL
569

PARCEL NUMBER	569	
	ACRES	SQUARE FEET
ACQUISITION	0.3192	13,905
DEED AREA	2.5140	109,512
REMAINDER AREA	2.1948	95,607.



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

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

Property Description
Parcel 21

Being 2.518 acres of land situated in the J.R. RUTHERFORD SURVEY, Abstract No. 34, McLennan County, Texas. Being part of that residue of a called 28.869 acre tract of land conveyed to Les Smith by deed and recorded under Volume 1736, Page 893 of the Deed Records of McLennan County, Texas (D.R.M.C.T.); said 2.518 acres being more particularly described by metes and bounds in two (2) parts as follows:

Parcel 21-Pt. 1

Commencing at a found 3/8-inch iron rod at the southeasterly corner of that certain called 2.0 acre tract of land conveyed to L.T.D. Pallet Company by deed and recorded under Volume 1736, Page 895 of said Deed Records, being an interior angle point in the westerly line of said residue of 28.869 acres;

Thence, South 57°18'48" West, 390.99 feet along the southerly line of said 2.0 acre tract, being an interior westerly line of said residue of 28.869 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), for the point of curvature of a curve to the right and for the **POINT OF BEGINNING**;

- 1) **THENCE**, in a southeasterly direction, along the proposed easterly right of way line of Interstate Highway 35 and along said curve to the right, **having a central angle of 00°57'58"**, a radius of **20,220.00 feet**, an arc length of **340.93 feet** and a chord bearing and distance of **South 00°31'22" East, 340.93 feet** to a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" at the Beginning of an Denial of Access Line and for the end of said curve;
- 2) **THENCE**, **South 00°02'23" East, 323.12 feet** continuing along the proposed easterly right of way line of Interstate Highway 35 and along the Denial of Access Line to a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" for the End of the Denial of Access Line;
- 3) **THENCE**, **South 00°13'45" West, 158.84 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 in the southerly line of said residue of 28.869 acre tract, being the northerly line of that certain residue of a called 29.447 acre tract of land conveyed to James F. McDonald and wife, Paula McDonald by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2001037044 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.);

- 4) **THENCE, South 58°07'07" West, 92.77 feet** along the northerly line of said residue of 29.447 acre tract, being the southerly line of said residue of 28.869 acre tract to a point in the existing easterly right of way line of Interstate Highway 35 (width varies), being the northwesterly corner of said residue of 29.447 acre tract, same being the southwestery corner of said residue of 28.869 acre tract, from which a found 3/8-inch iron rod bears North 58°22' East, 0.28 feet, said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 615, Page 248 and Volume 612, Page 78 both of said Deed Records;
- 5) **THENCE, North 03°57'46" West, 789.91 feet** along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said residue of 28.869 acre tract to a set 5/8-inch iron rod with "GS" cap at the southwestery corner of said 2.0 acre tract, being an angle point in the westerly line of said residue of 28.869 acre tract;
- 6) **THENCE, North 57°18'48" East, 155.26 feet** along the southerly line of said 2.0 acre tract, being an interior westerly line of said residue of 28.869 acre tract to the **POINT OF BEGINNING** and containing 2.005 acres, more or less.

Parcel 21-Pt.2

Commencing at a point in the southerly line of that certain called 38.621 acre tract of land conveyed to Dan Haley by deed and recorded under Volume 1586, Page 227 of said Deed Records, being the northeasterly corner of said residue of 28.869 acre tract, from which a found 5/8-inch iron rod bears South 57°03' West, 0.68 feet;

Thence, South 57°12'10" West, 1,075.62 feet along the southerly line of said 38.621 acre tract, being the northerly line of said residue of 28.869 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 (width varies), for the point if curvature of a curve to the right and for the **POINT OF BEGINNING**;

- 1) **THENCE**, in a southeasterly direction, along the proposed easterly right of way line of Interstate Highway 35 and along said curve to the right, **having a central angle of 00°26'08"**, a radius of **20,220.00 feet**, an arc length of **153.71 feet** and a chord bearing and distance of **South 01°48'18" East, 153.71 feet** to a set 5/8-inch iron rod with TxDOT aluminum cap in the northerly line of said 2.0 acre tract, being the interior westerly line of said residue of 28.869 acre tract;
- 2) **THENCE, South 57°18'48" West, 166.14 feet** along the northerly line of said 2.0 acre tract, being the interior westerly line of said residue of 28.869 acre tract to a point in the existing easterly right of way line of Interstate Highway 35 (width varies), being the northwesterly corner of said 2.0 acre tract, same being an angle point in the westerly line of said residue of 28.869 acre tract, from which a found 3/8-inch iron rod bears North 63°23' East, 0.35 feet, said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 612, Page 78 and Volume 619, Page 9 both of said Deed Records;
- 3) **THENCE, North 03°57'46" West, 150.05 feet** along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said residue of 28.869 acre tract to the northwesterly corner of said residue of 28.869 acre tract, being the southwestery corner of said 38.621 acre tract, from which a found 1/2-inch iron rod bears South 56°51' West, 0.30 feet;

- 4) **THENCE, North 57°12'10" East, 172.92 feet** along the northerly line of said residue of 28.869 acre tract, being the southerly line of said 38.621 acre tract to the **POINT OF BEGINNING** and containing 0.513 of an acre of land, more or less.

Parcel 21 Pt. 1 – 2.005 acres
Parcel 21 Pt. 2 – 0.513 acres
Parcel 21 Total – 2.518 acres

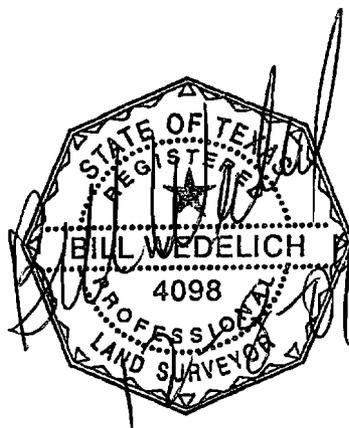
Horizontal Control – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD85 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD85 (1993) Grid values divide the north 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.

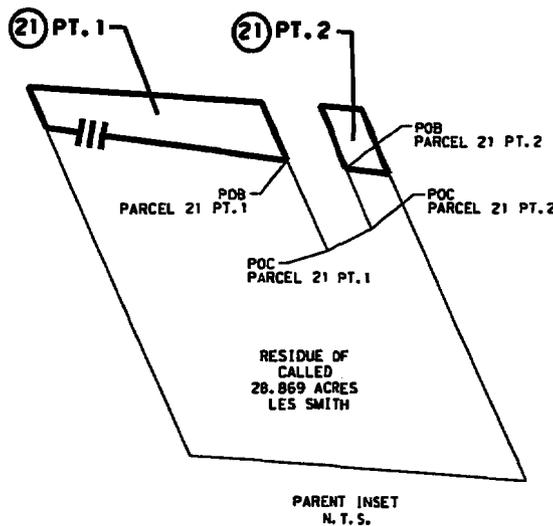
PREPARED BY:
GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380



LEGEND

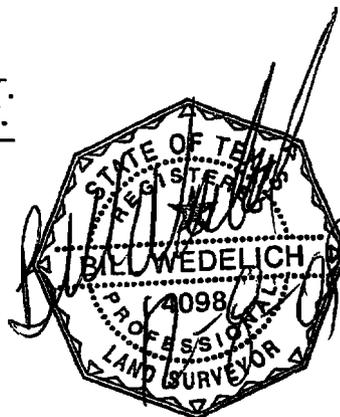


- SET TxDOT TYPE 11 CONCRETE MONUMENT
- SET 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/TXDOT ALUM. CAP
- COA Stamped "CONTROL OF ACCESS POINT" (COA)
- FND 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/GS CAP (UNLESS NOTED)
- FND. (TYPE INDICATED AT LOCATION)
- D.R.M.C.T. DEED RECORDS McLENNAN COUNTY, TEXAS
- 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
- P Property Line
- L Landhook
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- Survey Line
- PARCEL NUMBER



PARCEL 21 PT.1 2.005 AC. 87,352 SQ.FT.
 PARCEL 21 PT.2 0.513 AC. 22,339 SQ.FT.

 PARCEL 2-TOTAL 2.518 AC. 109,691 SQ.FT.



PARCEL 21 PT.1 & PT.2
 2.518 AC.
 109,691 SQ.FT.

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: NOVEMBER 16, 2009

DGN: 1H35 163-3 Parcel 21A.dgn
 GS JOB No. 07-017-163

PAGE 4 OF 7

LES SMITH

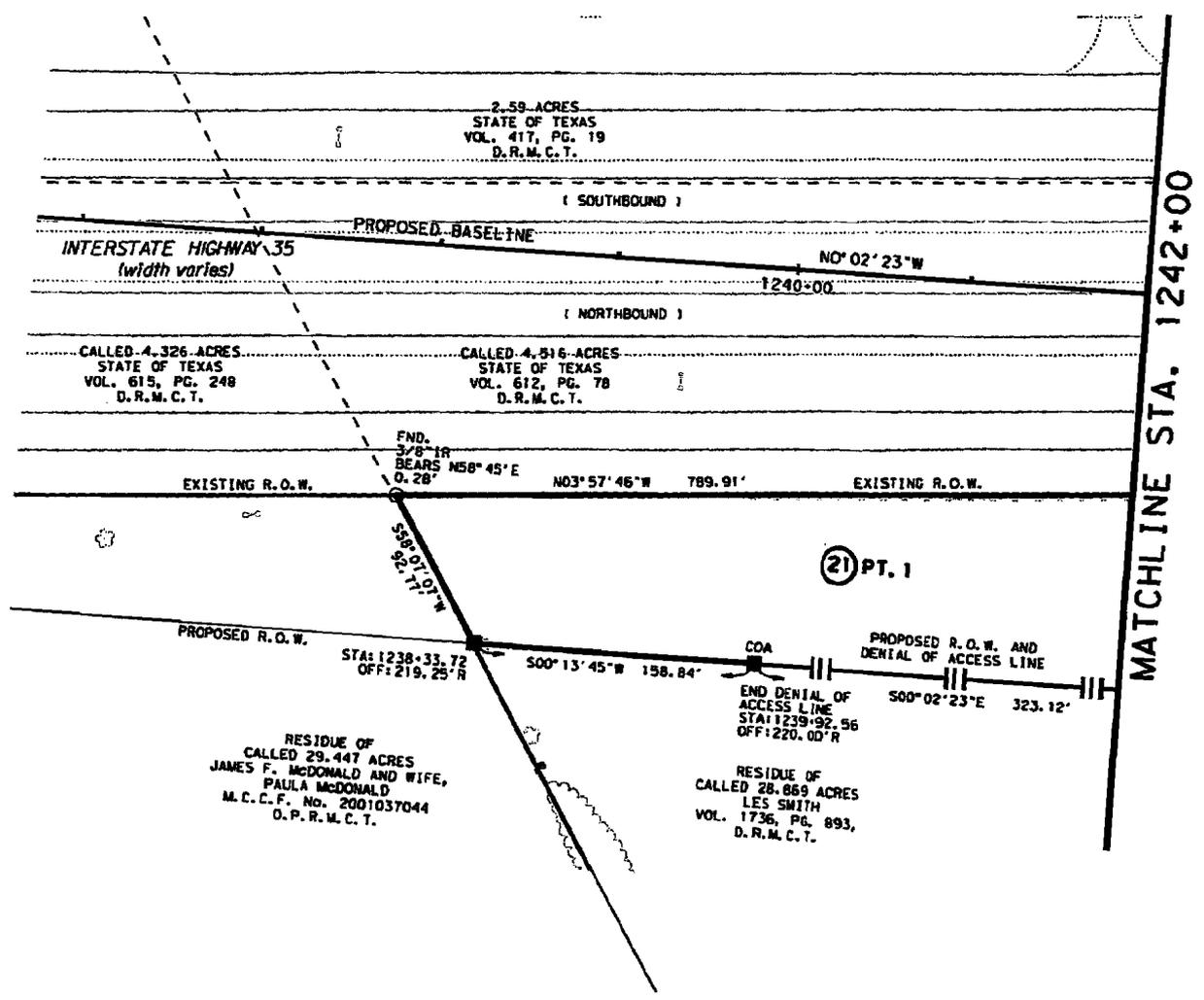
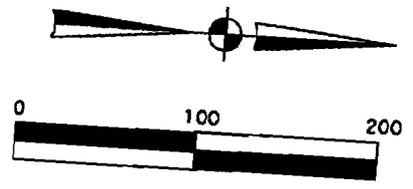
IH-35
 C.S.J. 0014-08-082

McLENNAN COUNTY prepared by: JULY, 2009



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

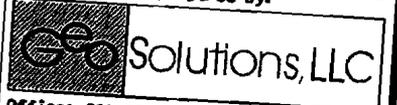
J.R. RUTHERFORD SURVEY A-34



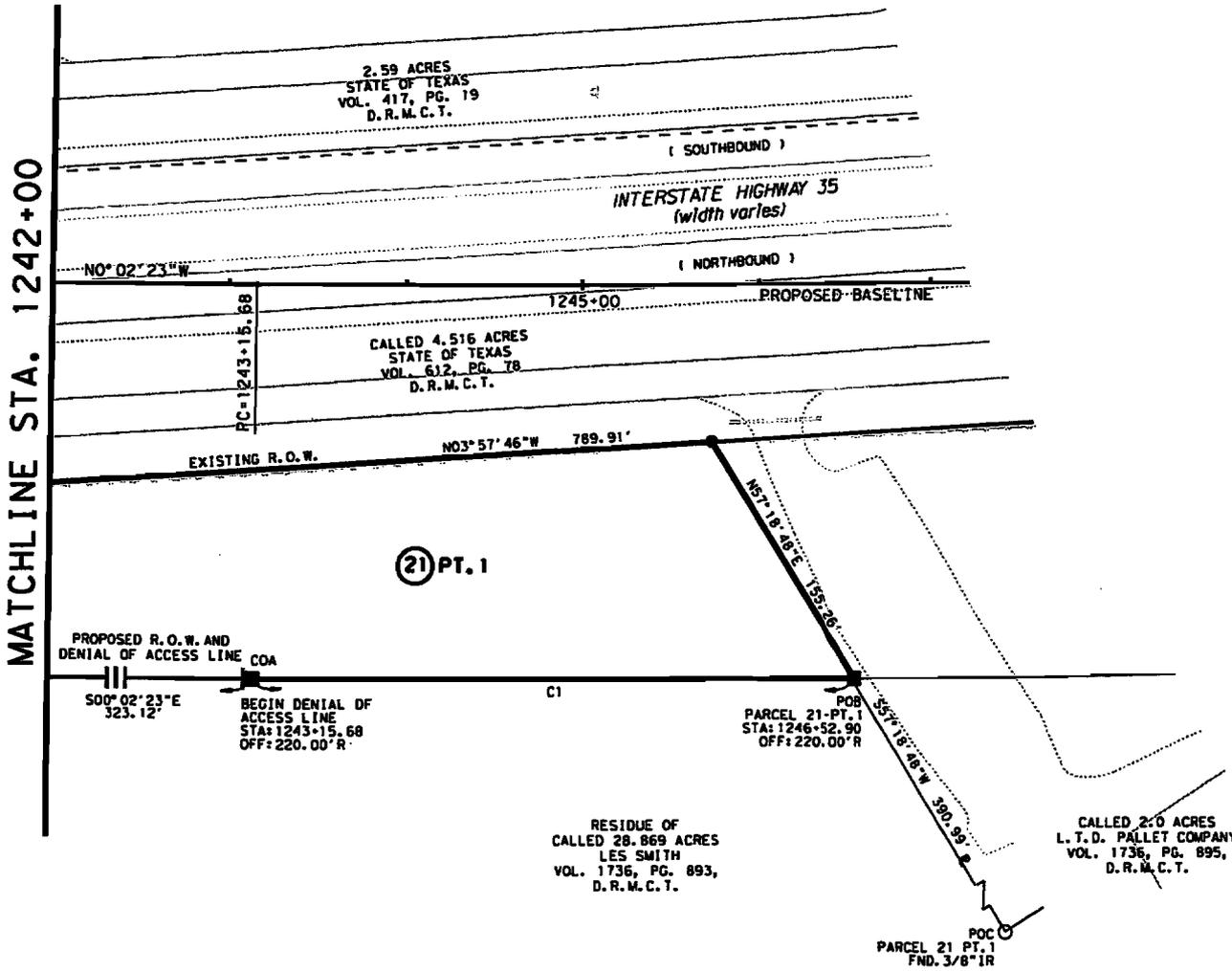
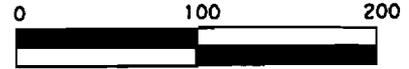
PARCEL 21 PT. 1
2.005 AC.
87,352 SQ.FT.

PAGE 5 OF 7

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



J.R. RUTHERFORD SURVEY A-34



CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	CHORD	CHD
C1	00° 57' 58"	20,220.00'	340.93'	S00° 31' 22" E	340.93'

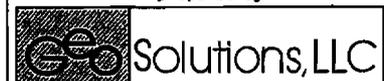
PARCEL 21 PT. 1
2.005 AC.
87,352 SQ. FT.

PAGE 6 OF 7

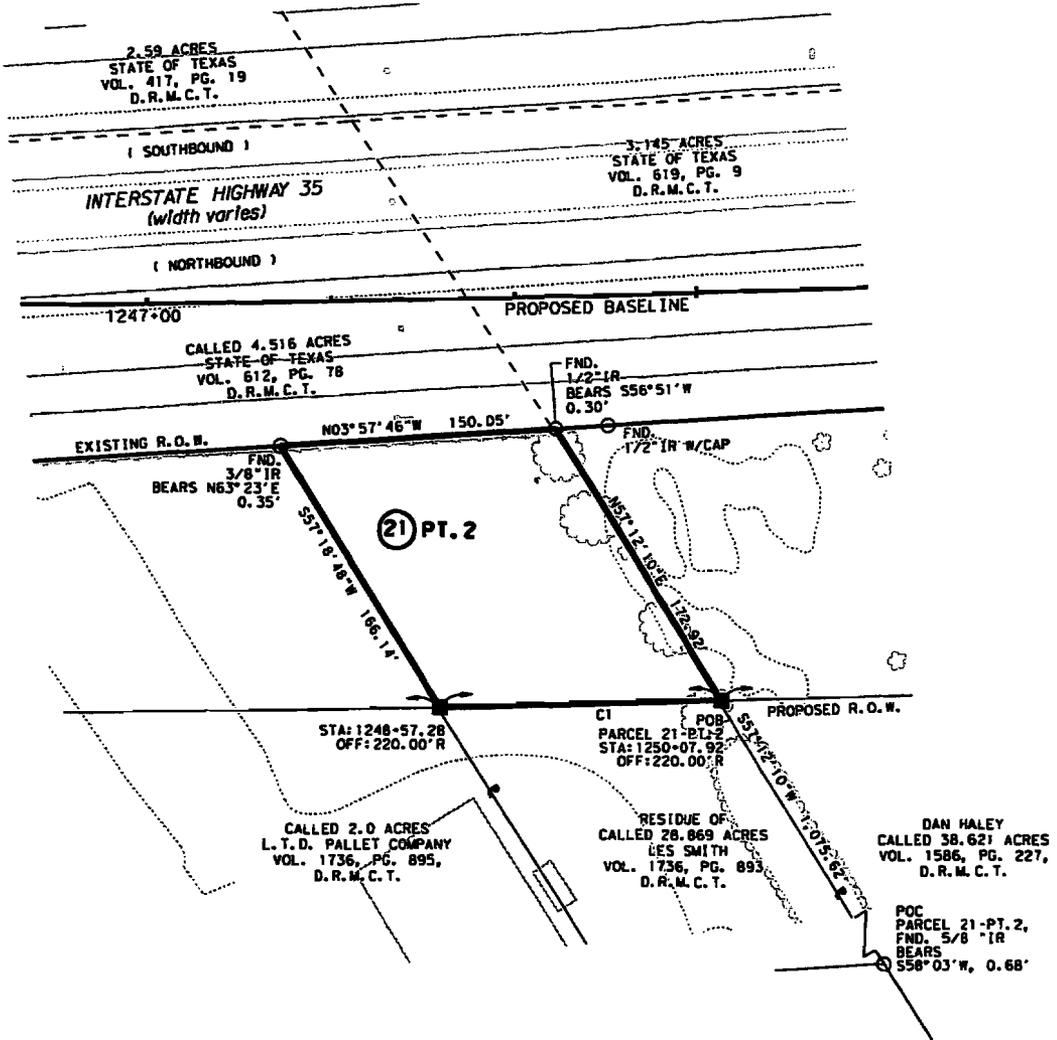
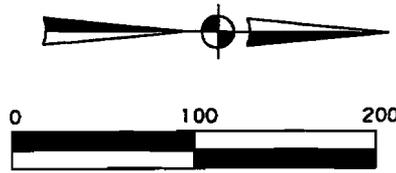
**PROPOSED BASELINE
CURVE DATA**

Δ = 03° 54' 44" LT
R = 20,000.00'
L = 1,365.58'
CHB = N01° 59' 45" W
CHD = 1,365.31'
PI
STA: 1249+98.73
N = 10,600,446.34
E = 3,301,408.34

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



J.R. RUTHERFORD SURVEY A-34



CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	CHORD	CHD
C1	00°26'08"	20,220.00'	153.71'	S01°48'18"E	153.71'

PARCEL 21 PT.2
0.513 AC.
22,339 SQ.FT.

PAGE 7 OF 7

PROPOSED BASELINE
CURVE DATA

Δ = 03°54'44"LT
R = 20,000.00'
L = 1,365.58'
CHB = N01°59'45"W
CHD = 1,365.31'
PI
STA: 1249+98.73
N = 10,600,446.34
E = 3,301,408.34

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

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

Page 1 of 4
September, 2009
Revised: November 16, 2009

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

Property Description
Parcel 49

Being 1.224 acres of land situated in the J. MORENO SURVEY, Abstract No. 26, McLennan County, Texas. Being part of that certain residue of a called 54 acre tract of land conveyed to Carl O. Jordan by deed and recorded under Volume 1858, Page 25 of the Deed Records of McLennan County, Texas (D.R.M.C.T.); said 1.224 acres being more particularly described by metes and bounds as follows:

Commencing at a found 1/2-inch iron rod in the northeasterly line of said residue of 54 acre tract, being the southerly corner of that certain called 40.32 acre tract of land conveyed to Frank J. Anderle by deed and recorded under Volume 1851, Page 879 of said Deed Records, same being the westerly corner of that certain residue of the "First Tract", a tract of land conveyed to James A. Hunter by deed and recorded under Volume 656, Page 621 of said Deed Records;

Thence, South 31°57'20" East, 406.53 feet along the southwesterly line of said residue of the "First Tract", being the northeasterly line of said residue of 54 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, South 31°57'20" East, 158.97 feet** continuing along the southwesterly line of said residue of the "First Tract", being the northeasterly line of said residue of 54 acre tract to a point in the existing westerly right of way line of Interstate Highway 35, being the southerly corner of said residue of the "First Tract", same being the easternmost northeasterly corner of said residue of 54 acre tract, from which a found 1/2-inch iron rod (bent) bears South 31°54' East, 0.82 feet, said existing right of way conveyed to the State of Texas by deed and recorded under Volume P, Page 33 of the Civil Minutes of McLennan County and Volume 418, Page 138 of said Deed Records;
- 2) **THENCE, South 03°57'31" East, 377.22 feet** along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said residue of 54 acre tract to a set 5/8-inch iron rod at the northeasterly corner 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.), being the southeasterly corner of said residue of 54 acre tract;
- 3) **THENCE, South 56°53'27" West, 97.80 feet** along the northerly line of said 9.029 acre tract, being the southerly line of said residue of 54 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, for the Beginning of an Denial of Access Line and for the point of curvature of curve to the right;

- 4) **THENCE**, in a northeasterly direction, along the proposed westerly right of way line of Interstate Highway 35, along the Denial of Access Line and along said curve to the right, **having a central angle of 02°07'12"**, a radius of 6,075.78 feet, an arc length of 224.82 feet and a chord bearing and distance of **North 01°37'34" East, 224.81 feet**, passing at an arc length of 30.11 feet a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" for the End of the Denial of Access Line and 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 60°06'26" West, 145.43 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;
- 6) **THENCE**, **North 18°52'40" East, 282.64 feet** continuing along the proposed westerly right of way line of Interstate Highway 35 to the **POINT OF BEGINNING** and containing 1.224 acres of land, more or less.

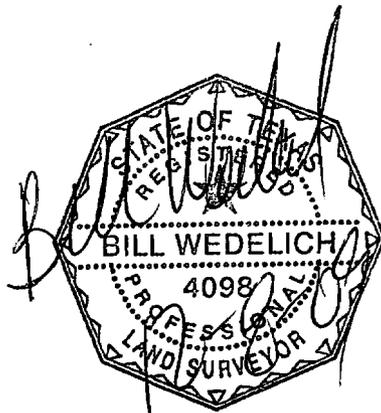
Horizontal Control – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD85 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD85 (1993) Grid values divide the north 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 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.

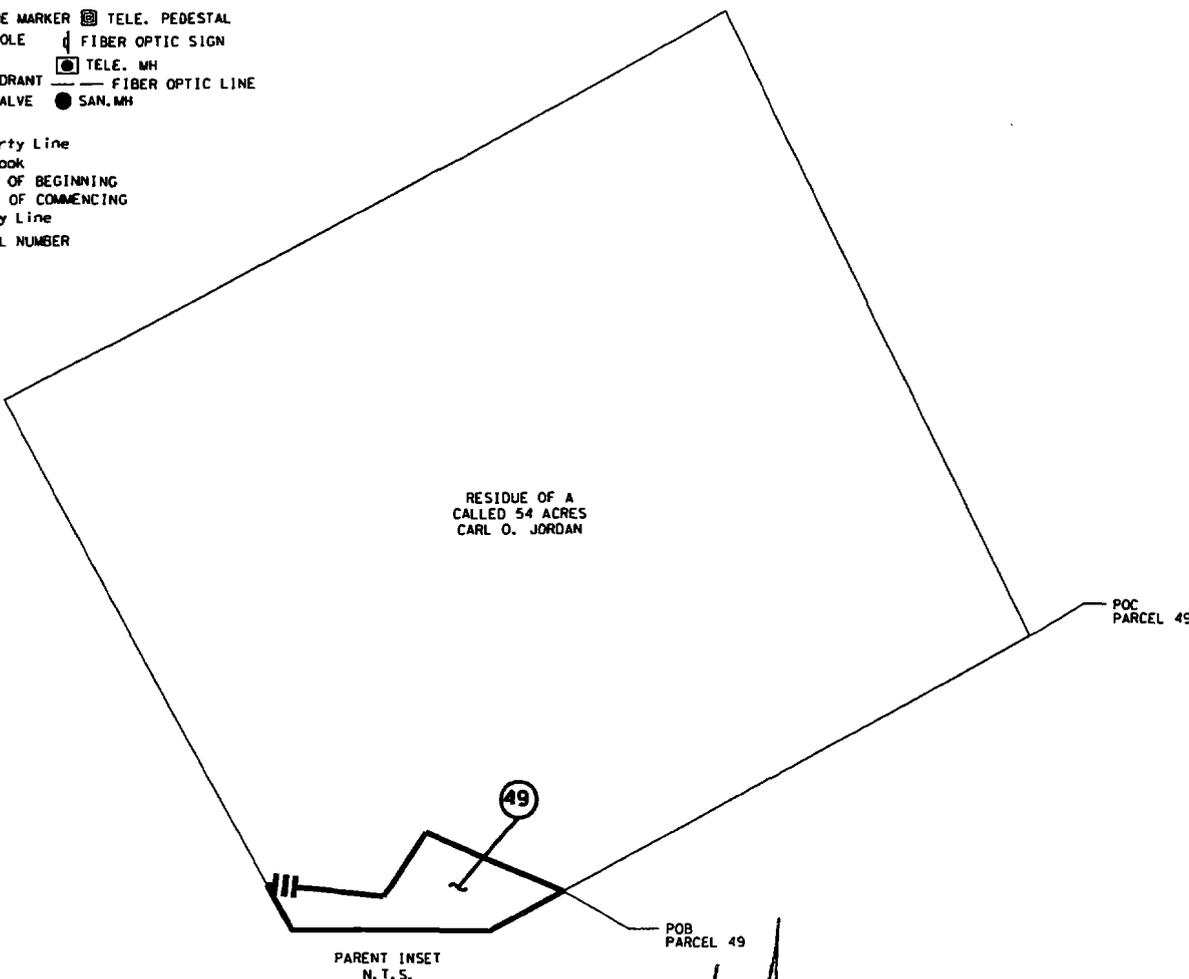
PREPARED BY:
GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380



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
- ∟ Landhook
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- Survey Line
- ⊙ PARCEL NUMBER



RESIDUE OF A
CALLED 54 ACRES
CARL O. JORDAN

POC
PARCEL 49

49

POB
PARCEL 49

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, 9915A21, 1359914, AND 9914A21.
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

PARCEL 49
1.224 AC.
53,309 SQ.FT.

PAGE 3 OF 4

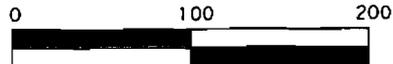
CARL O. JORDAN
IH-35
C. S. J. 0014-08-082
MCLENNAN COUNTY SEPTEMBER, 2009
prepared by:



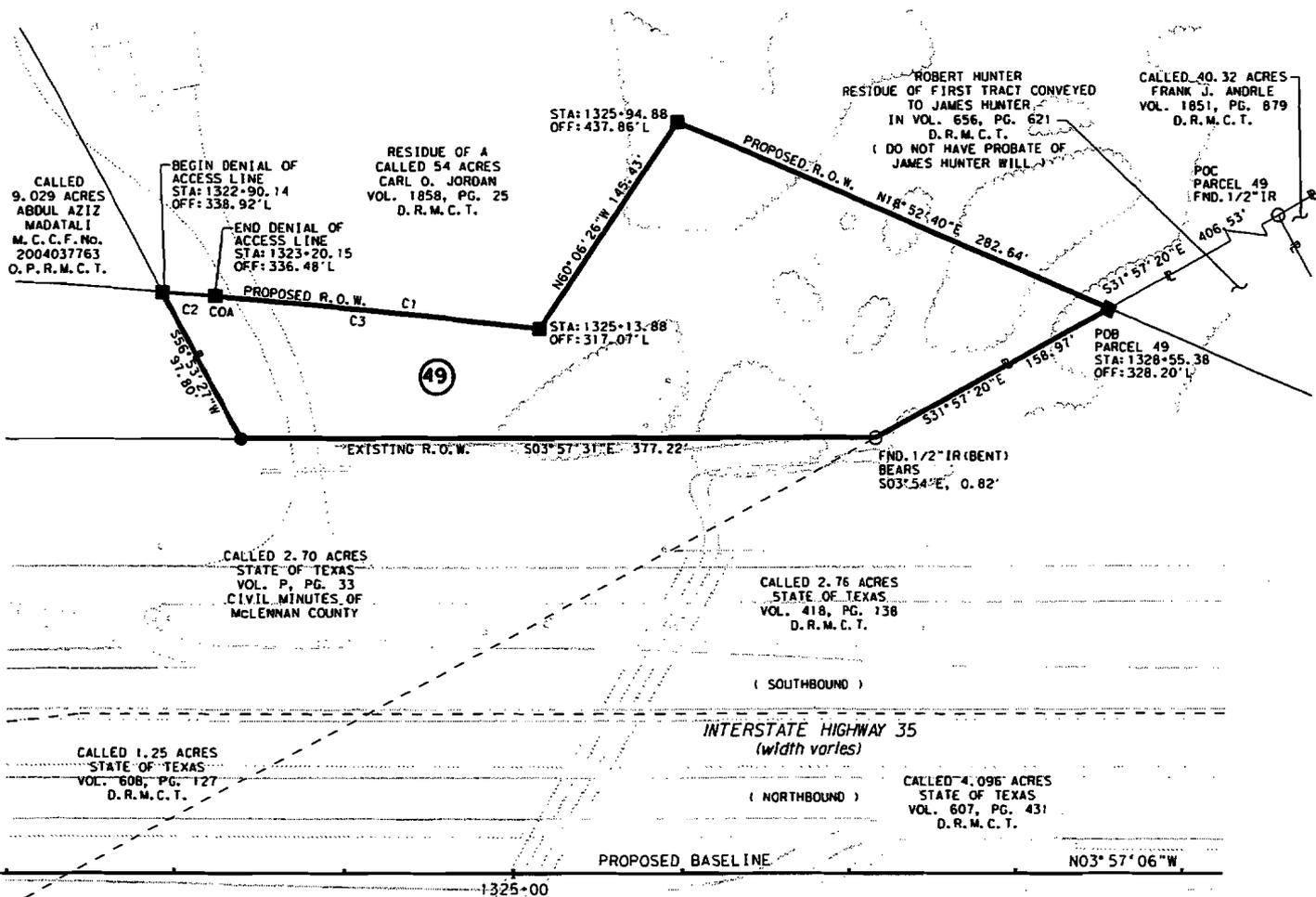
DGN: IH35 163-3 Parcel 49A.dgn
GS JOB No. 07-017-163

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

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD	CHD
C1	02° 07' 12"	6,075.78'	224.82'	N01° 37' 34" E	224.82'
C2	00° 17' 02"	6,075.78'	30.11'	N00° 42' 29" E	30.11'
C3	01° 50' 10"	6,075.78'	194.71'	N01° 46' 05" E	194.70'



J. MORENO SURVEY A-26



PARCEL 49
1.224 AC.
53,309 SQ.FT.

PAGE 4 OF 4

CARL O. JORDAN
IH-35
C.S.J. 0014-08-082
MCLENNAN COUNTY SEPTEMBER, 2009
prepared by:



Page 1 of 3
September, 2009
Revised November 16, 2009
Revised January 11, 2010

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

Property Description
Parcel 57

Being 2.253 acres of land situated in the A. ALTUS SURVEY, Abstract No. 1167, McLennan County, Texas. Being part of that certain called 6.551 acre tract of land conveyed to Hon Ho Chong by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 9724776 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 2.253 acres being more particularly described by metes and bounds as follows:

Commencing at a found 90D nail in the existing northerly right of way line of Mangrum Lane (a prescriptive road) (no recording information found) (a county maintained road), being the southeasterly corner of said 6.551 acre tract;

Thence, South 59°23'55" West, 348.27 feet along the existing northerly right of way line of Mangrum Lane, being the southerly line of said 6.551 acre tract to a set type II concrete monument in the proposed easterly right of way line of Interstate Highway 35 (width varies) and for the **POINT OF BEGINNING**;

- 1) **THENCE, South 59°23'55" West, 183.90 feet** continuing along the existing northerly right of way line of Mangrum Lane, being the southerly line of said 6.551 acre tract to the intersection of the existing northerly right of way line of Mangrum Lane with the existing easterly right of way line of Interstate Highway 35 (width varies), being the southwesterly corner of said 6.551 acre tract, from which a found concrete monument (broken) bears North 59°26' East, 1.94 feet, said existing right of way conveyed to the State of Texas by deed and recorded under Volume 615, Page 246 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);
- 2) **THENCE, North 03°57'31" West, 600.35 feet** along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said 6.551 acre tract to the southwesterly corner of that certain called 11.66 acre tract of land conveyed to Brazos Construction Machinery, Inc. by deed and recorded under Volume 1809, Page 528 of said Deed Records, being the northwesterly corner of said 6.551 acre tract, from which a found 90D nail bears North 61°23' East, 1.22 feet and a found 5/8-inch iron rod bears North 65°29' East, 1.42 feet;
- 3) **THENCE, North 61°22'42" East, 180.95 feet** along the southerly line of said 11.66 acre tract, being the northerly line of said 6.551 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;

- 4) **THENCE, South 03°57'06" East, 593.39 feet** along the proposed easterly right of way line of Interstate Highway 35, to the **POINT OF BEGINNING** and containing 2.253 acres of land, more or less.

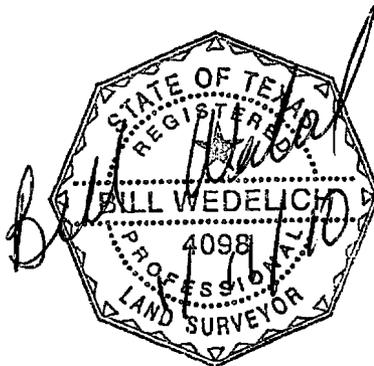
Horizontal Control – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD85 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD85 (1993) Grid values divide the north 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

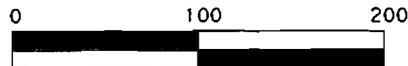
- SET TxDOT TYPE II CONCRETE MONUMENT
- SET 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/TXDOT ALUM. CAP
- COA Stamped "CONTROL OF ACCESS POINT" (COA)
- FND 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/GS CAP (UNLESS NOTED)
- FND. (TYPE INDICATED AT LOCATION)
- D.R.M.C.T. DEED RECORDS McLENNAN COUNTY, TEXAS
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS McLENNAN COUNTY TEXAS
- DENIAL OF ACCESS LINE
- DEEO 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
- N 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, 9915AZ1, 1359914, AND 9914AZ1.

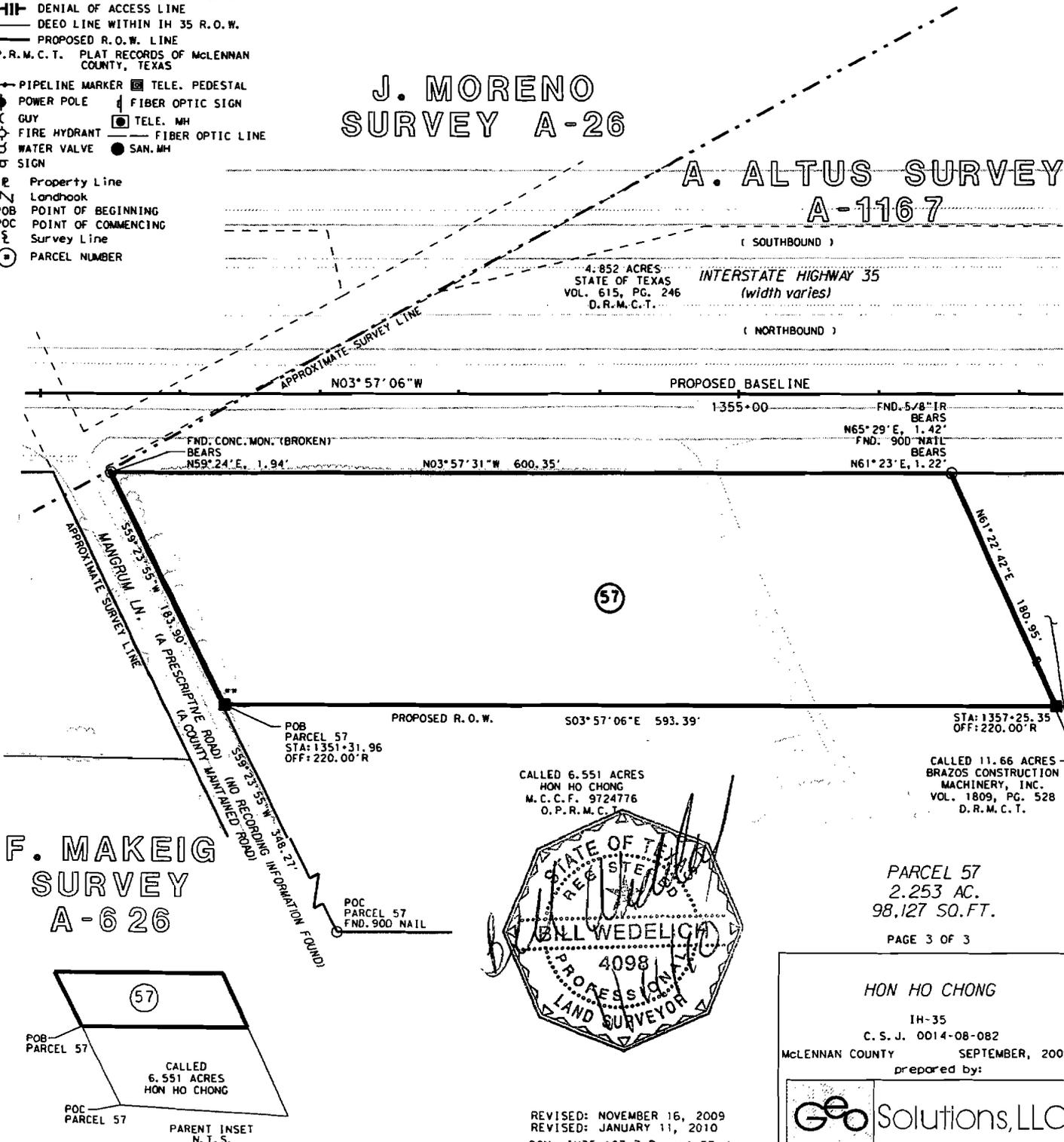
2. PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

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



J. MORENO
SURVEY A-26

A. ALTUS SURVEY
A-1167



4.852 ACRES
STATE OF TEXAS
VOL. 615, PG. 246
D.R.M.C.T.

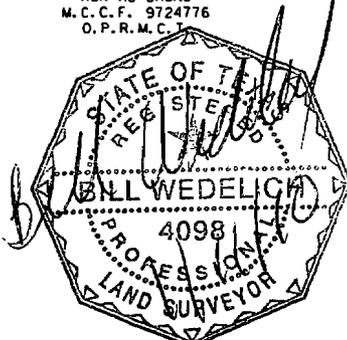
INTERSTATE HIGHWAY 35
(width varies)

(NORTHBOUND)

F. MAKEIG
SURVEY
A-626

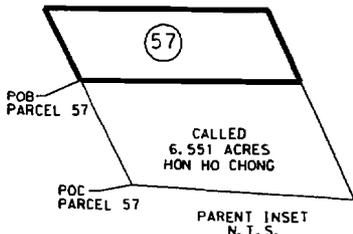
CALLED 6.551 ACRES
HON HO CHONG
M.C.C.F. 9724776
O.P.R.M.C.T.

CALLED 11.66 ACRES
BRAZOS CONSTRUCTION
MACHINERY, INC.
VOL. 1809, PG. 528
D.R.M.C.T.



PARCEL 57
2.253 AC.
98,127 SQ.FT.

PAGE 3 OF 3



HON HO CHONG
IH-35
C. S. J. 0014-08-082
McLENNAN COUNTY SEPTEMBER, 2009
prepared by:
 Solutions, LLC
Office: 281-681-9766 Fax: 281-681-9770

REVISED: NOVEMBER 16, 2009
REVISED: JANUARY 11, 2010
DGN: IH35 163-3 Parcel 57.dgn
GS JOB No. 07-017-163

Page 1 of 3
September, 2009
Revised November 16, 2009

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

Property Description
Parcel 45

Being 0.864 of an acre of land situated in the H. SCHULTZE SURVEY, Abstract No. 844, McLennan County, Texas. Being all 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.); said 0.864 of an acre being more particularly described by metes and bounds as follows:

Commencing at 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), being in the northwesterly line 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), same being the northeasterly 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, also being the southeasterly corner of that certain called 2.296 acre tract of land conveyed to Billy L. Green by deed and recorded under Volume 1803, Page 267 of said Deed Records;

Thence, North 04°07'21" West, 399.98 feet along the proposed easterly right of way line of Interstate Highway 35, being the northwesterly line of said residue of 86.008 acre tract and a called 68.92 acre tract , same being the easterly line of said 2.296 acre tract to a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" in the southerly line of said 0.855 acre tract, being the northeasterly corner of said 2.296 acre tract and for the **POINT OF BEGINNING**;

- 1) **THENCE, South 85°52'39" West, 251.52 feet** along the southerly line of said 0.855 acre tract, being the northerly line of said 2.296 acre tract to a set 5/8-inch iron rod with "GS" cap in the existing easterly right of way line of Interstate Highway 35 (width varies), being the northwesterly corner of said 2.296 acre tract, same being the southwesterly corner of said 0.855 acre tract, said existing right of way conveyed to the State of Texas by deed and recorded under Volume 823, Page 258 of said Deed Records;
- 2) **THENCE, North 03°56'21" West, 1.24 feet** along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said 0.855 acre tract to a found concrete monument;

- 3) **THENCE, North 27°03'38" East, 166.72 feet** continuing along the easterly right of way line of Interstate Highway 35, being the northwesterly line of said 0.855 acre tract to the northerly corner of said 0.855 acre tract, from which a found concrete monument bears South 28°54' East, 0.91 feet;
- 4) **THENCE, North 58°04'24" East, 163.04 feet** continuing along the existing easterly right of way line of Interstate Highway 35, being the northerly line of said 0.855 acre tract to the northeasterly corner of said 0.855 acre tract, 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, South 16°17'33" East, 220.60 feet** along the easterly line of said 0.855 acre tract, being the northwesterly 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, being the southeasterly corner of said 0.855 acre tract;
- 6) **THENCE, South 76°22'12" West, 25.88 feet** along the proposed easterly right of way line of Interstate Highway 35, being the northwesterly line of said residue of 86.008 acre tract and a called 68.92 acre tract to the **POINT OF BEGINNING** and containing 0.864 of an acre of land, more or less.

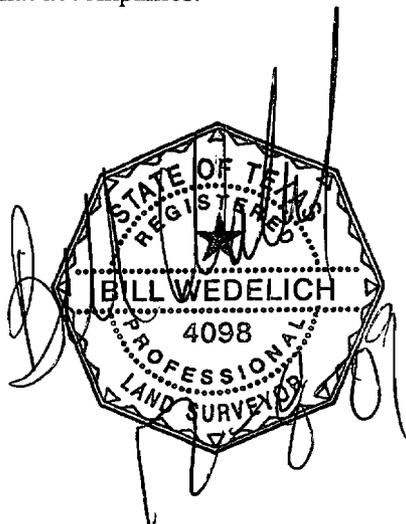
Horizontal Control – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD85 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD85 (1993) Grid values divide the north 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.

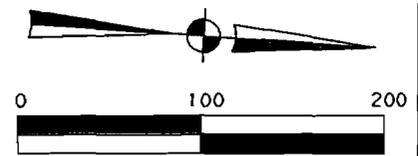
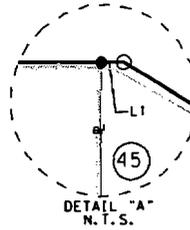
PREPARED BY:
GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380



LEGEND

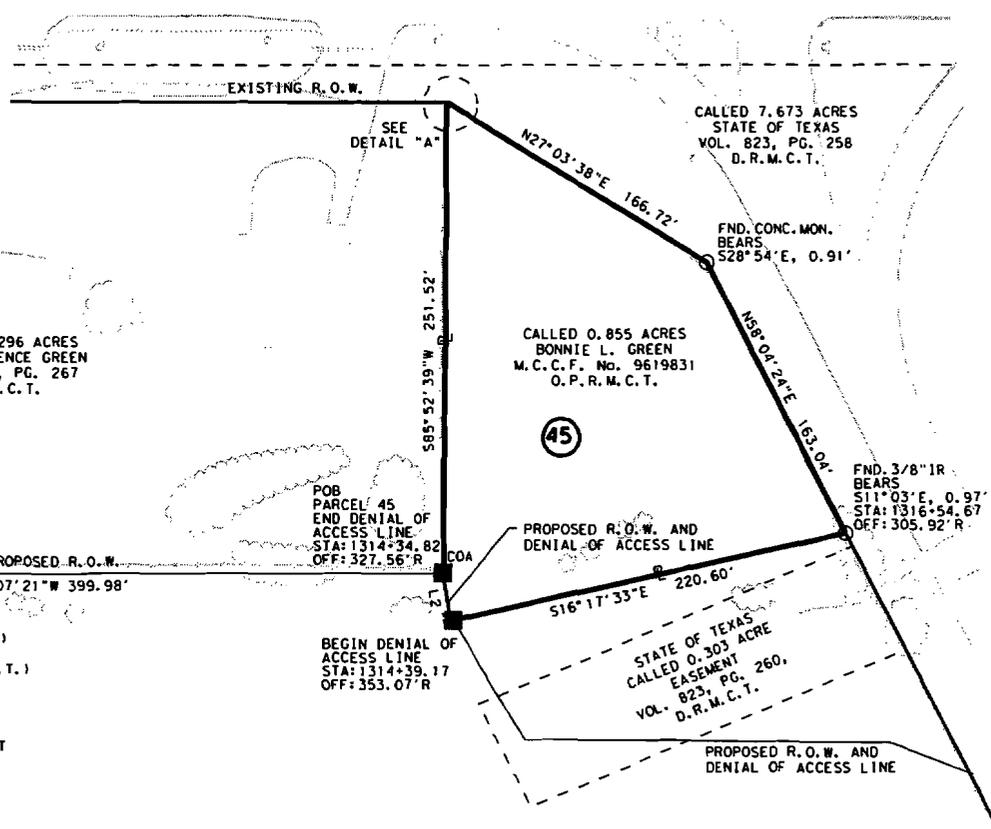
- SET TXDOT TYPE II CONCRETE MONUMENT
- SET 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/TXDOT ALUM. CAP
COA Stamped "CONTROL OF ACCESS POINT" (COA)
- FND 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/GS CAP (UNLESS NOTED)
- FND. (TYPE INDICATED AT LOCATION)
- Property Line
- Landhook
- P.O.B. POINT OF BEGINNING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

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N03°56'21"W	1.24'
L2	S76°22'12"W	25.88'



INTERSTATE HIGHWAY 35
(width varies)

CALLED 9.390 ACRES
STATE OF TEXAS
VOL. 605, PG. 199
D.R.M.C.T.



CALLED 2.296 ACRES
ROBERTO GUERRERO
M.C.C.F. No. 2008017214
O.P.R.M.C.T.

CALLED 2.296 ACRES
BILLY LAWRENCE 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.

CALLED 7.673 ACRES
STATE OF TEXAS
VOL. 823, PG. 258
D.R.M.C.T.

FND. 3/8" IR BEARS
S11°03'E, 0.97'
STA: 1316+54.67
OFF: 305.92'R

POC
PARCEL 45
STA: 1310+34.84
OFF: 328.75'R

POB
PARCEL 45
END DENIAL OF
ACCESS LINE
STA: 1314+34.82
OFF: 327.56'R

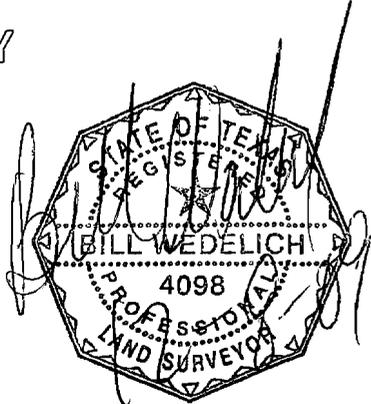
PROPOSED R.O.W. AND
DENIAL OF ACCESS LINE

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.

BEGIN DENIAL OF
ACCESS LINE
STA: 1314+39.17
OFF: 353.07'R

STATE OF TEXAS
CALLED 0.303 ACRE
EASEMENT
VOL. 823, PG. 260,
D.R.M.C.T.

H. SCHULTZE SURVEY
A-844



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

PARCEL 45
0.864 AC.
37,654 SQ.FT.
PAGE 3 OF 3

BONNIE L. GREEN
1H-35
C.S.J. 0014-08-0B2
McLENNAN COUNTY SEPTEMBER, 2009
prepared by:

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

REVISED: NOVEMBER 16, 2009
DGN: 1H35 163-3 Parcel 45.dgn
GS JOB No. 07-011-163

Page 1 of 4
September, 2009
Revised November 16, 2009

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

Property Description
Parcel 80

Being 2.331 acres of land situated in the B.B. INGRAM SURVEY, Abstract No. 1126 and the M. JEWETT SURVEY, Abstract No. 517, McLennan County, Texas. Being part of that certain residue of a called 16.2 acre tract of land conveyed to Billy L. Green by deed and recorded under Volume 1573, Page 645 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), being part of that certain called 3.01 acre tract of land conveyed to Billy Lawrence Green by deed and recorded under Volume 1286, Page 36 of said Deed Records, all of that certain called 0.153 acre tract of land conveyed to Billy L. Green by deed and recorded under Volume 1637, Page 808 and all of that certain residue of a called 0.92 acre tract of land conveyed to Billy Lawrence Green by deed and recorded under Volume 120, Page 389 of said Deed Records; said 2.331 acres being more particularly described by metes and bounds as follows:

Commencing at a found 3/4-inch iron pipe in the southerly line of that certain residue of a called 39.45 acre tract (designated as Fourth Tract) of land conveyed to Bernard Lee Gaidusek and Elsie J. Gaidusek by deed and recorded under Volume 978, Page 235 of said Deed Records, being the northeasterly corner of said residue of 16.2 acre tract;

Thence, South 58°54'20" West, 869.94 feet along the southerly line of said 39.45 acre tract, being the northerly line of said residue of 16.2 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies) and for the **POINT OF BEGINNING**;

- 1) **THENCE, South 01°27'39" West, 694.56 feet** along the proposed easterly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with TxDOT aluminum cap in the northeasterly line of that certain called 2.22 acre tract of land conveyed to George F. Prnka (66.66%-undivided interest), Helen F. Sanchez (16.66%-undivided interest) and Edwin H. Prnka (16.66%-undivided interest) by probate deed and recorded under Probate No. 20040442 and Probate No. 20060311 both of the Probate Records of McLennan County, Texas, being the southwesterly line of said 3.01 acre tract;
- 2) **THENCE, North 30°16'20" West, 82.18 feet** along the southwesterly line of said 3.01 acre tract, being the northeasterly line of said 2.22 acre tract to a set 5/8-inch iron rod with "GS" cap at northerly corner of said 2.22 acre tract, being the easterly corner of said 0.92 acre tract;
- 3) **THENCE, South 56°46'36" West, 149.00 feet** along the northwesterly line of said 2.22 acre tract, being the southerly line of said residue of 0.92 acre tract to a set 5/8-inch iron rod with "GS" cap in the existing easterly right of way line of Interstate Highway 35, being the northwesterly corner of said 2.22 acre tract, same being the southwesterly corner of said residue of 0.92 acre tract, said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 619, Page 578, Volume 646, Page 244, Volume 646, Page 246, Volume 651, Page

270 all of said Deed Records and under Volume S, Page 98 of the Civil Court Minutes of McLennan County, Texas;

- 4) **THENCE, North 01°26'11" East, 603.48 feet** along the existing easterly right of way line of Interstate Highway 35, being the westerly lines of said residue of 0.92 acre tract, said 0.153 acre tract and said residue of 16.2 acre tract to the southwesterly corner of said residue of 39.45 acre tract, being the northwesterly corner of said residue of 16.2 acre tract, from which a found 3/8-inch iron rod bears North 58°54' East, 1.38 feet and a found 3/8-inch iron rod bears North 54°19' East, 3.00 feet;
- 5) **THENCE, North 58°54'20" East, 196.95 feet** along the southerly line of said residue of 39.45 acre tract, being the northerly line of said residue of 16.2 acre tract to the **POINT OF BEGINNING** and containing 2.331 acres of land, more or less.

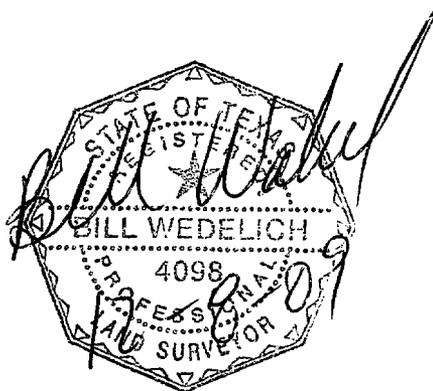
Horizontal Control – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD85 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD85 (1993) Grid values divide the north 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

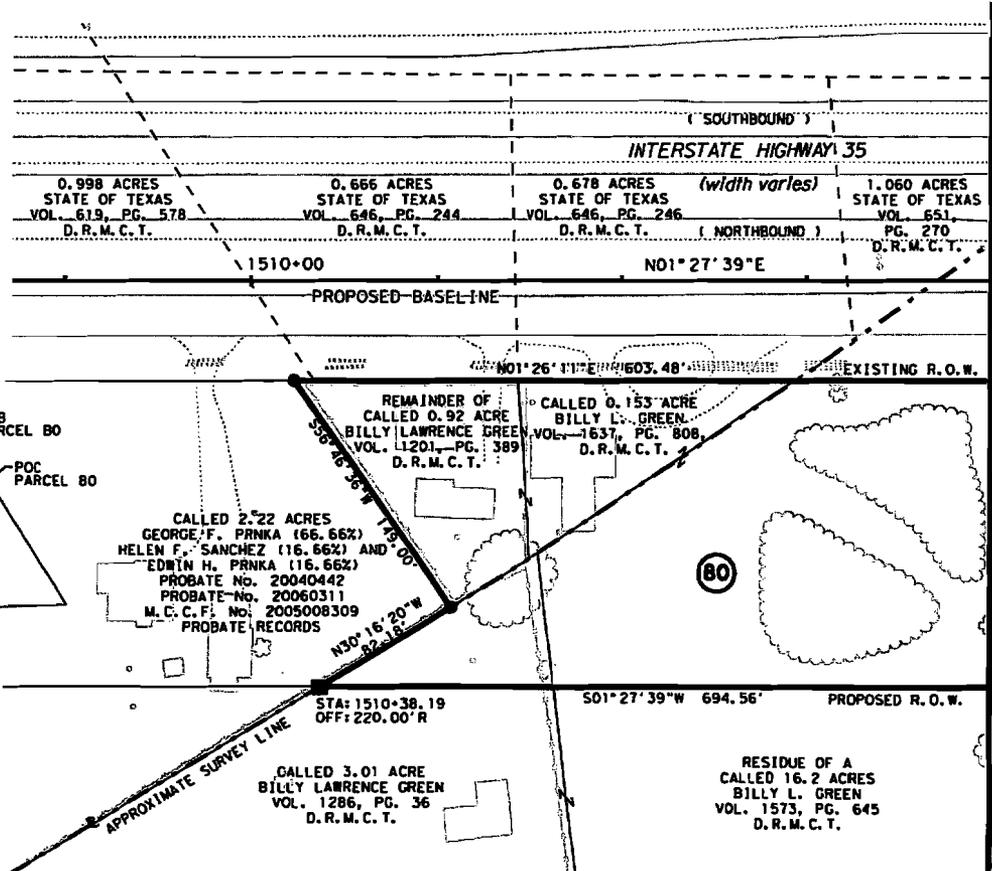


LEGEND

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



B.B. INGRAM SURVEY
A-1126



MATCHLINE STA. 1514+00

J. MORENO SURVEY A-26

CALLER 5.703 ACRES FIRST NATIONAL BANK, N.A. M.C.C.F. No. 2009000292 O.P.R.M.C.T.

M. JEWETT SURVEY A-517

- 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, 9915A21, 1359914, AND 9914A21.
 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 80
2.331 AC
101,550 SQ. FT.
PAGE 3 OF 4

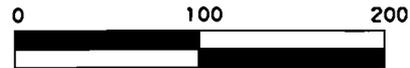
BILLY L. GREEN

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

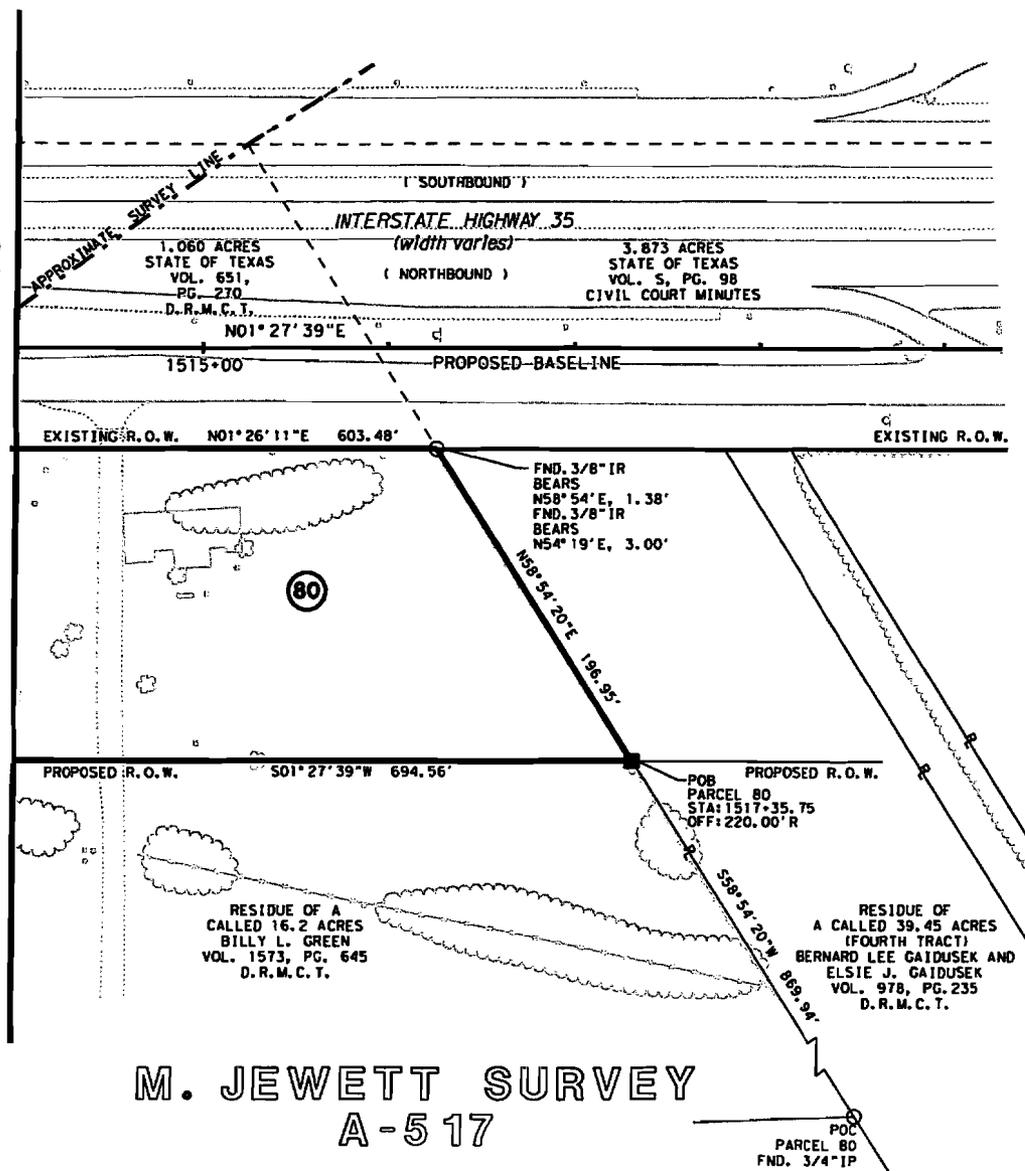
Go Solutions, LLC

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

B.B. INGRAM
SURVEY A-1126



MATCHLINE STA. 1514+00



M. JEWETT SURVEY
A-517

PARCEL 80
2.331 AC
101,550 SQ. FT.
PAGE 4 OF 4

BILLY L. GREEN

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

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 6

Being 0.996 acres of land situated in the J.R. RUTHERFORD SURVEY, Abstract No. 34, McLennan County, Texas. Being part of that certain called 46.11 acre tract of land conveyed to Johnson Trust Investments, LLC by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2008018153 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 0.996 acres being more particularly described by metes and bounds as follows:

Commencing at a found concrete monument in the existing westerly right of way line of Interstate Highway 35 (width varies), being the easterly line of said 46.11 acre tract, said existing right of way conveyed to the State of Texas by deed and recorded under Volume 432, Page 483 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);

Thence, North $19^{\circ}11'06''$ East, 198.80 feet along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said 46.11 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed westerly right of way line of Interstate Highway 35 (width varies), being the point of curvature of a curve to the left and for the **POINT OF BEGINNING;**

- 1) **THENCE**, in a northwesterly direction, **having a central angle of $05^{\circ}41'41''$, a radius of 7,935.00 feet, an arc length of 788.68 feet and a chord bearing and distance of North $12^{\circ}03'06''$ West, 788.36 feet**, along the proposed westerly right of way line of Interstate Highway 35, passing at an arc length of 727.52 feet a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" for the Beginning of an Denial of Access Line and continuing along the proposed westerly right of way line of Interstate Highway 35 and the Denial of Access Line to a point in the existing westerly right of way line of Interstate Highway 35, being the northeasterly corner of said 46.11 acre tract, same being the southeasterly corner of that certain called 20.00 acre tract of land conveyed to Nathan W. Koss by deed and recorded under M.C.C.F. No. 9911626 of said Official Public Records and for the point of curvature of a curve to the left, from which a found 1/2-inch iron rod with cap bears North $05^{\circ}29'$ West, 0.50 feet and a found 1/2-inch iron rod bears North $57^{\circ}48'31''$ East, 2.16 feet;
- 2) **THENCE**, in a southeasterly direction, along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said 46.11 acre tract and along said curve to the left, **having a central angle of $04^{\circ}07'12''$, a radius of 2,914.90 feet, an arc length of 209.60 feet and a chord bearing and distance of South $23^{\circ}09'11''$ East, 209.56 feet** to a set 5/8-inch iron rod with "GS" cap at the end of said curve;
- 3) **THENCE**, **South $25^{\circ}12'48''$ East, 382.60 feet** continuing along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said 46.11 acre tract to a set 5/8-inch iron rod with "GS" cap at the easterly corner of said 46.11 acre tract;

- 4) **THENCE, South 19°11'06" West, 245.81 feet** continuing along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said 46.11 acre tract to the **POINT OF BEGINNING** and containing 0.996 acres of land, more or less.

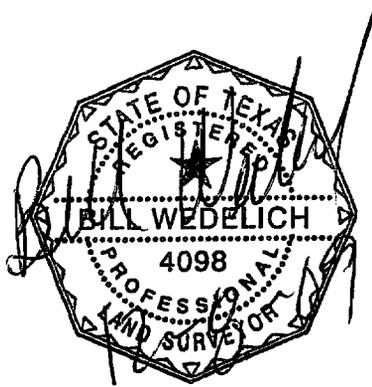
Horizontal Control – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD85 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD85 (1993) Grid values divide the north 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 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.

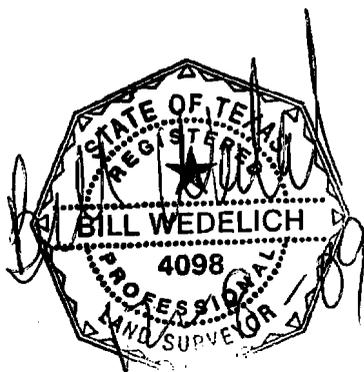
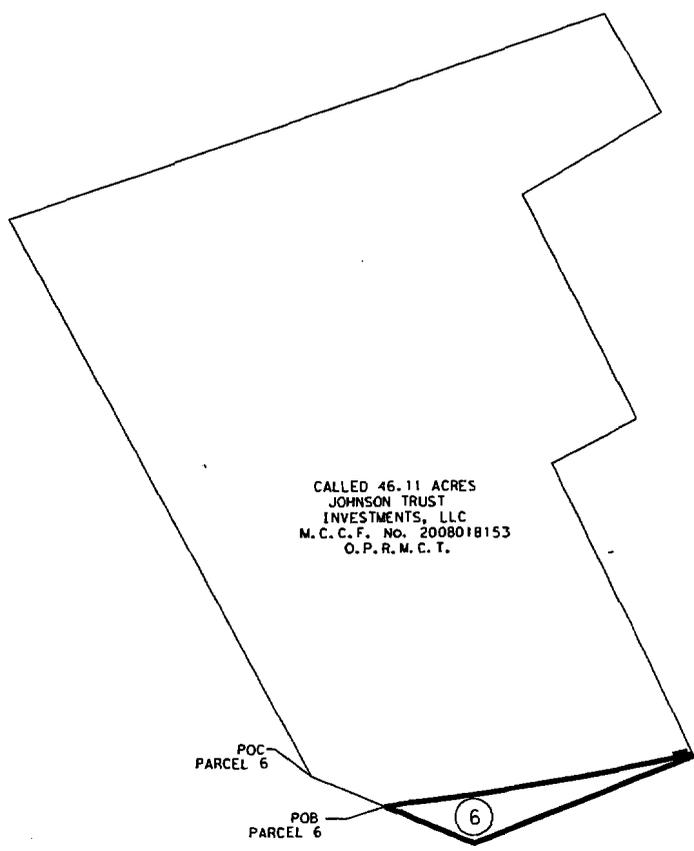
PREPARED BY:
GeoSolutions, LLC
25814 Budde Road
Spring, Texas 77380



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



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, 9915A21, 1359914, AND 9914A21.
 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 6
 0.996 ACRES
 43,391 SQ. FT.

PAGE 3 OF 5

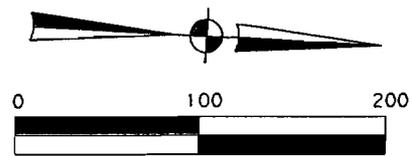
JOHNSON TRUST
 INVESTMENTS, LLC
 IH-35
 C.S.J. 0014-08-082
 McLENNAN COUNTY JULY, 2009
 prepared by:



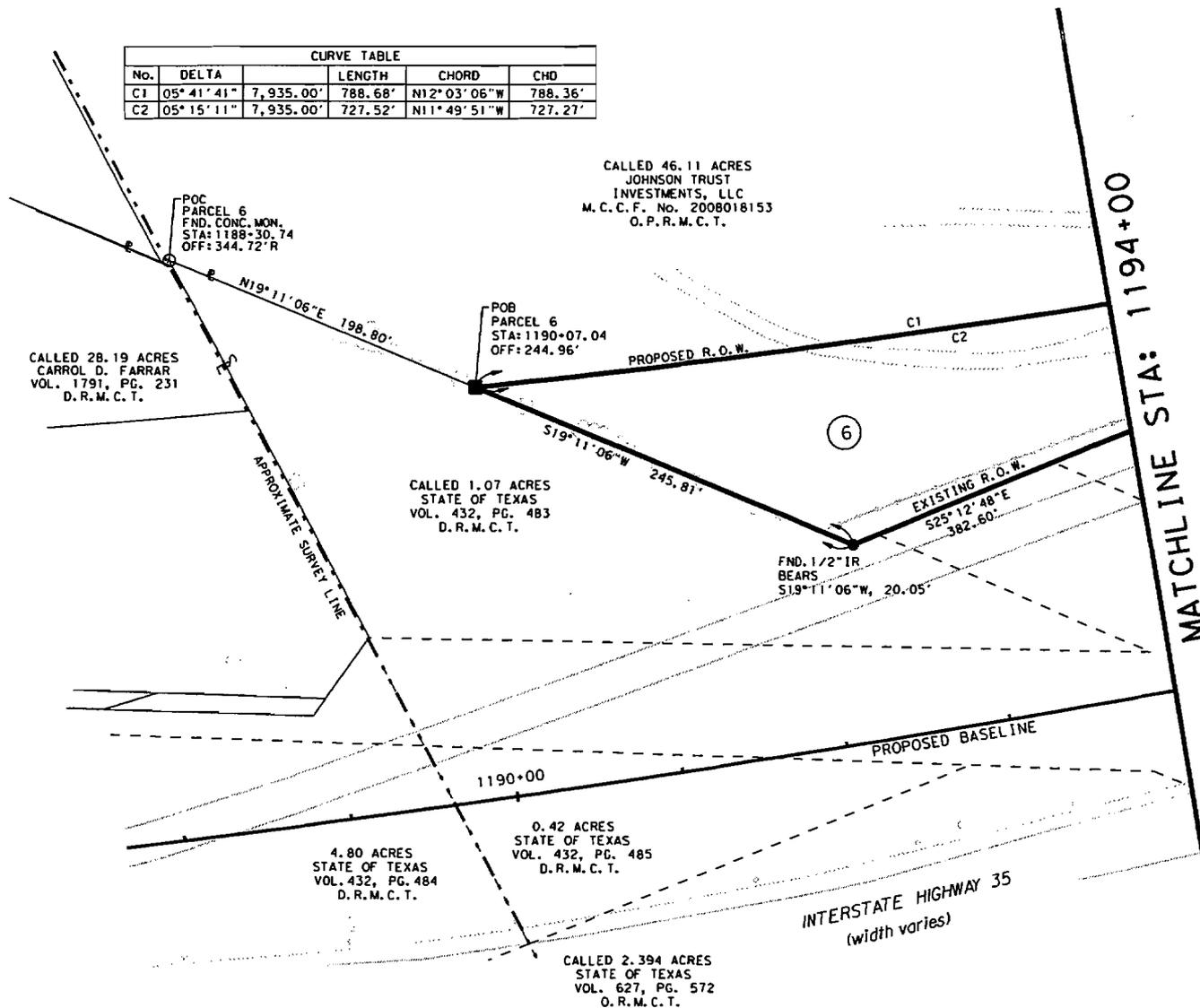
REVISED: NOVEMBER 16, 2009
 DGN: 1H35-163-3 Parcel-6A.dgn
 CS JOB No. 07-017-163

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

J.R. RUTHERFORD SURVEY
A-34



CURVE TABLE				
No.	DELTA	LENGTH	CHORD	CHD
C1	05° 41' 41"	7,935.00'	788.68'	N12° 03' 06" W 788.36'
C2	05° 15' 11"	7,935.00'	727.52'	N11° 49' 51" W 727.27'



ED W. HOLMES
SURVEY A-454

PROPOSED BASELINE
CURVE DATA

Δ = 12° 13' 01" LT
R = 12,000.00'
L = 2,558.72'
CHB = N09° 17' 51" W
CHD = 2,553.88'
PI
STA: 1185+81.21
N = 10,594,116.93
E = 3,302,229.90

PARCEL 6
0.996 ACRES
43,391 SQ. FT.

PAGE 4 OF 5

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

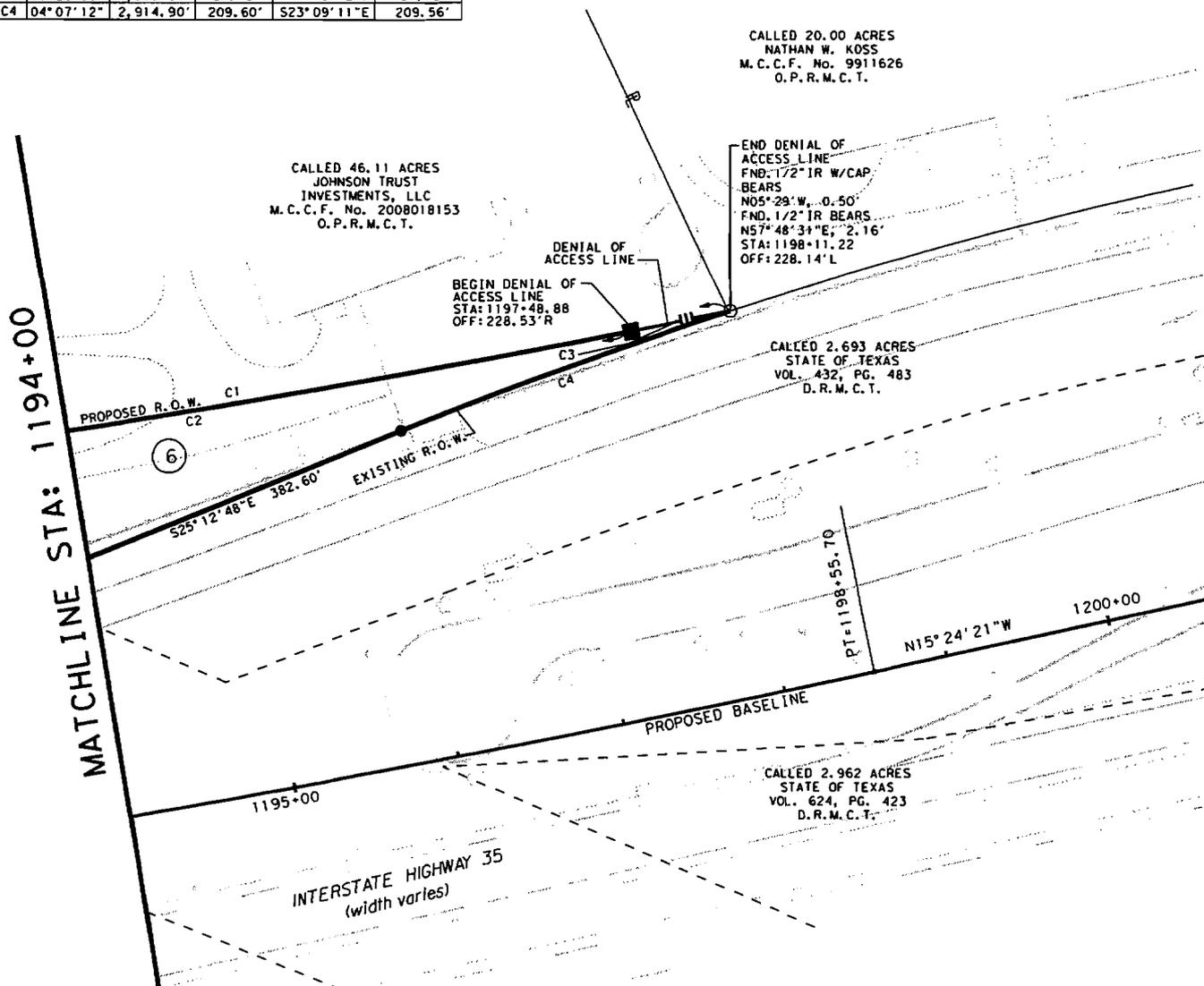


Office: 281-681-9766 Fax: 281-681-9779

J.R. RUTHERFORD SURVEY
A-34



CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	CHORD	CHD
C1	05° 41' 41"	7,935.00'	788.68'	N12° 03' 06" W	788.36'
C2	05° 15' 11"	7,935.00'	727.52'	N11° 49' 51" W	727.27'
C3	00° 26' 30"	7,935.00'	61.16'	N14° 40' 42" W	61.16'
C4	04° 07' 12"	2,914.90'	209.60'	S23° 09' 11" E	209.56'



PARCEL 6
0.996 ACRES
43,391 SQ. FT.

PAGE 5 OF 5

PROPOSED BASELINE
CURVE DATA

Δ = 12° 13' 01" LT
 R = 12,000.00'
 L = 2,558.72'
 CHB = N09° 17' 51" W
 CHD = 2,553.88'
 PI
 STA: 1185+81.21
 N = 10,594,116.93
 E = 3,302,229.90

JOHNSON TRUST
INVESTMENTS, LLC
1H-35
C.S.J. 0014-08-082
MCLENNAN COUNTY JULY, 2009
prepared by:



COUNTY: Bell

May 29, 2009

HIGHWAY: Interstate Highway 35

PROJECT LIMITS: From: Amity Road

To: U.S. Highway 190

RCSJ: 0015-06-082

PROPERTY DESCRIPTION FOR PARCEL 60

BEING a 0.040 of an acre (1,720 square feet) parcel of land situated in the M.F. Connell Survey, Abstract 6, Bell County, Texas, and being a part of a two (2) acre tract of land described in a document to Ray Mulhollan et al, Trustees for The Henry Waskow Post No. 4008, Veterans of Foreign Wars, recorded in Volume 629, Page 431, of the Deed Records of Bell County, Texas, the aforementioned 0.040 of an acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a point for the Southwest corner of the aforementioned two (2) acre tract and the Northwest corner of a 1.683 acre tract of land described in a document to 4 SK, L.P., recorded in Volume 3408, Page 589, of the Official Public Records of Bell County, Texas, from which a found fence post bears North 05°28'38" East a distance 0.77 feet;

THENCE SOUTH 73°16'33" East, along the South line of the aforementioned two (2) acre tract and the North line of the aforementioned 1.683 acre tract, a distance of 282.38 feet (Record - S71°E) to a set 5/8" iron rod with Texas Department of Transportation aluminum cap stamped "TxDOT" (See Note 1), lying in the proposed West right-of-way line of Interstate Highway 35, being 277.29 feet left of and perpendicular to Interstate Highway 35 proposed centerline station 1745+11.04, for the **POINT OF BEGINNING** and the Southwest corner of the herein described 0.040 of an acre parcel;

- (1) **THENCE** NORTH 18°37'16" East, along the proposed West right-of-way line of Interstate Highway 35, a distance of 292.99 feet to a set 5/8" iron rod with Texas Department of Transportation aluminum cap stamped "TxDOT" (See Note 1), lying at the intersection of the said proposed West right-of-way line of Interstate Highway 35 and the existing West right-of-way line of Pearl Street (public maintained, no record description found) for the North corner of the herein described 0.040 of an acre parcel, also lying in the East line of the aforementioned two (2) acre tract, being 269.43 feet left of and at right angle to Interstate Highway 35 proposed centerline station 1748+03.93, from which a set 5/8" iron rod with plastic cap stamped "CDS/Muery S.A. TX" for the Northeast corner of the said two (2) acre tract and the Southeast corner of a 17.11 acre tract of land described as Lot 1, Block 1 of the Airgas Southwest Addition, recorded in Cabinet D, Slide 63-D, of the Plat Records of Bell County, Texas, bears North 16°19'25" East a distance of 2.69 feet (Record - N19°E);

- (2) **THENCE** SOUTH 16°19'25" West, along the East line of the aforementioned two (2) acre tract and the existing West right-of-way line of the aforementioned Pearl Street, a distance of 292.84 feet (Record - S19°W) to a point for the Southeast corner of the said two (2) acre tract, the Northeast corner of the aforementioned 1.683 acre tract and the Southeast corner of the herein described 0.040 of an acre parcel, from which a found 1/2" iron rod bears South 73°16'33" East a distance of 1.16 feet;
- (3) **THENCE** NORTH 73°16'33" West, leaving the existing West right-of-way line of the aforementioned Pearl Street, along the South line of the aforementioned two (2) acre tract and the North line of the aforementioned 1.683 acre tract, a distance of 11.75 feet to the **POINT OF BEGINNING**, and containing 0.040 of an acre (1,720 square feet) of land, more or less.

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

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

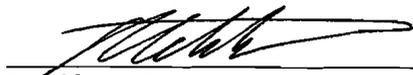
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00015

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

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

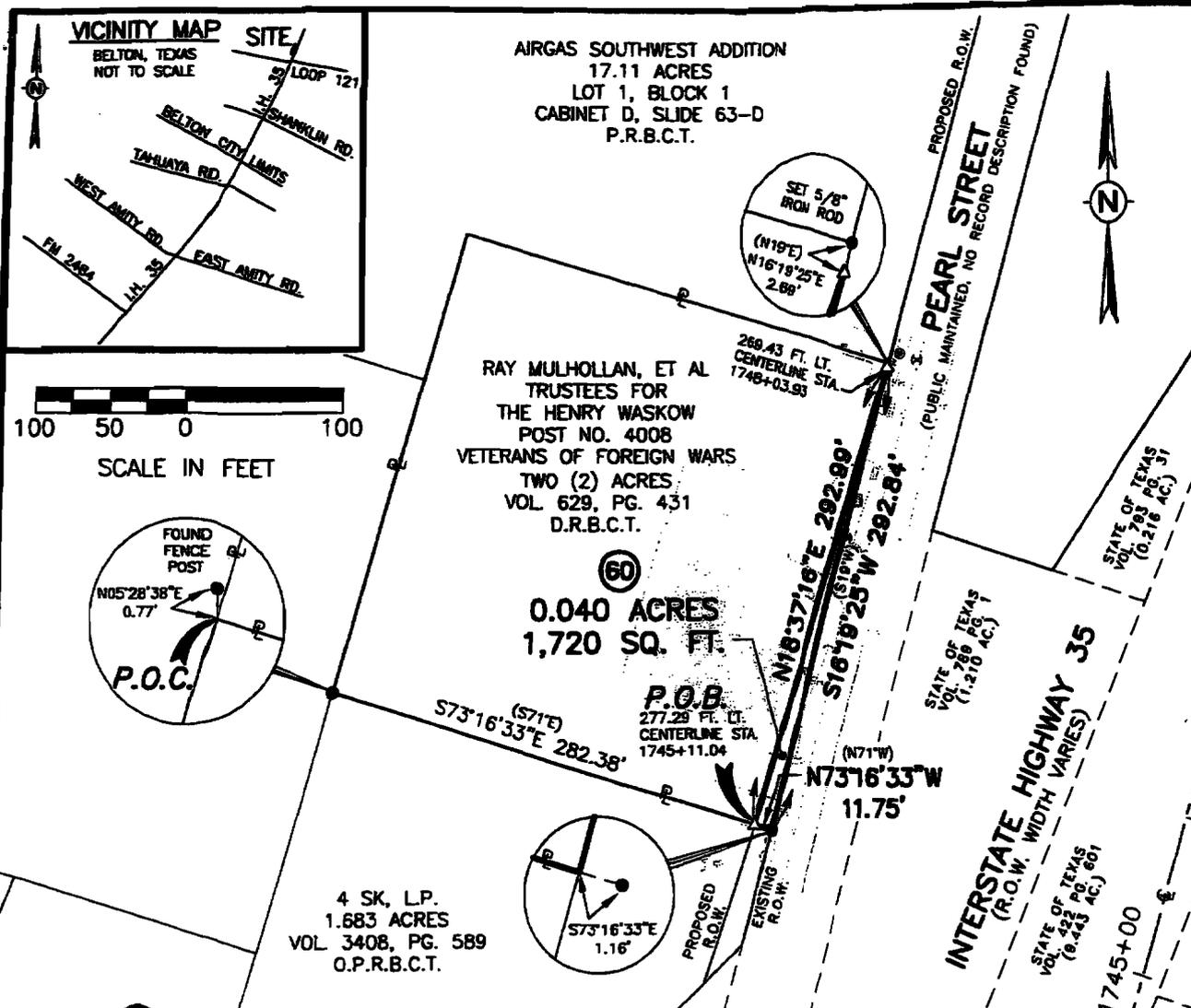
I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

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



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





M.F. CONNELL SURVEY, A-6

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL-60.DOC)

ONLY EASEMENTS SHOWN HEREON WERE REVIEWED BY CDS/MUERY SERVICES

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

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

R. Clay Swetman
8/19/2009
R. CLAY SWETMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

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

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

CDS/MUERY SERVICES
Engineering & Surveying

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

TEXAS DEPARTMENT OF TRANSPORTATION
INTERSTATE HIGHWAY 35
PARCEL NO. 60
RCS#: 0015-06-082
BELL COUNTY, TEXAS

ROW ACQUISITION-0.040 AC.

WACD DISTRICT

DATE: MAY 29, 2009

PAGE 3 OF 3

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

Property Description
Parcel 44

Being 2.315 acres of land situated in the H. SCHULTZE SURVEY, Abstract No. 844, McLennan County, Texas. Being all of that certain called 2.296 acre tract of land conveyed to Billy Lawrence Green by deed and recorded under Volume 1803, Page 267 of the Deed Records of McLennan County, Texas (D.R.M.C.T.); said 2.315 acres being more particularly described by metes and bounds as follows:

BEGINNING at a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies), being in the northwesterly line 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), same being the northeasterly 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, also being the southeasterly corner of said Green tract;

THENCE, South 85°52'39" West, 252.80 feet along the northerly line of said Guerrero tract, same being the southerly line of said Green tract, passing at 43.91 feet a set 5/8-inch iron rod with TxDOT aluminum cap for an angle point in the proposed easterly right of way line of Interstate Highway 35 and continuing to a set 5/8-inch iron rod with "GS" cap in the existing easterly right of way line of Interstate Highway 35 (width varies), being the northwesterly corner of said Guerrero tract, same being the southwestly corner of said Green tract, 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, North 03°56'21" West, 399.98 feet along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said Green tract to a set 5/8-inch iron rod with "GS" cap at the southwestly corner of that certain called 0.855 acre tract of land conveyed to Bonnie L. Green by deed and recorded under M.C.C.F. No. 9619831 of said Official Public Records, being the northwesterly corner of said Green tract;

THENCE, North 85°52'39" East, 251.52 feet along the southerly line of said 0.855 acre tract, being the northerly line of said Green tract to a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" in the proposed easterly right of way line of Interstate Highway 35, being the northeasterly corner of said Green tract;

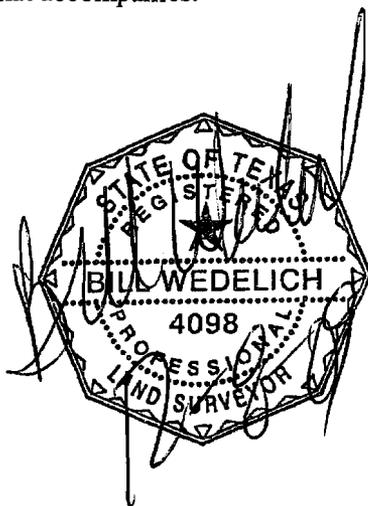
- 1) **THENCE, South 04°07'21" East, 399.98 feet** along the proposed easterly right of way line of Interstate Highway 35, being the easterly line of said Green tract and same being the westerly line of said residue 86.008 acre tract and a called 68.92 acre tract of land to the **POINT OF BEGINNING** and containing 2.315 acres of land, more or less.

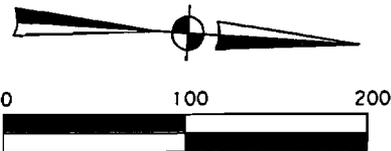
Horizontal Control – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD85 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD85 (1993) Grid values divide the north 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.

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





H. SCHULTZE SURVEY A-844

INTERSTATE HIGHWAY 35
(width varies)

CALLED 9.390 ACRES
STATE OF TEXAS
VOL. 605, PG. 199
D. R. M. C. T.

PROPOSED BASELINE

N03° 57' 06" W

1310+00

1315+00

N03° 56' 21" W 399.98' EXISTING R.O.W.

CALLLED 2.296 ACRES
ROBERTO GUERRERO
M. C. C. F. No. 2008017214
O. P. R. M. C. T.

208.90'
585° 52' 39" W 252.80'

CALLLED 2.296 ACRES
BILLY LAWRENCE GREEN
VOL. 1803, PG. 267
D. R. M. C. T.

44

CALLLED 0.855 ACRES
BONNIE L. GREEN
M. C. C. F. No. 9619831
O. P. R. M. C. T.

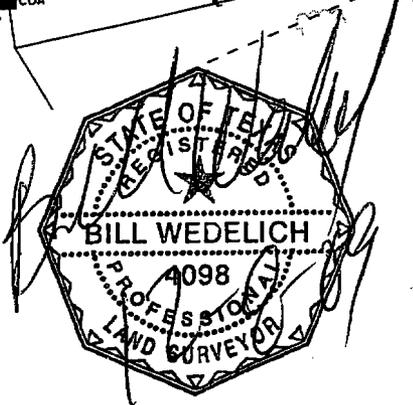
CALLLED 7.673 ACRES
STATE OF TEXAS
VOL. 823, PG. 258
D. R. M. C. T.

PROPOSED R.O.W.
43.91'
STA: 1310+34.71
OFF: 284.85' R

POB
PARCEL 44
STA: 1310+34.84
OFF: 328.75' R

504° 07' 21" E 399.98'

STA: 1314+34.82
OFF: 327.56' R



A CALLLED 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
CALLLED 68.92
(TRACT EIGHT)
M. C. C. F. 2007004701
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)
- Property Line
- Landmark
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- Survey Line
- ⊕ PARCEL NUMBER
- D. R. M. C. T. DEED RECORDS McLENNAN COUNTY TEXAS
- O. P. R. M. C. T. OFFICIAL PUBLIC RECORDS McLENNAN COUNTY TEXAS
- P. R. M. C. T. PLAT RECORDS OF McLENNAN COUNTY, TEXAS
- DENIAL OF ACCESS LINE
- PROPOSED R.O.W. LINE
- DEED LINE WITHIN 1H 35 R.O.W.
- PIPELINE MARKER
- POWER POLE
- GUY
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ SIGN
- ⊕ TELE. PEDESTAL
- ⊕ FIBER OPTIC SIGN
- ⊕ TELE. MH
- FIBER OPTIC LINE
- SAN. MH

NOTES:

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, 9915A21, 1359914, AND 9914A21.
2. PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

PARCEL 44
2.315 Ac.
100,858 sq. ft.
PAGE 3 OF 3

BILLY LAWRENCE GREEN
1H-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: 1H35 163-3 Parcel 44.dgn
GS JOB No. 07-017-163

Page 1 of 4
September, 2009
Revised June, 2010

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

Property Description
Parcel 30AC

Being an Denial of Access Line delineating a denial of access to the transportation facility from the adjacent property along the existing westerly right-of-way line of Interstate Highway 35 (width varies), adjoining the easterly and northerly line of that certain called 5.3176 acre tract of land conveyed to Max Harvey Taylor, Jr. by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2001033044 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.) save and except Lot 2, Block One of said Max Taylor Addition to the City of Waco, being the easterly and northerly line of the Max Taylor Addition, a subdivision of recorded under Cabinet D, Sheet 458 of the Map Records of McLennan County, Texas (M.R.M.C.T.), said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 414, Page 614, Volume 416, Page 412 and Volume 854, Page 603 all of said Deed Records. The Denial of Access Line is located in the W.R. HAMPTON SURVEY, Abstract No. 469, McLennan County, Texas.

Commencing at a found 3/4-inch iron pipe at the northwesterly corner of that certain called 4.53 acre tract of land conveyed to Bruce Huffhines, et.al. by deed and recorded under M.C.C.F. No. 2007004017 of said Official Public Records, being the southwesterly corner of said 5.3176 acre tract and said Max Taylor Addition;

Thence, North 57°35'49" East, 872.61 feet along the southerly line of said Max Taylor Addition, being the southerly line of said 5.3176 acre tract, same being the northerly line of said 4.53 acre tract to a 5/8-inch iron rod with TxDOT aluminum disk stamped "Control of Access Point" in the existing westerly right of way line of Interstate Highway 35, being the southeasterly corner of said Max Taylor Addition and said 5.3176 acre tract, same being the northeasterly corner of said 4.53 acre tract and for the **Beginning of an Denial of Access Line**, from which a found 3/8-inch iron rod bears South 57°35' West, 1.25 feet;

- 1) **THENCE, North 03°57'46" West, 83.40 feet** along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said 5.3176 acre tract and said Max Taylor Addition and along the Denial of Access Line to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap at the intersection of the existing westerly right of way line of Interstate Highway 35 with the existing southerly right of way line of Ross Road (width varies), being the northeasterly corner of said 5.3176 acre tract and said Max Taylor Addition;
- 2) **THENCE, North 66°30'46" West, 131.68 feet** along the existing southerly right of way line of Interstate Highway 35, being the northerly line of said 5.3176 acre tract and said Max Taylor Addition to a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" for the **End of the Denial of Access Line**;

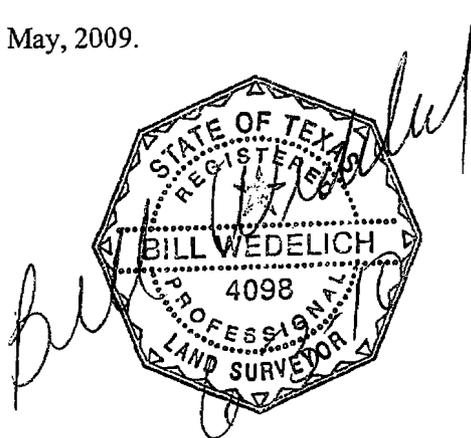
Horizontal Control – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD83 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD83 (1993) Grid values divide the north 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)

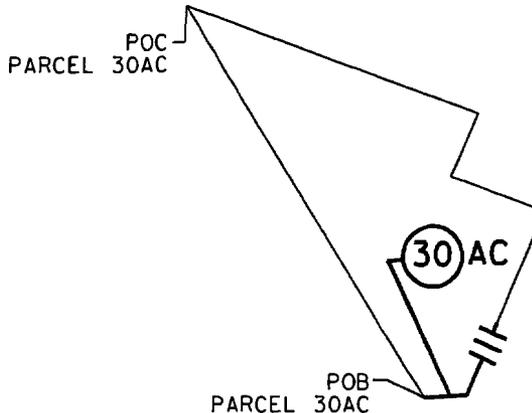
D.R.M.C.T. DEED RECORDS McLENNAN COUNTY, TEXAS
O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS McLENNAN COUNTY TEXAS

- |- 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

- ℙ Property Line
- ∟ Landhook
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- ⌘ Survey Line
- ⊕ PARCEL NUMBER



PARENT INSET
N. T. S.

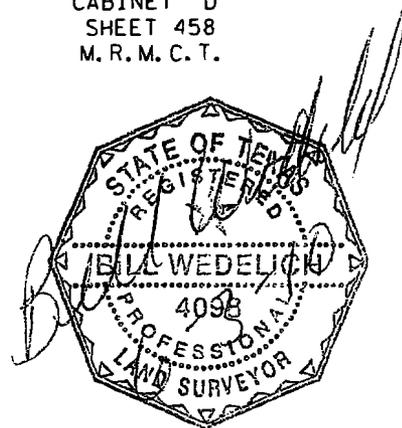
SAVE AND EXCEPT
LOT 2, BLOCK ONE
MAX TAYLOR ADDITION
TO THE CITY OF WACO
CABINET "D"
SHEET 458
M. R. M. C. T.

NOTES:

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

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

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



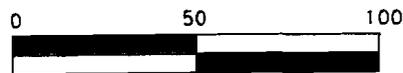
PARCEL 30AC

PAGE 3 OF 4

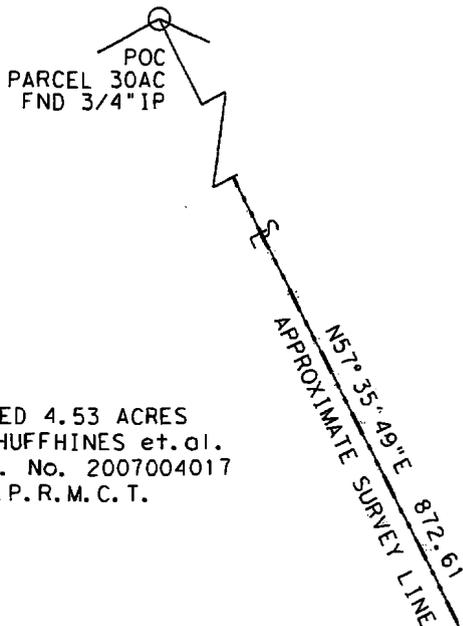
REVISED: NOVEMBER 16, 2009
REVISED: JANUARY 17, 2010
TO CORRECT SURVEY LINE
LOCATION.
REVISED: MARCH 22, 2010.
REVISED: JUNE 3, 2010 -AC LINE
DGN: 1H35 163-3 Parcel 30AC-A. dgn
GS JOB No. 07-017-163

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

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



W.R. HAMPTON SURVEY A-469



CALLED 4.53 ACRES
BRUCE HUFFHINES et.al.
M.C.C.F. No. 2007004017
O.P.R.M.C.T.

MAX TAYLOR ADDITION
CAB. D. SHT. 45B
M.C.M.R.

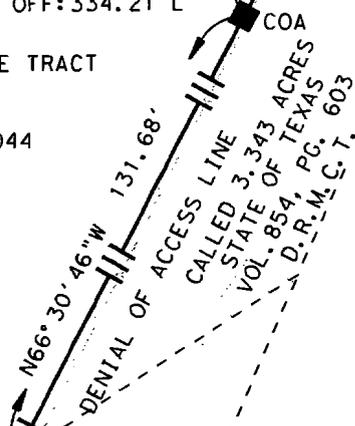
BLOCK ONE
LOT 1

END DENIAL OF
ACCESS LINE
STA: 1272+67.20
OFF: 334.21'L

RESIDUE OF THE 5.3176 ACRE TRACT
MAX HARVEY
TAYLOR, JR.
M.C.C.F. No. 2001033044
O.P.R.M.C.T.

J.R. RUTHERFORD SURVEY A-34

30 AC



CALLLED 5.22 ACRES
STATE OF TEXAS
VOL. 414, PG. 614
D.R.M.C.T.

POB
PARCEL 30AC
BEGIN DENIAL OF
ACCESS LINE
STA: 1271+23.12
OFF: 217.33'L
FND. 3/8" IR
BEARS
S57°35'W, 1.25'

N03°57'46"W STA: 1272+06.52
83.40' OFF: 217.33'R

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

CALLLED 0.27 ACRES
STATE OF TEXAS
VOL. 416, PG. 412
D.R.M.C.T.

(SOUTHBOUND)

REVISED:
06/2010 - REVISED AC LINE

J.R. RUTHERFORD SURVEY A-34

INTERSTATE HIGHWAY 35
(width varies)

REMAINING AREA OF
LOT 1 = 4.5350 ACRES

PARCEL 30AC
PAGE 4 OF 4

(NORTHBOUND)

CALLLED 1.189 ACRES
STATE OF TEXAS
VOL. 652, PG. 119
D.R.M.C.T.

1270+00 N03°57'06"W

PROPOSED BASELINE

DGN: 1H35 163-3 Parcel 30AC-B.dgn
GS JOB No. 07-017-163

MAX HARVEY TAYLOR, JR.
1H-35
C.S.J. 0014-08-082
McLENNAN COUNTY prepared by: JULY, 2009

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

County: Tarrant
Parcel No.: 572
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
4/9/2010



DESCRIPTION FOR PARCEL 572

BEING a 1,035 square foot tract of land situated in the Greenfield Beeler Survey, Abstract Number 166, City of Bedford, Tarrant County, Texas, and being part of Tract A, Block 1, First United Methodist Church Addition, an addition to the City of Bedford, as recorded in Volume 388-113, Page 55 of the Plat Records, Tarrant County, Texas, (P.R.T.C.T.), said tract also being part of that tract of land described in Special Warranty Deed with Vendor's Lien to Randall R. Leal and Spouse, Deborah W. Leal, as recorded in Document Number D206161098 of the Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), said 1,035 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a set "X" cut in concrete for the common northwest corner of said Randall R. Leal tract and a southwest corner of that tract of land described in Special Warranty Gift Deed to Jeffrey Carl Dane, as recorded in Document Number D206029338, O.P.R.T.C.T., said point being on the west line of said Tract A, Block 1;

THENCE South 10 degrees 26 minutes 59 seconds West, with said west line, a distance of 110.06 feet to a set 1/2-inch iron rod with TxDOT aluminum cap for the POINT OF BEGINNING, being located 186.95 feet left of S.H. 121 Baseline Station 170+43.37, said point being the intersection of said west line with the proposed north right-of-way line of S.H. 121 (a variable width right-of-way) and the beginning of this Access Denial Line, said point being the point of curvature of a non-tangent circular curve to the right having a radius of 2,022.00 feet, whose chord bears South 66 degrees 54 minutes 57 seconds East, a distance of 71.46 feet;

- 1) THENCE Easterly, departing said west line, over and across said Tract A, Block 1 and with said proposed north right-of-way line, said Access Denial Line and said curve, through a central angle of 02 degrees 01 minute 30 seconds, an arc distance of 71.46 feet to a set TxDOT Type II Brass Disk in concrete for corner;

County: Tarrant
Parcel No.: 572
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
4/9/2010



DESCRIPTION FOR PARCEL 572

- 2) THENCE North 72 degrees 14 minutes 34 seconds East, continuing over and across said Tract A, Block 1 and with said proposed north right-of-way line and said Access Denial Line, a distance of 29.38 feet to a set TxDOT Type II Brass Disk in concrete for the end of this Access Denial Line, being located 200.82 feet left of S.H. 121 Baseline Station 171+29.27, said point being the intersection of said proposed north right-of-way line with the existing west right-of-way line of Shady Wood Drive (formally known as Greenbrook Drive, a 50-foot wide right-of-way dedicated by said plat of First United Methodist Church Addition), said point also being the point of curvature of non-tangent circular curve to the left having a radius of 229.88 feet, whose chord bears South 27 degrees 34 minutes 53 seconds West, a distance of 26.25 feet;
- 3) THENCE Southwesterly, departing said proposed north right-of-way line and with said existing west right-of-way line and said curve, through a central angle of 06 degrees 32 minutes 50 seconds, an arc distance of 26.27 feet to a calculated point for the southeast corner of said Tract A, Block 1, said point being at the intersection of said existing west right-of-way line with the existing north right-of-way line S.H. 121 (a variable width right-of-way), from which a found 1/2-inch iron rod with orange cap stamped "MOAK SURV INC" for witness bears South 39 degrees 05 minutes 00 seconds East, a distance of 0.36 feet, said point also being the point of curvature of a non-tangent circular curve to the left having a radius of 2084.86 feet, whose chord bears North 70 degrees 04 minutes 43 seconds West, a distance of 89.09 feet;
- 4) THENCE Westerly, departing said west line and with said existing north right-of-way line and said curve, through a central angle of 02 degrees 26 minutes 55 seconds, an arc distance of 89.10 feet to a found 1/2-inch iron pipe for the southwest corner of said Tract A, Block 1, said point being at the intersection of said existing north right-of-way line with the west line of said Tract A, Block 1;
- 5) THENCE North 10 degrees 26 minutes 59 seconds East, departing said existing north right-of-way line and with said west line, a distance of 12.17 feet to the POINT OF BEGINNING and containing 1,035 square feet or 0.0238 of an acre of land, more or less.

4 OF 5
4/9/2010

PLAT TO ACCOMPANY
PARCEL DESCRIPTION



CITY OF BEDFORD
TARRANT COUNTY

SHADY BROOK ADDITION
FIRST FILING
VOL. 388-36, PG. 23
P. R. T. C. T.

LOT 1 (OWNER)
BLOCK 3 JEFFREY CARL DANE
DOC. # D206029338
O. P. R. T. C. T.

PART OF TRACT A, BLOCK 1
FIRST UNITED METHODIST
CHURCH ADDITION
VOL. 388-36, PG. 55
P. R. T. C. T.

10' UTILITY EASEMENT
VOL. 388-113, PG. 55
P. R. T. C. T.

NORTHEAST LINE OF
LOT 8-R, BLOCK 20

N 88° 32' 53" E 148.85'
(N 89° 40' 34" E 148.20')

P.O.C.
SET

SEE
DETAIL
"A"

5' COMMUNICATIONS
EASEMENT
VOL. 7010, PG. 1075
D. R. T. C. T.

10' UTILITY EASEMENT
VOL. 388-113, PG. 55
P. R. T. C. T.

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

SEE
DETAIL
"C"

P.O.B.
BEGIN ADL
S.H. 121
STA 170+43.37
186.95' LT

SHADY WOOD DRIVE
(FORMALLY KNOWN AS GREENBROOK DRIVE)

1/2" W/ORANGE
CAP STAMPED
"MOAK SURV INC"
BEARS
N71°49'43"W
1.61'

REMAINDER OF
LOT 8-R, BLOCK 20
STONEGATE
VOL. 388-36, PG. 39
P. R. T. C. T.

(OWNER)
FIRST UNITED METHODIST
CHURCH OF BEDFORD
VOL. 5988, PG. 520
D. R. D. C. T.

EXISTING
R.O.W.
LINE

572
1,035 SQ. FT.

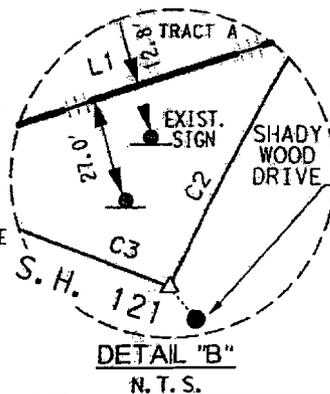
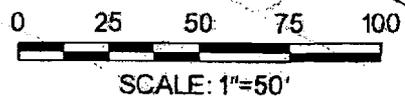
(OWNER)
RANDALL R. LEAL AND SPOUSE,
DEBORAH W. LEAL
DOC. # D206161098
O. P. R. T. C. T.

TRACT A, BLOCK 1
FIRST UNITED METHODIST
CHURCH ADDITION
VOL. 388-113 PG. 55
P. R. T. C. T.
(17,428 SQ. FT.)

PROPOSED CURVE DATA
PI STA. = 168+80.87
N = 6,992,077.38
E = 2,382,621.92
DEGREE = 2° 59' 59"
DELTA = 28° 32' 56" (RT)
RADIUS = 1,910.00'
TANGENT = 485.95'
LENGTH = 951.70'
CHORD BEARING = S76°37'52"E
CHORD DISTANCE = 941.89'
PC STA. = 163+94.92
N = 6,992,069.70
E = 2,382,136.04
PT STA. = 173+46.62
N = 6,991,851.92
E = 2,383,052.40

CHANNEL EASEMENT
VOL. 4120,
PG. 487
D. R. T. C. T.

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



1/2" W/ORANGE CAP
STAMPED "MOAK SURV INC"
BEARS S39°05'00"E, 0.36'

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N72°M'34"E	29.38'
L2	N10°26'59"E	12.17'

A PLAT OF A SURVEY OF PARCEL
572

FILE	TURNPIKE PROJECT S.H. 121	DIVISION TTA	PARCEL NUMBER 572	
			ACRES	SQUARE FEET
SCALE 1" = 50'	FEDERAL AID PROJECT NO.	COUNTY TARRANT	ACQUISITION	0.0238
	R.O.W. - C.S.J. NO. 0364-01-119		DEED AREA	0.4001
			REMAINDER AREA	0.3763
				1,035
				17,428
				16,393



© 2009

4/9/2010 9:22:25 AM I:\270008\27119\MA01\CADD\VEH-572-27119.dgn

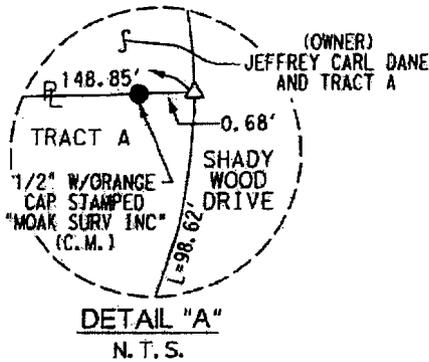


PLAT TO ACCOMPANY
PARCEL DESCRIPTION

LEGEND

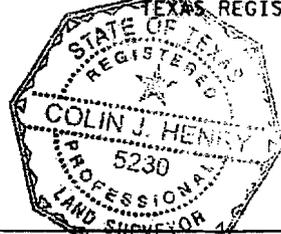
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT FOUND
- ⊠ TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED)
- IRON ROD FOUND (SIZE NOTED)
- SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ FOUND "X" CUT (UNLESS NOTED)
- △ CALCULATED 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 Ⓢ 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 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. 704-5587, EFFECTIVE DATE JANUARY 12, 2010.
- 8) RESTRICTIVE COVENANTS AS RECORDED IN VOLUME 388-113, PAGE 55 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, AFFECTS THE SUBJECT TRACT.
- 9) THE EASEMENT TO TEXAS POWER & LIGHT COMPANY AS RECORDED IN VOLUME 1349, PAGE 583 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D. R. T. C. T.), DOES NOT AFFECT THE SUBJECT TRACT.
- 10) THE RIGHT-OF-WAY CONTRACT TO SINCLAIR REFINING COMPANY AS RECORDED IN VOLUME 1473, PAGE 231, D. R. T. C. T., AFFECTS THE SUBJECT TRACT.
- 11) THE EASEMENT TO TEXAS POWER & LIGHT COMPANY AS RECORDED IN VOLUME 1668, PAGE 402, D. R. T. C. T., DOES NOT AFFECT THE SUBJECT TRACT.
- 12) THE EASEMENT AND RIGHT-OF-WAY TO TXU ELECTRIC COMPANY AS RECORDED IN VOLUME 14739, PAGE 489, 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

Colin J. Henry 4/9/10
COLIN J. HENRY DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5230



CURVE TABLE

CV. NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	02°01'30"(RT)	2,022.00'	71.46'	71.46'	S68°54'57"E
C2	08°32'50"(LT)	229.88'	26.27'	26.25'	S27°34'53"W
C3	02°26'55"(LT)	2,084.86'	89.10'	89.09'	N70°04'43"W
(C3)	(02°25'48")	(2,108.77')	(89.44')	(89.43')	(N68°51'16"W)
C4	13°46'01"(LT)	229.88'	55.24'	55.10'	S37°44'19"W
(C4)	(18°44'46")	(254.88')	(81.17')	(80.83')	(S34°15'24"W)
C5	38°40'38"(RT)	146.10'	98.62'	96.76'	S25°17'00"W
(C5)	(32°47'49")	(171.10')	(87.94')	(86.61')	(S26°58'53"W)

A PLAT OF A SURVEY OF PARCEL
572

FILE	TURPIKE PROJECT	DIVISION	ACQUISITION	ACRES	SQUARE FEET
SCALE 1" = 50'	S. H. 121	TTA	DEED AREA	0.4001	17,428
FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	COUNTY	REMAINDER AREA	0.3763	16,393
	0364-01-119	TARRANT			



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

May 29, 2009

PROPERTY DESCRIPTION FOR PARCEL 87

BEING a 1.182 acre (51,475 square feet) parcel of land situated in the M.F. Connell Survey, Abstract 6, Bell County, Texas, and being all of a tract of land described in six tracts in a document to Warren C. Dunn, recorded in Volume 2522, Page 605, of the Official Public Records of Bell County, Texas, the aforementioned 1.182 acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

BEGINNING at a point lying in the existing West right-of-way line of Interstate Highway 35 (right-of-way width varies), as described in a document of a 9.443 acre tract of land and recorded in Volume 422, Page 601, of the Deed Records of Bell County, Texas, being 65.35 feet left of and at right angle to Interstate Highway 35 proposed centerline station 1784+51.77, for the Southeast corner of the aforementioned Warren C. Dunn tract, the Northeast corner of a 1.217 acre tract of land described in a document to Fida H. Shah and Rafiq A Sherian, recorded in Volume 5671, Page 807, of the Official Public Records of Bell County, Texas, and the Southeast corner of the herein described 1.182 acre parcel, from which a found 1" pipe bears North 75°16'26" West a distance of 0.21 feet;

- (1) **THENCE** NORTH 75°16'26" West, leaving the aforementioned existing West right-of-way line of Interstate Highway 35 along the South line of the aforementioned Warren C. Dunn tract and the North line of the aforementioned 1.217 acre tract, a distance of 119.99 feet to a set 1/2" iron rod with plastic cap stamped "CDS/Muery S.A. TX", for the Southwest corner of the said Warren C. Dunn tract, the Southeast corner of a tract of land described in a document to Luis Martinez et wife, Amelia G. Martinez, recorded in Volume 3114, Page 489, of the Official Public Records of Bell County, Texas, and the Southwest corner of the herein described 1.182 acre parcel;

- (2) **THENCE** NORTH 16°39'19" East, along the West line of the aforementioned Warren C. Dunn tract, the East line of the aforementioned Luis Martinez and wife, Amelia G. Martinez, tract, the East line of a tract of land described in a document to Juventino Carrizales and Antonia Carrizales, husband and wife, recorded in Volume 5390, Page 547, of the Official Public Records of Bell County, Texas, the East line of a 0.365 acre tract of land described in a document to Florentino Villanueva, Sr., and Victoria Villanueva, recorded in Document #2007-00021710 of the Real Property Records of Bell County, Texas, the East line of a tract of land described in a document to Florentino Villanueva and wife, Victoria Villanueva, recorded in Volume 2565, Page 1, of the Official Public Records of Bell County, Texas, and the East line of a tract of land described in a document to Elpidio Martinez and wife, Yolanda Martinez, recorded in Volume 3043, Page 226, of the Official Public Records of Bell County, Texas, a distance of 431.30 feet to a set 1/2" iron rod with plastic cap stamped "CDS/Muery S.A. TX", lying in the South line of a 2.930 acre tract of land described in a document to Bige, Inc., recorded in Volume 5247, Page 447, of the Official Public Records of Bell County, Texas, for the Northwest corner of the said Warren C. Dunn tract, the Northeast corner of the said Elpidio Martinez and wife, Yolanda Martinez, tract, and the Northwest corner of the herein described 1.182 acre parcel;
- (3) **THENCE** SOUTH 73°10'51" East, along the North line of the aforementioned Warren C. Dunn tract, the South line of the aforementioned 2.930 acre tract, and the South line of a 0.336 of an acre tract described in a document to WSD HY Meadow Ranch, LP, recorded in Document #2009-00006123 of the Real Property Records of Bell County, Texas, a distance of 120.00 feet to a point lying 110.10 feet left of and at right angle to Interstate Highway 35 proposed centerline station 1788+76.34 in the existing West right-of-way line of Interstate Highway 35, as described in a document of a 1.846 acre tract of land and recorded in Volume 422, Page 599, of the Deed Records of Bell County, Texas, for the Northeast corner of the said Warren C. Dunn tract, the Southeast corner of the said 0.336 of an acre tract, and the Northeast corner of the herein described 1.182 acre parcel, from which a found fence corner post bears North 72°43'30" West a distance of 2.23 feet;

(4) **THENCE** SOUTH 16°39'59" West, along the East line of the aforementioned Warren C. Dunn tract, the aforementioned existing West right-of-way line of Interstate Highway 35 and the existing West right-of-way line of Interstate Highway 35 (right-of-way width varies), as described in a document of a 1.708 acre tract of land and recorded in Volume 422, Page 600, of the Deed Records of Bell County, Texas, a distance of 426.92 feet to the **POINT OF BEGINNING**, and containing 1.182 acres (51,475 square feet) of land, more or less.

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

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

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

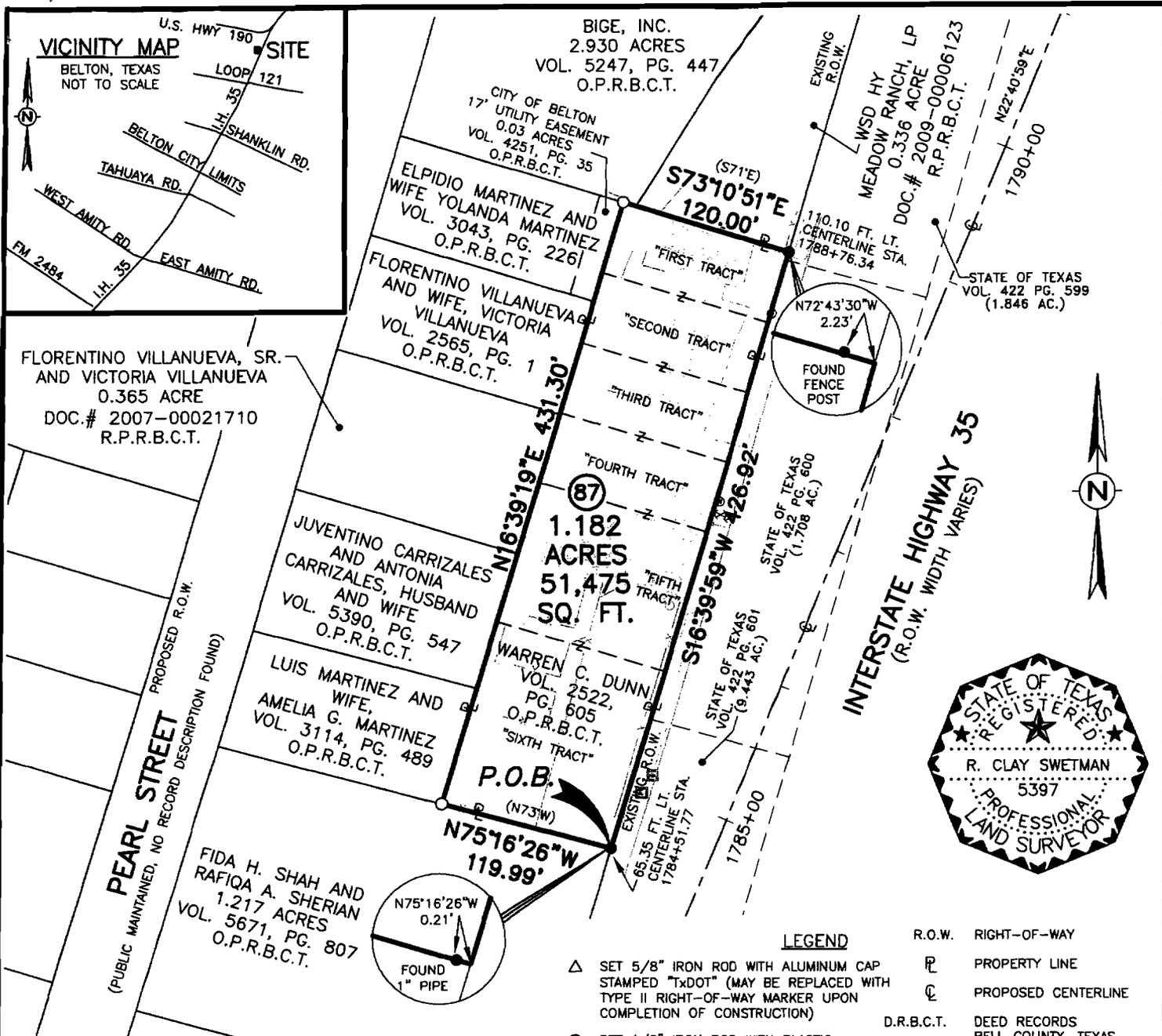
I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

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



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





100 50 0 100
SCALE IN FEET

M.F. CONNELL SURVEY, A-6

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL-87.DOC)

ONLY EASEMENTS SHOWN HEREON WERE REVIEWED BY CDS/MUERY SERVICES

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

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

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

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

TEXAS DEPARTMENT OF TRANSPORTATION
INTERSTATE HIGHWAY 35
PARCEL NO. 87
RCSJ: 0015-06-082
BELL COUNTY, TEXAS

ROW ACQUISITION-1.182 AC.	WACO DISTRICT	DATE: MAY 29, 2009	PAGE 4 OF 4
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