

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

Page 1 of 2

VARIOUS Districts

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

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

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

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

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

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

Page 2 of 2

VARIOUS Districts

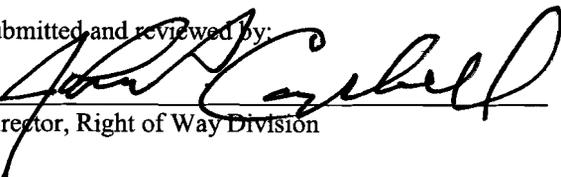
NON-CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Dallas	SH 78	10	0009-02-056	1
Denton	FM 2181	11	2054-02-018	143
Denton	FM 2181	9	2054-02-018	10
Denton	FM 2181	12	2054-02-018	144
Denton	FM 2181	6	2054-02-018	147
Denton	FM 2181	5	2054-02-018	145
Denton	FM 2181	4	2054-02-018	142
Denton	FM 2181	3	2054-02-018	137
Denton	FM 2181	2	2054-02-018	136
Denton	FM 2181	8	2054-02-018	68
Ellis	US 287	7	0172-08-054	27
Rockwall	FM 740	1	1014-03-047	57E

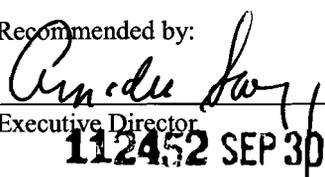
CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Angelina	SL 287	C	2553-01-102	7, 7AC
Bell	IH 35	Q	0015-06-082	83
Bell	IH 35	B	0015-06-082	26, 26E
Bell	IH 35	R	0015-06-082	10
Bell	IH 35	O	0015-07-078	1AAQ
Comal	SH 46	L	0215-02-050	10, 10TE
Ellis	US 287	H	0172-08-054	11
Ellis	US 287	G	0172-08-054	8AC
Ellis	US 287	F	0172-08-054	6AC
Ellis	US 287	E	0172-08-054	3, 3AC
Ellis	US 287	D	0172-08-054	1, 1AC
McLennan	IH 35	M	0014-08-082	10
McLennan	IH 35	U	0014-08-082	22
McLennan	IH 35	A	0014-08-082	33AC
McLennan	IH 35	P	0014-08-082	3
McLennan	IH 35	T	0014-08-082	32
McLennan	IH 35	S	0015-01-219	54
Tarrant	IH 820	N	0008-14-093	178
Tarrant	SH 114	K	0353-03-088	2A
Tarrant	SH 114	W	0353-03-088	2B
Tarrant	SH 114	V	0353-03-088	2C
Tarrant	SH 121	J	0364-01-132	48
Tarrant	SH 121	I	0364-01-132	42

Submitted and reviewed by:

  
 Director, Right of Way Division

Recommended by:

  
 Executive Director

112452 SEP 30 10

Minute Number      Date Passed

County: Rockwall  
Highway: FM 740  
CSJ: 1014-03-047  
Parcel: 57E

An EASEMENT for the purpose of opening, constructing and maintaining a permanent drainage channel in, along, upon, and across the following described property with the right and privilege at all times of having ingress, egress, and regress in, along, upon and across such property for the purpose of making additions to, improvements on, and repairs to the said drainage channel or any part thereof, including the right to remove and use, for highway purposes, any stone, earth, gravel or caliche which may be excavated in the opening, construction or maintenance of said channel or drainage easement, said property being described as follows:

County: Rockwall  
Highway: Farm to Market 740  
R.O.W. CSJ: 1014-03-047  
DGN. CSJ: 1014-03-039

Page 1 of 4  
Rev. Nov. 24, 2009

Description of Parcel 57E  
Storm Drainage Easement  
18,550 Square Feet  
0.4258 Acres

BEING a 18,550 square feet tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of Tract 4 conveyed to the City of Dallas as recorded in Volume 102, Page 964 of the Deed Records of Rockwall County, Texas and also being a part of Tract Seven conveyed to the City of Dallas as recorded in Volume 80, Page 103 of said Deed Records, said 18,550 square feet being more particularly described by metes and bounds as follows:

COMMENCING at the City of Dallas take corner T11-4B as shown on Sheet 118 of a Dallas Water Utilities property survey dated March 13, 1984, said point being the southeast corner of said City of Dallas Tract 4 and also being the southwest corner of a Tract 4 conveyed to Lake Country Marina, Inc. as recorded in Volume 1144, Page 15 of said Deed Records and also being on the northern line of a tract conveyed to Jai Kumar and wife, Vandana Kumar as recorded in Volume 5516, Page 209 of said Deed Records, from which a 5/8" iron rod found bears North 48 degrees 46 minutes 29 seconds East, a distance of 0.16 feet, said commencing point having a N.A.D. 83 (1993) Texas State Plane (North Central Zone 4202) Surface Coordinate of North 7,008,280.02, East 2,588,809.16;

THENCE North 38 degrees 51 minutes 54 seconds West, along the common line of said City of Dallas Tract 4 and said Lake Country Marina, Inc. tract, a distance of 57.81 feet to an "X" set in concrete and being the POINT OF BEGINNING, said beginning point having a N.A.D. 83 (1993) Texas State Plane (North Central Zone 4202) Surface Coordinate of North 7,008,325.03, East 2,588,772.88;

- 1) THENCE South 65 degrees 27 minutes 23 seconds West, a distance of 58.98 feet to a 1/2" iron rod with plastic DAI cap set;
- 2) THENCE South 20 degrees 25 minutes 33 seconds West, a distance of 74.99 feet to a magnail set;
- 3) THENCE South 24 degrees 34 minutes 27 seconds East, a distance of 172.17 feet to a magnail set;
- 4) THENCE South 14 degrees 34 minutes 27 seconds East, a distance of 454.12 feet to a 1/2" iron rod with plastic DAI cap set;
- 5) THENCE South 20 degrees 25 minutes 33 seconds West, a distance of 96.80 feet to a 1/2" iron rod with plastic DAI cap set;

County: Rockwall  
Highway: Farm to Market 740  
R.O.W. CSJ: 1014-03-047  
DGN. CSJ: 1014-03-039

Page 2 of 4  
Rev. Nov. 24, 2009

Description of Parcel 57E  
Storm Drainage Easement  
18,550 Square Feet  
0.4258 Acres

- 6) THENCE South 69 degrees 34 minutes 27 seconds East, a distance of 5.00 feet to a 1/2" iron rod with plastic DAI cap set;
- 7) THENCE South 20 degrees 25 minutes 33 seconds West, a distance of 43.00 feet to the southeast corner of said 18,550 square foot tract (not set-hits in lake);
- 8) THENCE North 69 degrees 34 minutes 27 seconds West, a distance of 30.00 feet to the southwest corner of said 18,550 square foot tract (not set-hits in lake);
- 9) THENCE North 20 degrees 25 minutes 33 seconds East, a distance of 43.00 feet to a magnail set;
- 10) THENCE South 69 degrees 34 minutes 27 seconds East, a distance of 5.00 feet to a 1/2" iron rod with plastic DAI cap set;
- 11) THENCE North 20 degrees 25 minutes 33 seconds East, a distance of 90.49 feet to a 1/2" iron rod with plastic DAI cap set;
- 12) THENCE North 14 degrees 34 minutes 27 seconds West, a distance of 446.06 feet to an angle point (not set at this time);
- 13) THENCE North 24 degrees 34 minutes 27 seconds West, a distance of 178.70 feet to magnail set;
- 14) THENCE North 20 degrees 25 minutes 33 seconds East, a distance of 91.56 feet to an "X" in concrete set;
- 15) THENCE North 65 degrees 27 minutes 23 seconds East, a distance of 62.16 feet to a point in a rock column on the common line of said City of Dallas Tract 4 and said Lake Country Marina, Inc. tract (not set at this time);
- 16) THENCE South 38 degrees 31 minutes 54 seconds East, along said commondd, a distance of 20.64 feet to the POINT OF BEGINNING and containing 18,550 square feet (0.4258 acres) of land, more or less.

County: Rockwall  
Highway: Farm to Market 740  
R.O.W. CSJ: 1014-03-047  
DGN. CSJ: 1014-03-039

Page 3 of 4  
Rev. Nov. 24, 2009

Description of Parcel 57E  
Storm Drainage Easement  
18,550 Square Feet  
0.4258 Acres

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

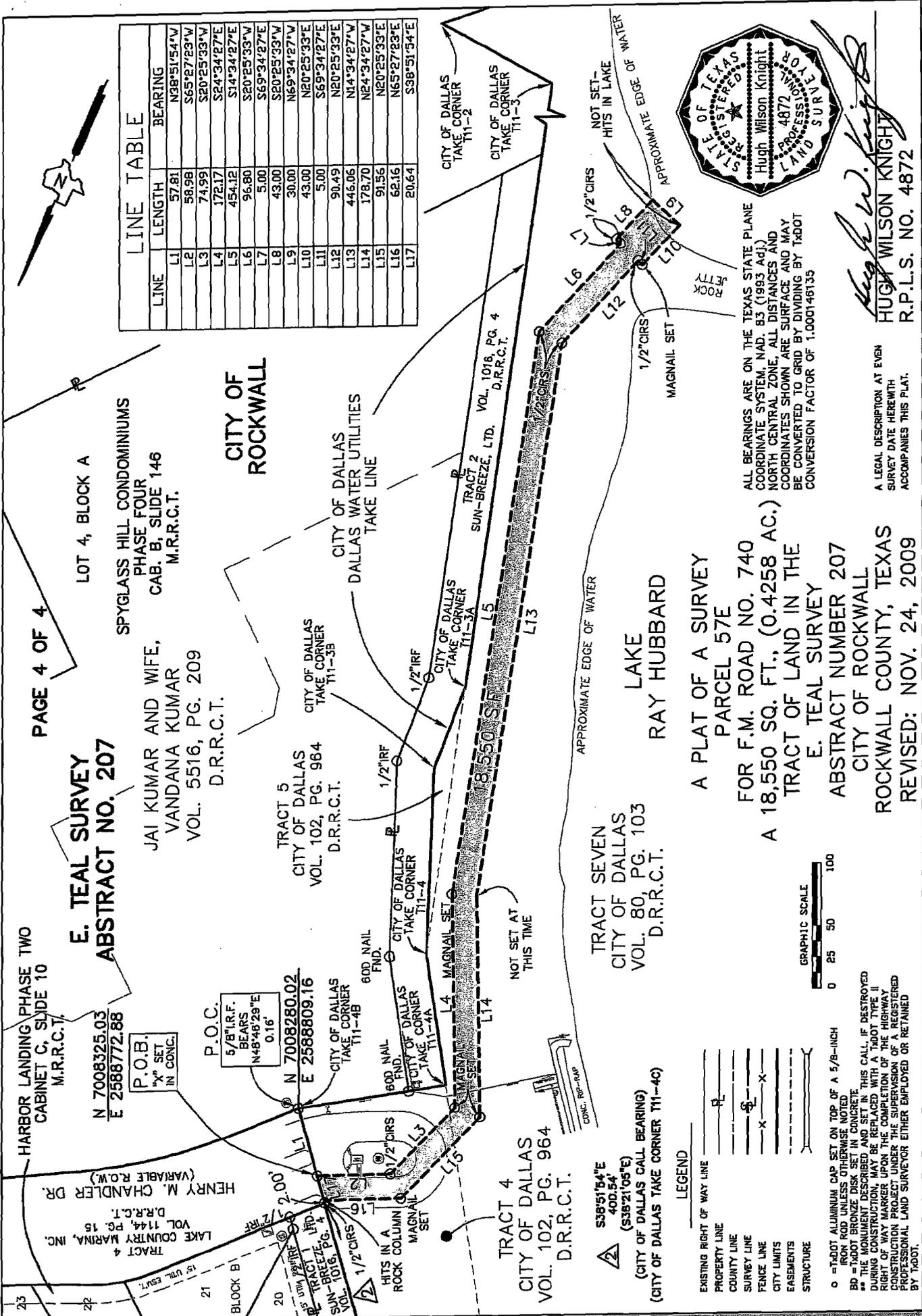
\*\* The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

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

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

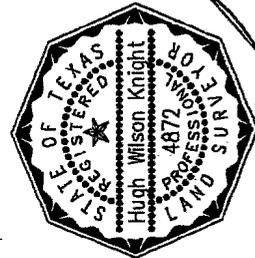
Douphrate & Associates, Inc.  
2235 Ridge Road, Suite 200  
Rockwall, Texas 75087  
Ph. (972) 771-9004





**LINE TABLE**

LINE	LENGTH	BEARING
L1	37.81	N88°51'54"W
L2	58.98	S65°27'29"W
L3	74.99	S20°25'33"W
L4	172.17	S24°34'27"E
L5	454.12	S14°34'27"E
L6	96.80	S20°25'33"W
L7	5.00	S69°34'27"E
L8	43.00	S20°25'33"W
L9	30.00	N69°34'27"W
L10	43.00	N20°25'33"E
L11	5.00	S69°34'27"E
L12	90.49	N20°25'33"E
L13	446.06	N14°34'27"W
L14	178.70	N24°34'27"W
L15	91.56	N20°25'33"E
L16	62.16	N65°27'23"E
L17	20.64	S38°51'54"E



*Hugh Wilson Knight*  
**HUGH WILSON KNIGHT**  
 R.P.L.S. NO. 4872

R.O.W. CSJ: 1014-03-047

PAGE 4 OF 4

**E. TEAL SURVEY**  
**ABSTRACT NO. 207**

LOT 4, BLOCK A  
 SPYGLASS HILL CONDOMINIUMS  
 PHASE FOUR  
 CAB. B, SLIDE 146  
 M.R.R.C.T.

JAI KUMAR AND WIFE,  
 VANDANA KUMAR  
 VOL. 5516, PG. 209  
 D.R.R.C.T.

TRACT 5  
 CITY OF DALLAS  
 VOL. 102, PG. 964  
 D.R.R.C.T.

TRACT 2  
 SUN-BREEZE, LTD.  
 VOL. 1016, PG. 4  
 D.R.R.C.T.

TRACT SEVEN  
 CITY OF DALLAS  
 VOL. 80, PG. 103  
 D.R.R.C.T.

A PLAT OF A SURVEY  
 PARCEL 57E

FOR F.M. ROAD NO. 740  
 A 18,550 SQ. FT., (0.4258 AC.)  
 TRACT OF LAND IN THE

E. TEAL SURVEY  
 ABSTRACT NUMBER 207  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 REVISED: NOV. 24, 2009

ALL BEARINGS ARE ON THE TEXAS STATE PLANE  
 COORDINATE SYSTEM, NAD. 83 (1993 ADJ.)  
 NORTH CENTRAL ZONE. ALL DISTANCES AND  
 COORDINATES SHOWN ARE SURFACE AND MAY  
 BE CONVERTED TO GRID BY DIVIDING BY TADOT  
 CONVERSION FACTOR OF 1.000145135

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



- LEGEND**
- EXISTING RIGHT OF WAY LINE
  - PROPERTY LINE
  - COUNTY LINE
  - SURVEY LINE
  - FENCE LINE
  - CITY LIMITS
  - EASEMENTS
  - STRUCTURE

o = TADOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH  
 IRON ROD UNLESS OTHERWISE NOTED  
 RB = TADOT BRONZE DISK SET IN CONCRETE  
 THE MONUMENT DESCRIBED OR SET IN THIS CALL, IF DESTROYED  
 OR DAMAGED, SHALL BE REPLACED WITHIN 90 DAYS OF THE  
 DATE OF INSTRUMENT RECORDATION WITHIN THE HIGHWAY  
 RIGHT OF WAY. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE  
 CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED  
 PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED  
 BY TADOT.

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 136

BEING, 1,527 square feet of land, more or less, in the H. H. Swisher Survey, Abstract No. 1220, City of Corinth, Denton County, Texas, and being a portion Lot 1A, Block A, of the Amended Plat Kensington Square Shopping Center, an addition to the City of Corinth, as recorded in Cabinet P, Page 273 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 Kensington Square, L.P., as recorded in Document Number 96-0077739 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said 1,527 square feet of land being more particularly described as follows:

COMMENCING at a cut cross found at the northwest corner of Lot 2, Block A, of Kensington Square Shopping Center, an addition to the City of Corinth, as recorded in Cabinet N, Page 364 (P.R.D.C.T.);

THENCE, South 00 degrees 11 minutes 48 seconds East along the west line of said Lot 2, passing at 56.95 feet the northeasterly corner of said Lot 1A, continuing along the west line of said Lot 2 and the east line of said Lot 1A, for a total distance of 401.45 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 7098302.88, and East 2414542.44;\*\*

- 1) THENCE, South 00 degrees 11 minutes 48 seconds East continuing along the west line of said Lot 2 and the east line of said Lot 1A, a distance of 10.03 feet to a point for corner at the southeast corner of said Lot 1A, said corner being on the existing north right-of-way line of Farm to Market Road 2181, as established by a tract of land conveyed by deed to the State of Texas, as recorded in Volume 499, Page 463 of the Deed Records of Denton County, Texas;
- 2) THENCE, South 89 degrees 48 minutes 12 seconds West along the south line of said Lot 1A and the existing north right-of-way line of Farm to Market Road 2181, a distance of 152.02 feet to a point for corner at the southwest corner of said Lot 1A;
- 3) THENCE, departing the existing north right-of-way line of Farm to Market Road 2181, North 00 degrees 11 minutes 36 seconds West along the west line of said Lot 1A, a distance of 10.05 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new north right-of-way line of Farm to Market Road 2181;\*\*
- 4) THENCE, North 89 degrees 48 minutes 35 seconds East the new north right-of-way line of Farm to Market Road 2181, a distance of 152.01 feet the POINT OF BEGINNING and containing 1,527 square feet (0.0350 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 136

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



H. H. SWISHER SURVEY  
ABSTRACT NO. 1220

P.O.C. 136  
"X" CUT FOUND

Page 3 of 3

8' UTILITY ESM'T.  
CAB. W. PG. 125

REPLAT  
TALLAL ADDITION  
CAB. W. PG. 851  
P.R.D.C.T.

2B  
BLOCK 1

VARIABLE WIDTH  
FIRE LANE ACCESS &  
UTILITY ESM'T.  
CAB. W. PG. 851

VISIBILITY ESM'T.  
CAB. W. PG. 851

15x15'  
VISIBILITY ESM'T.  
CAB. W. PG. 851

5'x8' SIDEWALK ESM'T.  
CAB. W. PG. 851

10' RIGHT-OF-WAY  
DEDICATION  
CAB. W. PG. 125

30' FIRELANE &  
UTILITY ESM'T.  
CAB N, PG. 364

S 00°11'48"E  
56.95'

20' UTILITY ESM'T.  
CAB. N, PG. 364

1A

KENSINGTON SQUARE, L.P.  
DOC.# 96-0077739  
D.R.D.C.T.

KENSINGTON SQUARE  
SHOPPING CENTER  
CAB. N, PG. 364  
P.R.D.C.T.

AMENDED PLAT  
BLOCK A  
KENSINGTON SQUARE  
SHOPPING CENTER  
CAB. P, PG. 273  
P.R.D.C.T.

ABS TX INVESTOR LP  
DOC.# 2006-86862  
D.R.D.C.T.

P.O.B. 1136  
N: 7098302.88  
E: 2414542.44

136

N 00°11'36"W  
10.05'

N 89°48'35"E  
152.01'

1,527 SQ. FT.

RIGHT-OF-WAY  
NEW  
LINE

\*\*

S 00°11'48"E  
10.03'

\*\*

STATE OF TEXAS  
VOL. 499, PG. 463

EXISTING  
RIGHT-OF-WAY  
LINE

704611000

F.M. 2181



- LEGEND.
- EXISTING ROADWAY RIGHT
  - OF WAY BOUNDARY LINE
  - RIGHT OF WAY LINE
  - PROPERTY LINE
  - SURVEY LINE
  - EXISTING EASEMENT LINE
  - P.O.C. = POINT OF COMMENCING
  - P.O.B. = POINT OF BEGINNING
  - 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
  - BO = TADOT BRONZE DISK SET IN CONCRETE

A PLAT OF A SURVEY  
OF PARCEL 136  
FOR FARM TO MARKET ROAD 2181  
A 1,527 SQ. FT., [0.0350 AC.]  
TRACT OF LAND IN THE  
H. H. SWISHER SURVEY  
ABSTRACT NO. 1220  
CITY OF CORINTH  
DENTON COUNTY, TEXAS  
MARCH 17, 2008

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 NORTH CENTRAL ZONE (ZONAL) ALL COORDINATES SHOWN HEREON ARE SURFACE COORDINATES. ALL CALCULATIONS WERE MADE UTILIZING A FACTOR OF 1.000157199. OBSERVATIONS HOLDING NGS MONUMENTS DTD B (PID A85968) AND ARLINGTON RRP (PID C33400) IN JUNE OF 1989. 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) = TADOT RTK - NORTH 12 DEGREES 08 MINUTES 17 SECONDS WEST.

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

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

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

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

Page 1 of 3  
Date: March 17, 2008

Description for Parcel 137

BEING, 6,370 square feet of land, more or less, in the H. H. Swisher Survey, Abstract No. 1220, City of Corinth, Denton County, Texas, and being a portion Lot 2, Block A, of Kensington Square Shopping Center, an addition to the City of Corinth, as recorded in Cabinet N, Page 364 of the Plat Records of Denton County, Texas (P.R.D.C.T.), and being a portion of a tract of land conveyed by deed to ABS TX Investor, L.P., as recorded in Document Number 2006-86862 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said 6,370 square feet of land being more particularly described as follows:

COMMENCING at a cut cross found at the northwest corner of said Lot 2;

THENCE, South 00 degrees 11 minutes 48 seconds East along the west line of said Lot 2 a distance of 401.45 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 7098302.88, and East 2414542.44;\*\*

- 1) THENCE, departing the west line of said Lot 2, North 89 degrees 48 minutes 35 seconds East along the new north right-of-way line of Farm to Market Road 2181, a distance of 65.75 feet to a 5/8 inch iron rod set with TxDOT aluminum cap;
- 2) THENCE, North 45 degrees 04 minutes 23 seconds East continuing along the new north right-of-way line of Farm to Market Road 2181, a distance of 35.46 feet to a cut cross set;\*\*
- 3) THENCE, North 89 degrees 49 minutes 09 seconds East continuing along the new north right-of-way line of Farm to Market Road 2181, a distance of 70.35 feet to a cut cross set;\*\*
- 4) THENCE, South 45 degrees 26 minutes 54 seconds East continuing along the new north right-of-way line of Farm to Market Road 2181, a distance of 35.52 feet to a 5/8 inch iron rod set with TxDOT aluminum cap;\*\*
- 5) THENCE, North 89 degrees 49 minutes 09 seconds East continuing along the new north right-of-way line of Farm to Market Road 2181, a distance of 213.58 feet to a cut cross set on the east line of said Lot 2, from which a cut cross found bears, North 39 degrees 04 minutes 19 seconds East a distance of 2.37 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 137

- 6) THENCE, South 00 degrees 11 minutes 48 seconds East along the east line of said Lot 2, a distance of 9.90 feet to a point for corner at the southeast corner of said Lot 2, said corner being on the existing north right-of-way line of Farm to Market Road 2181, as established by a tract of land conveyed by deed to the State of Texas, as recorded in Volume 499, Page 463 of the Deed Records of Denton County, Texas;
- 7) THENCE, South 89 degrees 48 minutes 12 seconds West along the south line of said Lot 2 and the existing north right-of-way line of Farm to Market Road 2181, a distance of 400.10 feet to a point for corner at the southwest corner of said Lot 2;
- 8) THENCE, departing the existing north right-of-way line of Farm to Market Road 2181, North 00 degrees 11 minutes 48 seconds West along the west line of said Lot 2, a distance of 10.03 feet to the POINT OF BEGINNING and containing 6,370 square feet (0.1462 acres) of land, more or less.

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

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

For: Huitt-Zollars, Inc.

 3/24/2008  
D. Rex Winchester  
Registered Professional Land Surveyor  
Texas Registration No. 5191



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

Page 3 of 3

AMENDED PLAT  
KENSINGTON SQUARE  
SHOPPING CENTER  
CAB. P, PG. 273  
P.R.D.C.T.

BLOCK A  
H. H. SWISHER SURVEY  
ABSTRACT NO. 1220

ABS TX INVESTOR LP.  
DOC.# 2006-86862  
D.R.D.C.T.

KENSINGTON SQUARE  
SHOPPING CENTER  
CAB. N, PG. 364  
P.R.D.C.T.

KENSINGTON SQUARE, L.P.  
DOC.# 96-0077739  
D.R.D.C.T.  
30' FIRELANE & UTILITY ESM'T.  
CAB N, PG. 364

30' FIRELANE & UTILITY ESM'T.  
CAB N, PG. 364

30' FIRELANE & UTILITY ESM'T.  
CAB N, PG. 364  
NEW  
RIGHT-OF-WAY LINE

20' DRAINAGE ESM'T.  
CAB N, PG. 364

137  
N 45°04'23"E 35.46'  
S 45°26'54"E 35.52'  
N 89°48'35"E 65.75'  
N 89°49'09"E 70.35'  
S 89°48'12"W 400.10'

P.O.B. 137  
N: 7098302.88  
E: 2414542.44  
N 00°11'48"W 10.03'

STATE OF TEXAS  
VOL. 14, PG. 57  
(CIVIL MINUTES)

STATE OF TEXAS  
VOL. 499, PG. 463

F.M. 2181

TOWN OF HICKORY CREEK



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

A PLAT OF A SURVEY  
OF PARCEL 137  
FOR FARM TO MARKET ROAD 2181  
A 6,370 SQ. FT., [0.1462 AC.]  
TRACT OF LAND IN THE  
H. H. SWISHER SURVEY  
ABSTRACT NO. 1220  
CITY OF CORINTH  
DENTON COUNTY, TEXAS  
MARCH 17, 2008

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, NORTH CENTRAL ZONE (4302). ALL COORDINATES SHOWN HEREON ARE SURFACE COORDINATES USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00057199. CALCULATIONS WERE MADE UTILIZING GPS OBSERVATIONS HOLDING NGS MONUMENTS DTD B (PID A85985) AND ARLINGTON RRP (PID C53400) IN JUNE OF 1999. THIS BEARING BASIS DIFFERS FROM THE CURRENT DALLAS DISTRICT TEXAS DEPARTMENT OF TRANSPORTATION RTK WGS NETWORK BY 60 DEGREES 00 MINUTES 15 SECONDS (COUNTERCLOCKWISE). (EXAMPLE - PROJECT DATUM - NORTH 12 DEGREES 00 MINUTES 33 SECONDS WEST) = TADOT RTK - NORTH 12 DEGREES 00 MINUTES 17 SECONDS WEST.

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

\*\* THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TADOT TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT. MARKER SETTING SHALL BE IN ACCORDANCE WITH THE RECORDS OF THE TADOT EITHER EMPLOYED OR RETAINED BY TADOT.

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 142

BEING, 2,292 square feet of land, more or less, in the H. H. Swisher Survey, Abstract No. 1220, City of Corinth, Denton County, Texas, and being a portion Lot 7B, Block A, of Kensington Square Shopping Center, an addition to the City of Corinth, as recorded in Cabinet N, Page 364 of the Plat Records of Denton County, Texas (P.R.D.C.T.), and being a portion of a tract of land conveyed by deed to Chick-Fil-A, as recorded in Volume 4399, Page 686 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said 2,292 square feet of land being more particularly described as follows:

COMMENCING at a cut cross found at the northwest corner of said Lot 7B;

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

- 1) THENCE, departing the west line of said Lot 7B, North 89 degrees 49 minutes 09 seconds East along the new north right-of-way line of Farm to Market Road 2181, a distance of 233.64 feet to a cut cross set on the east line of said Lot 7B;
- 2) THENCE, South 00 degrees 24 minutes 17 seconds East along the east line of said Lot 7B, a distance of 9.80 feet to a cut cross found at the southeast corner of said Lot 7B, said corner being on the existing north right-of-way line of Farm to Market Road 2181, as established by a tract of land conveyed by deed to the State of Texas, as recorded in Volume 499, Page 463 (D.R.D.C.T.);
- 3) THENCE, South 89 degrees 48 minutes 12 seconds West along the south line of said Lot 7B and the existing north right-of-way line of Farm to Market Road 2181, a distance of 233.67 feet to a one inch iron rod found at the southwest corner of said Lot 7B;
- 4) THENCE, departing the existing north right-of-way line of Farm to Market Road 2181, North 00 degrees 13 minutes 00 seconds West along the west line of said Lot 7B, a distance of 9.86 feet to the POINT OF BEGINNING and containing 2,292 square feet (0.0526 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 142

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

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

For: Huitt-Zollars, Inc.



3/24/2008

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



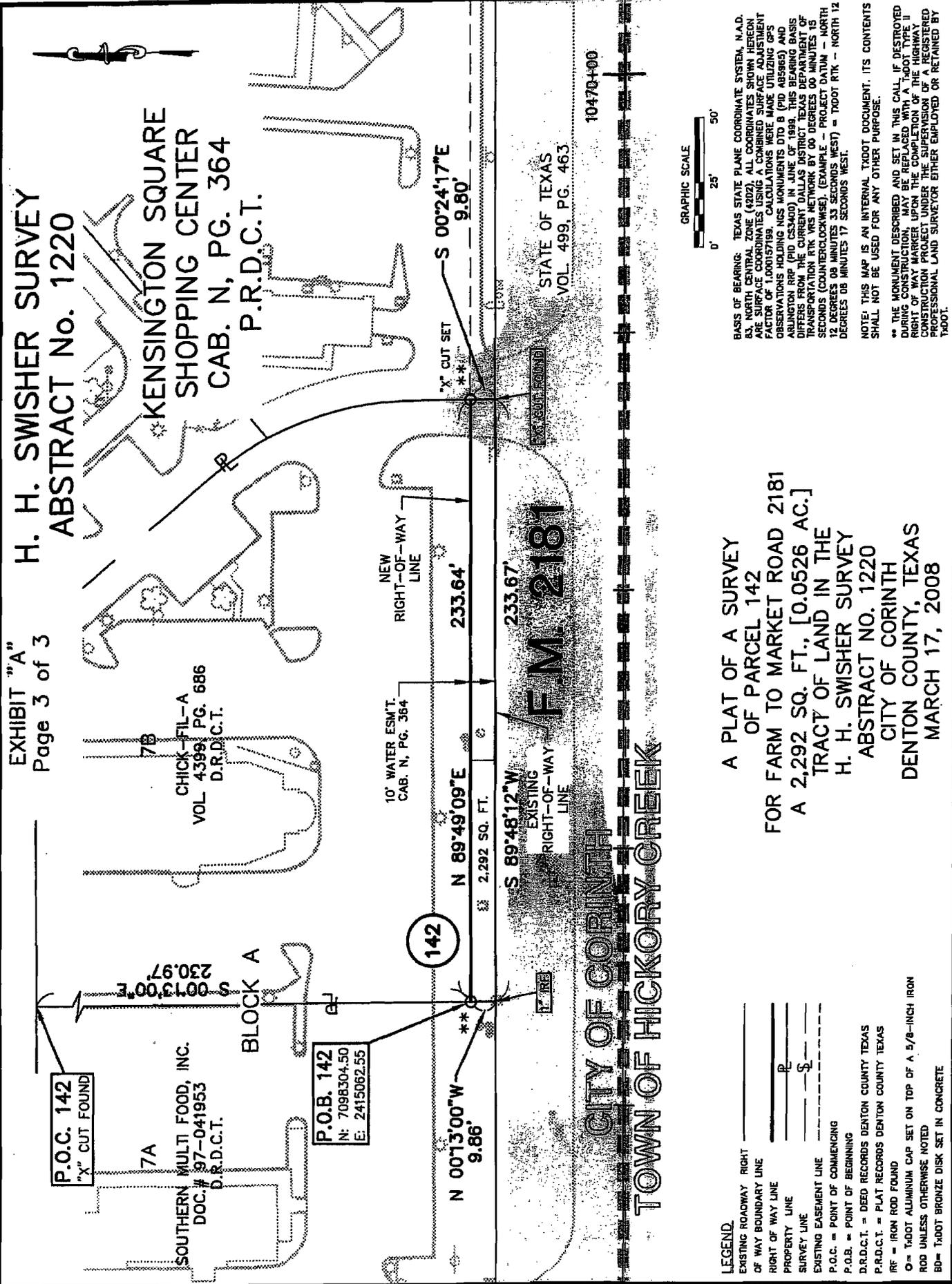


EXHIBIT "A"  
Page 3 of 3  
H. H. SWISHER SURVEY  
ABSTRACT No. 1220

**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

**BASIS OF BEARING:** TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, NORTH ZONE (1202). ALL COORDINATES SHOWN HEREON ARE SURFACE COORDINATES. THE SURFACE ADJUSTMENT FACTOR OF 1.00017199 CALCULATIONS WERE MADE USING OBSERVATIONS HOLDING NCS MONUMENTS DTD 6 (910, 915) AND ARLINGTON BR (PD CS340) IN LINE OF 1998. THE BEARING 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) = TADOT RTK - NORTH 12 DEGREES 08 MINUTES 17 SECONDS WEST.

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

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

A PLAT OF A SURVEY  
OF PARCEL 142  
FOR FARM TO MARKET ROAD 2181  
A 2,292 SQ. FT., [0.0526 AC.]  
TRACT OF LAND IN THE  
H. H. SWISHER SURVEY  
ABSTRACT NO. 1220  
CITY OF CORINTH  
DENTON COUNTY, TEXAS  
MARCH 17, 2008

STATE OF TEXAS  
VOL. 499, PG. 463

GRAPHIC SCALE  
0' 25' 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 145

BEING, 908 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 1, 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 Santos Capital Resources, L.L.C., as recorded in Volume 4664, Page 1036 of the Deed Records of Denton County (D.R.D.C.T.), Texas, said 908 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 southwest corner of Lot 1;

THENCE, North 02 degrees 11 minutes 15 seconds West along the west line of said Lot 1, a distance of 217.55 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 7098184.55, and East 2415158.71;\*\*

- 1) THENCE, North 02 degrees 11 minutes 15 seconds West continuing along the west line of said Lot 1, a distance of 10.41 feet to a 1/2 inch iron rod found at the northwest corner of said Lot 1, said corner being on the existing south right-of-way line of Farm to Market Road 2181, as established by a tract of land conveyed by deed to the State of Texas, as recorded in Volume 499, Page 427 (D.R.D.C.T.);
- 2) THENCE, North 89 degrees 25 minutes 14 seconds East along the north line of said Lot 1 and the existing south right-of-way line of Farm to Market Road 2181, a distance of 85.04 feet to a point for corner at the northeast corner of said Lot 1;
- 3) THENCE, departing the existing south right-of-way line of Farm to Market Road 2181, South 02 degrees 14 minutes 15 seconds East along the east line of said Lot 1, a distance of 10.97 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new south right-of-way line of Farm to Market Road 2181;\*\*
- 4) THENCE, departing the east line of said Lot 1, South 89 degrees 47 minutes 46 seconds West along the new south right-of-way line of Farm to Market Road 2181, a distance of 85.07 feet to the POINT OF BEGINNING and containing 908 square feet (0.0209 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 145

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

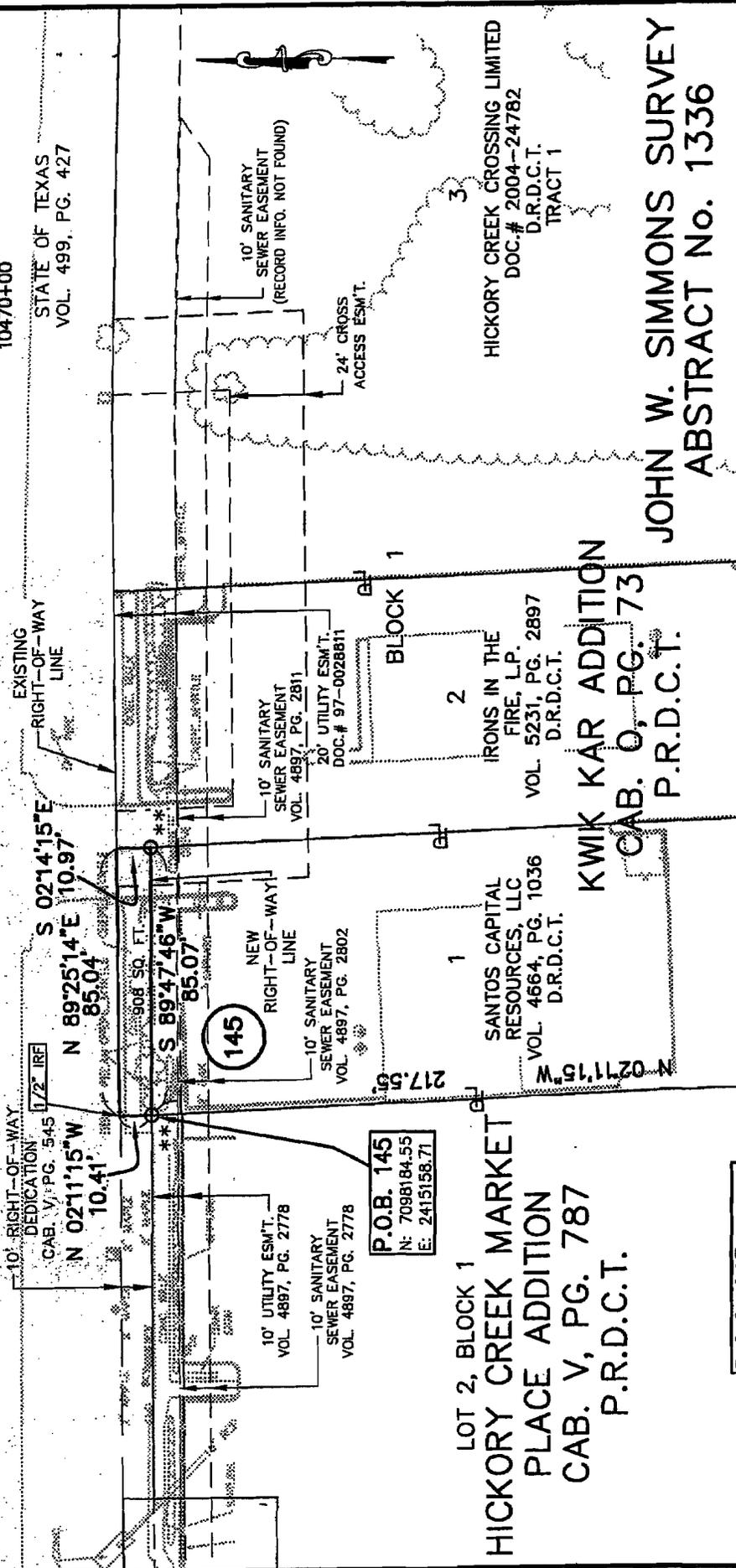


**F.M. 2181**

EXHIBIT "A"  
Page 3 of 3

10470+00

STATE OF TEXAS  
VOL. 499, PG. 427



10' RIGHT-OF-WAY DEDICATION CAB. V. PG. 545 172' IRF

S 02'14'15"E 10.97'

N 89'25'14"E 10.97'

N 02'11'15"W 10.41'

S 89'47'46"W 85.07'

908 SQ. FT.

NEW RIGHT-OF-WAY LINE

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

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

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

10' UTILITY ESM'T. DOC. # 97-0028811

24' CROSS ACCESS ESM'T.

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

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

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

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

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

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

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

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

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

P.O.B. 145  
N: 7098184.55  
E: 2415158.71

SANTOS CAPITAL RESOURCES, LLC  
VOL. 4664, PG. 1036  
D.R.D.C.T.

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

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

JOHN W. SIMMONS SURVEY  
ABSTRACT NO. 1336

P.O.C. 145  
1/2" IRF W/ "WAI" CAP

A PLAT OF A SURVEY  
OF PARCEL 145  
FOR FARM TO MARKET ROAD 2181  
A 908 SQ. FT., [0.0209 AC.]  
TRACT OF LAND IN THE  
JOHN W. SIMMONS SURVEY  
ABSTRACT NO. 1336  
TOWN OF HICKORY CREEK  
DENTON COUNTY, TEXAS  
MARCH 17, 2008

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

BASS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, NORTH CENTRAL ZONE (4202). ALL COORDINATES ARE SURFACE COORDINATES USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00157189. CALCULATIONS WERE MADE UTILIZING GPS OBSERVATIONS HOLDING NGS MONUMENTS DTD B (PID A89865) 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 = TADOT RTK - NORTH 12 DEGREES 08 MINUTES 17 SECONDS WEST.)

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

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

GRAPHIC SCALE  
0' 25' 50'

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

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

Page 1 of 3  
Date: March 17, 2008

Description for Parcel 147

BEING, 2,477 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 3, Block 1, of Kwik Kar Addition, an addition to the Town of Hickory Creek, as recorded in Cabinet D, 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 Hickory Creek Crossing Limited, Tract 1, as recorded in Document Number 2004-24782 of the Deed Records of Denton County (D.R.D.C.T.), Texas, said 2,477 square feet of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found with cap stamped "WAP" at the southwest corner of Lot 3;

THENCE, North 02 degrees 07 minutes 33 seconds West along the west line of said Lot 3, 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, North 02 degrees 07 minutes 33 seconds West continuing along the west line of said Lot 3, a distance of 11.50 feet to a point for corner the northwest corner of said Lot 3, from which a 1/2 inch iron rod found bears, South 02 degrees 07 minutes 33 seconds East, a distance of 0.24 feet, 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.), Texas;
- 2) THENCE, North 89 degrees 25 minutes 14 seconds East along the north line of said Lot 3 and the existing south right-of-way line of Farm to Market Road 2181, a distance of 67.39 feet to an angle point for corner;
- 3) THENCE, South 89 degrees 04 minutes 38 seconds East continuing along the north line of said Lot 3 and the existing south right-of-way line of Farm to Market Road 2181, a distance of 162.86 feet to a point for corner at the northeast corner of said Lot 3;
- 4) THENCE, departing the existing south right-of-way line of Farm to Market Road 2181, South 02 degrees 28 minutes 30 seconds East along the east line of said Lot 3, a distance of 8.74 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;\*\*

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 147

- 5) THENCE, departing the east line of said Lot 3, 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 230.18 feet to the POINT OF BEGINNING and containing 2,477 square feet (0.0569 acres) of land, more or less.

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

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

For: Huitt-Zollars, Inc.

 3/24/2008

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



**F.M. 2181**

EXHIBIT "A"  
Page 3 of 3

10470+00

1/2" IRF BEARS  
S 02°07'33"E-0.24'

N 02°07'33"W  
11.50'

N 89°25'14"E  
67.39'

S 89°04'38"E  
162.86'

2,477 SQ. FT.

S 89°47'46"W

230.18'

S 02°28'30"E  
B.74'

EXISTING  
RIGHT-OF-WAY  
LINE

NEW  
RIGHT-OF-WAY  
LINE

147

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

24' CROSS  
ACCESS ESM'T.

P.O.B. 147  
N: 7098185.14  
E: 2415325.96

10' SANITARY  
SEWER EASEMENT  
VOL. 4897, PG. 2811  
20' UTILITY ESM'T.  
DOC.# 97-0028811

BLOCK 1

2

IRONS IN THE  
FIRE, L.P.  
VOL. 5231, PG. 2897  
D.R.D.C.T.

N 02°07'33"W 217.27'

P.O.C. 147  
1/2" IRF W/ "WAI" CAP

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.

JOHN W. SIMMONS SURVEY  
ABSTRACT No. 1336

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 = TxDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED  
80 = TxDOT BRONZE DISK SET IN CONCRETE

A PLAT OF A SURVEY  
OF PARCEL 147  
FOR FARM TO MARKET ROAD 2181  
A 2,477 SQ. FT., [0.0569 AC.]  
TRACT OF LAND IN THE  
JOHN W. SIMMONS SURVEY  
ABSTRACT NO. 1336  
TOWN OF HICKORY CREEK  
DENTON COUNTY, TEXAS  
MARCH 17, 2008

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.



BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, NORTH CENTRAL ZONE (4202), ALL COORDINATES SHOWN HEREIN FACTORING COORDINATES USING ADJUSTED SURFPLATE ADJUSTMENT FACTORS. OBSERVATIONS USING ADJUSTED SURFPLATE ADJUSTMENT OBSERVATIONS HOLDINGS MONUMENTS DTD B (PID A85865) AND ABLANDS HOLDINGS MONUMENTS DTD B (PID A85865) AND DIFFERS FROM THE CURRENT DTD B (PID A85865) SURVEY BASIS OF TRANSPORTATION RTK GPS NETWORK BY 00 DEGREES 00 MINUTES 15 SECONDS (COUNTERCLOCKWISE). (EXAMPLE - PROJECT DATUM = NORTH 12 DEGREES 08 MINUTES 33 SECONDS WEST) = TxDOT RTK = NORTH 12 DEGREES 08 MINUTES 17 SECONDS WEST.

NOTE: THIS MAP IS AN INTERNAL TxDOT DOCUMENT. ITS CONTENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE.  
\*\* THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TxDOT TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TxDOT.

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

Page 1 of 3  
Date: August 14, 2009

Description for Parcel 27

BEING 8,193 square feet of land, more or less, in the William Spurlin Survey, Abstract No. 983, City of Ennis, Ellis County, Texas, and being part of a tract of land conveyed by deed to Ennis Independent School District, as recorded in Volume 2347, Page 1793, Deed Records Ellis County, Texas (D.R.E.C.T.), said 8,193 square feet of land being more particularly described as follows:

COMMENCING at a point at the southeasterly corner of said Ennis Independent School District tract, from which a ½ inch iron rod found (bent) bears, North 36 degrees 39 minutes 12 seconds East, a distance of 0.34 feet;

THENCE, South 58 degrees 21 minutes 00 seconds West along the southeasterly line of said Ennis Independent School District tract a distance of 498.73 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new northeasterly 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 6796246.66, and East 2545371.65;\*\*

- 1) THENCE, South 58 degrees 21 minutes 00 seconds West continuing along the southeasterly line of said Ennis Independent School District tract a distance of 136.68 feet to a point for corner on the existing northeasterly right-of-way line of U.S. Highway 287 Bypass, a variable width right-of-way, as conveyed by deed to the State of Texas, as recorded in Volume 851, Page 284 (D.R.E.C.T.), said point being the beginning of a non-tangent curve to the right having a radius of 8,921.70 feet;
- 2) THENCE, in a northwesterly direction along the existing northeasterly right-of-way line of U.S. Highway 287 Bypass and along said curve to the right through central angle of 00 degrees 24 minutes 04 seconds, an arc distance of 62.44 feet and being subtended by a chord bearing North 47 degrees 42 minutes 41 seconds West, a distance of 62.44 feet to a point for corner on the northwesterly line of said Ennis Independent School District tract, from which a ½ inch iron rod found with cap stamped "RPLS 5686" bears, North 58 degrees 21 minutes 00 seconds East, a distance of 0.12 feet;
- 3) THENCE, departing the existing northeasterly right-of-way line of U.S. Highway 287 Bypass, North 58 degrees 21 minutes 00 seconds East along the northwesterly line of said Ennis Independent School District tract, a distance of 136.71 feet to 5/8 inch iron rod set with TxDOT aluminum cap on the new northeasterly right-of-way line of U.S. Highway 287 Bypass;\*\*

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

Page 2 of 3  
Date: August 14, 2009

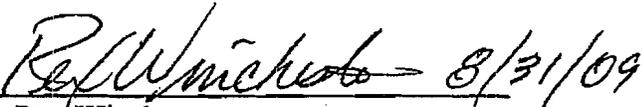
Description for Parcel 27

- 4) THENCE, South 47 degrees 10 minutes 28 seconds East along the new northeasterly right-of-way line of U.S. Highway 287 Bypass, a distance of 40.18 feet to a 5/8 inch iron rod set with TxDOT aluminum cap;\*\*
- 5) THENCE, South 48 degrees 35 minutes 43 seconds East continuing along the new northeasterly right-of-way line of U.S. Highway 287 Bypass, a distance of 22.26 feet to the POINT OF BEGINNING and containing 8,193 square feet (0.1881 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

 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

WILLIAM SPURLIN SURVEY  
ABSTRACT No. 983

EMIL HOLUBAR  
V539-P271  
D.R.E.C.T.

ENNIS INDEPENDENT  
SCHOOL DISTRICT  
V2347-P1793  
D.R.E.C.T.

EMIL HOLUBAR  
V539-P271  
D.R.E.C.T.

CITY OF ENNIS ETJ  
CITY OF ENNIS

NEW  
RIGHT-OF-WAY  
LINE  
N: 6796288.69  
E: 2545325.49

P.O.B. 27  
N: 6796246.66  
E: 2545371.65

1/2" IRON ROD FOUND  
W/CAP STAMPED "RPLS 5686"  
BEARS N 58°21'00"E-0.12'

27  
8,193  
SQ. FT.

N: 6796261.38  
E: 2545354.95

EXISTING  
RIGHT-OF-WAY  
LINE

U.S. HIGHWAY 287-BYPASS

STATE OF TEXAS  
V851-P284  
D.R.E.C.T.

$\Delta = 00^{\circ}24'04''$   
 $R = 8921.70'$   
 $L = 62.44'$   
 $CB = N 47^{\circ}42'41''W$   
 $CD = 62.44'$

1060+00

1065+00

LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- NEW RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- 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
- BD = TxDOT BRONZE DISK SET IN CONCRETE

A PLAT OF A SURVEY  
FOR PARCEL 27  
U.S. HIGHWAY 287-BYPASS  
A 8,193 SQ. FT. [0.1881 AC.]  
TRACT OF LAND IN THE  
WILLIAM SPURLIN SURVEY  
ABSTRACT NUMBER 983  
CITY OF ENNIS  
ELLIS COUNTY, TEXAS  
AUGUST 14, 2009

GRAPHIC SCALE



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 D0710041, D0710051, D0710061 & D0710071

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

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

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

Page 1 of 3  
Date: March 17, 2008  
Revised Date: May 21, 2010

Description for Parcel 68

BEING, 1,399 square feet of land, more or less, in the B.B.B. & C. R.R. Survey, Abstract No. 153, City of Corinth, Denton County, Texas, and being a portion of Lot 39, Block 6, of Kensington Estates, Phase 2, an addition to the City of Corinth, Denton County, Texas, as recorded in Cabinet Q, Page 139 of the Plat Records of Denton County, Texas, and a portion of a tract of land conveyed by deed to Bradley Stewart Chilton and Lisa Marie Chilton, as recorded in Document Number 2000-101127 of the Deed Records of Denton County, Texas (D.R.D.C.T), said 1,399 square feet of land being more particularly described as follows:

COMMENCING at the most southeast corner of said Lot 39, said corner being on the west right-of-way line of Brookshire Run, a 50.0 foot wide right-of-way, as per said Kensington Estates addition, from which a 1/2 inch iron rod found bears, North 61 degrees 36 minutes 45 seconds West, a distance of 0.43 feet;

THENCE, North 00 degrees 46 minutes 42 seconds West along the east line of said Lot 39 and the west right-of-way line of Brookshire Run, a distance of 83.81 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 7098739.39, and East 2401309.12;\*\*

- 1) THENCE, departing the east line of said Lot 39 and the west right-of-way line of Brookshire Run, North 45 degrees 33 minutes 32 seconds West along the new south right-of-way line of Farm to Market Road 2181, a distance of 24.67 feet to a 5/8 inch iron rod set with TxDOT aluminum cap;\*\*
- 2) THENCE, South 89 degrees 38 minutes 33 seconds West continuing along the new south right-of-way line of Farm to Market Road 2181, a distance of 121.32 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the west line of said Lot 39;\*\*
- 3) THENCE, departing the new south right-of-way line of Farm to Market Road 2181, North 01 degrees 10 minutes 55 seconds West, along the west line of said Lot 39, a distance of 9.00 feet to a 1/2 inch iron rod found at the northwest corner of said Lot 39, 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 431 (D.R.D.C.T);
- 4) THENCE, North 89 degrees 38 minutes 32 seconds East, along the north line of said Lot 39 and the existing south right-of-way line of Farm to Market Road 2181, a distance of 138.76 feet to a point for corner at the northeast corner of said Lot 39, said corner being on the west right-of-way line of Brookshire Run;

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

Page 2 of 3  
Date: March 17, 2008  
Revised Date: May 21, 2010

Description for Parcel 68

- 5) THENCE, South 00 degrees 46 minutes 42 seconds East, along the east line of said Lot 39 and the west right-of-way line Brookshire Run, a distance of 26.38 feet to the POINT OF BEGINNING and containing 1,399 square feet (0.0321 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.

 5-21-2010

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

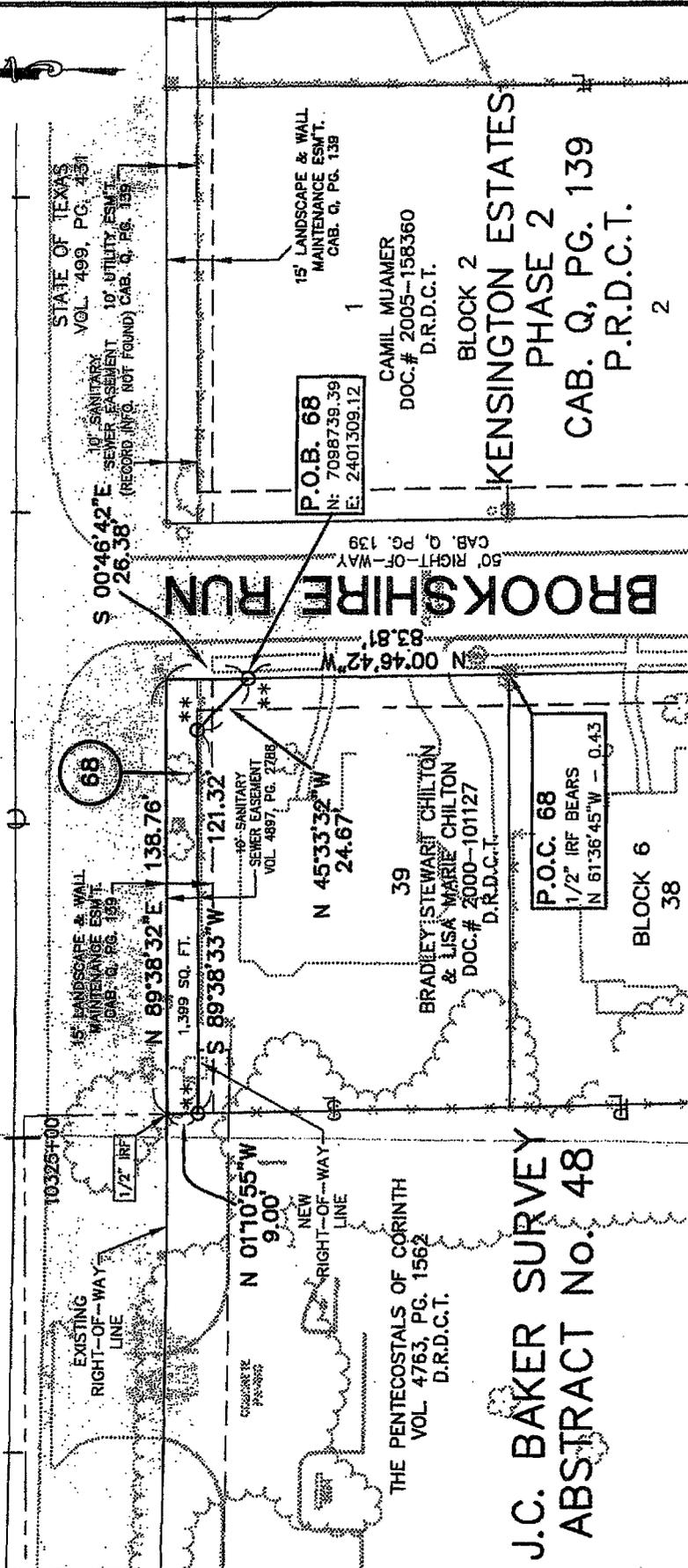
Huitt-Zollars, Inc.  
3131 McKinney Avenue  
Suite 600  
Dallas, Texas 75204  
Ph. (214) 871-3311  
Date: March 17, 2008  
Revised date: May 21, 2010



EXHIBIT "A"  
Page 3 of 3

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

**F.M. 2181**



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 1.0000000. CALCULATIONS WERE MADE UTILIZING GPS OBSERVATION DATA (COLLECTED IN NOVEMBER OF 2008) AND THE NATIONAL TRIP SURVEY MONUMENT OF 1708 (TRIP SURVEY) AND DEERES FLOW THE CURRENT DALLAS DISTRICT TEXAS DEPARTMENT OF TRANSPORTATION RTK VRS NETWORK BY 00 DEGREES 00 MINUTES 19 SECONDS (COUNTERCLOCKWISE), (EXAMPLE - PROJECT DATUM - NORTH 12 DEGREES 08 MINUTES 33 SECONDS WEST) = TDDOT RTK - NORTH 12 DEGREES 08 MINUTES 17 SECONDS WEST.

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

\*\* THE MONUMENT DESCRIBED AND SET IN THIS CALL IF DESTROYED DURING CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED WITHIN 12 MONTHS OF THE COMPLETION OF THE CONSTRUCTION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TDDOT.

A PLAT OF A SURVEY  
OF PARCEL 68 FOR  
FARM TO MARKET ROAD 2181  
A 1,399 SQ. FT., [0.0321 AC.]  
TRACT OF LAND IN THE  
B.B.B. & C. R.R. SURVEY  
ABSTRACT NO. 153  
CITY OF CORINTH  
DENTON COUNTY, TEXAS  
MARCH 17, 2008  
REVISED MAY 21, 2010

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

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

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

Page 1 of 5  
Date: March 17, 2008

Description for Parcel 108

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

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

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

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

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

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

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

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

Page 2 of 5  
Date: March 17, 2008

Description for Parcel 108

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

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

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

Page 3 of 5  
Date: March 17, 2008

Description for Parcel 108

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

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

For: Huitt-Zollars, Inc.

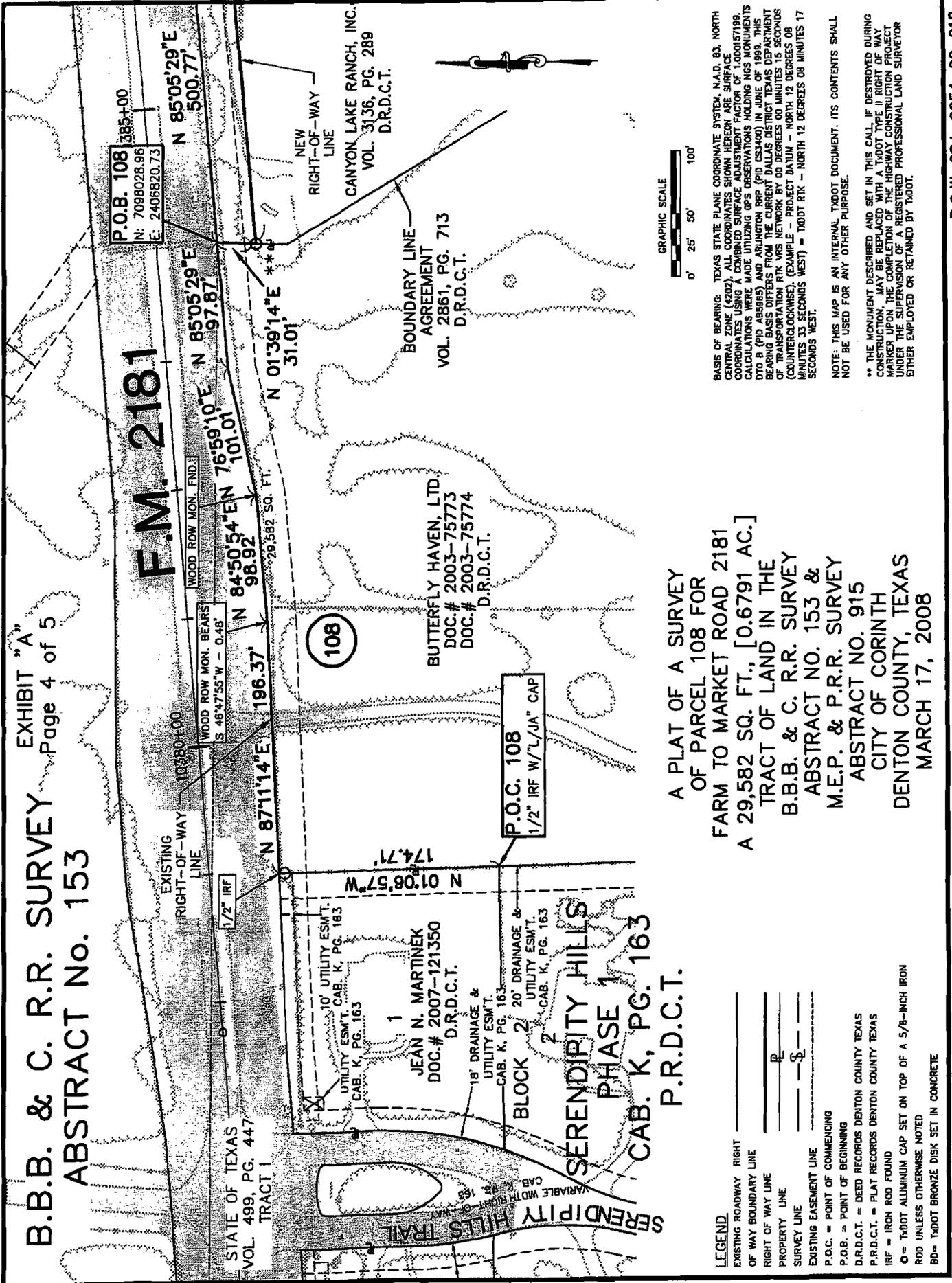
 6/13/2008

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



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

EXHIBIT "A"  
Page 4 of 5



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

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

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

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

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

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

ACME BRICK COMPANY  
VOL. 3127, PG. 930  
D.R.D.C.T.  
TRACT No. 23

EXHIBIT "A"  
Page 5 of 5

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

STATE OF TEXAS  
VOL. 500, PG. 465

WOOD ROW MON. FND.

N 85°05'29"E  
500.77

N 89°16'40"E  
198.83

29,582 SQ. FT.

S 84°59'09"W

108

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

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

EXISTING  
RIGHT-OF-WAY  
LINE

N 83°35'37"E  
203.06

1228.07

N 85°05'46"E

NEW  
RIGHT-OF-WAY  
LINE

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

10395.00

322.95

S 03°28'16"E  
19.32

5/8" IRF

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

CORINTH JOINT VENTURE  
VOL. 1639, PG. 510  
D.R.D.C.T.



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

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

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, NORTH CENTRAL ZONE (2002). ALL COORDINATES SHOWN HEREON ARE SURFACE COORDINATES USING A COMBINED SURFACE ADJUSTMENT FACTING IN SURVEY OBSERVATIONS MADE UTILIZING PERMANENT MONUMENTS TO BENCH MARKS AND TO OTHER PERMANENT MONUMENTS IN PLACE IN 1990. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE CURRENT DALLAS DISTRICT TEXAS DEPARTMENT OF TRANSPORTATION RTK VES NETWORK BY 00 DEGREES 00 MINUTES 15 SECONDS (COUNTERCLOCKWISE) (EXAMPLE - PROJECT DATUM - NORTH 12 DEGREES 08 MINUTES 33 SECONDS WEST) = TADPO RTK - NORTH 12 DEGREES 08 MINUTES 17 SECONDS WEST.

NOTE: THIS MAP IS AN INTERNAL TADPO 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 TADPO TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TADPO.

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 1

BEING a 57 square foot tract of land in the Samuel M. Hyde Survey, Abstract No. 547, City of Dallas, Dallas County, Texas, and being located in City Block 5370, and being a portion of a tract of land described as "Tract 2" in General Warranty Deed to Dallas Alishah Enterprises, Inc., a Texas corporation, dated January 1, 2007, as recorded in Document Number 20070136294, of the Deed Records of Dallas County, Texas, (D.R.D.C.T.), said 57 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 most northerly corner of said Tract 2, said point being on the southwest right-of-way line of Peavy Road (variable width);

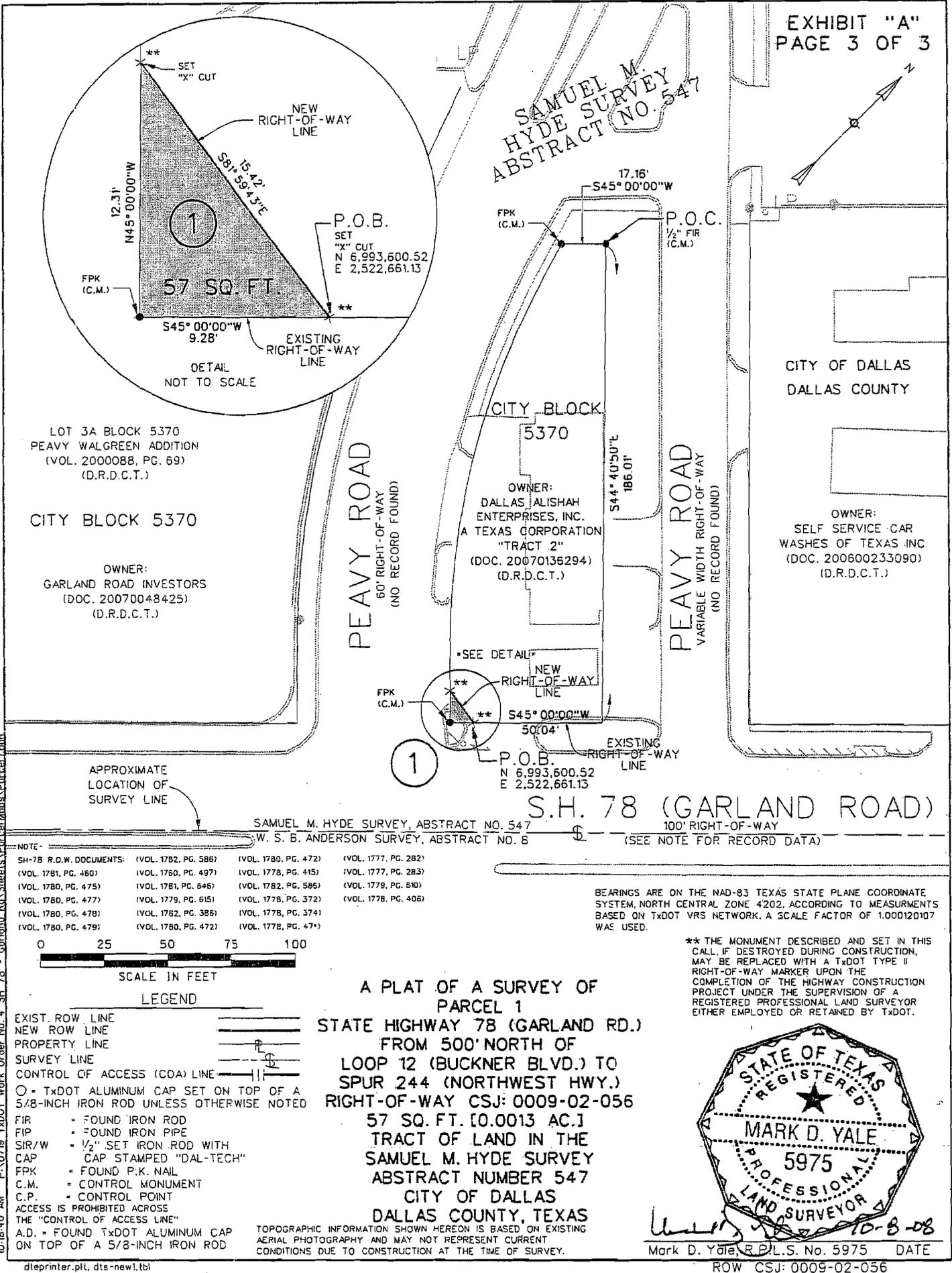
THENCE South 44 degrees 40 minutes 50 seconds East, along the common line between the northeast line of said Tract 2, and the southwest right-of-way line of said Peavy Road, a distance of 186.01 feet to the most easterly corner of said Tract 2, and the intersection of the southwest right-of-way line of said Peavy Road with the northwest right-of-way line of State Highway 78, also known as Garland Road (100 feet wide);

THENCE South 45 degrees 00 minutes 00 seconds West, departing the southwest right-of-way line of said Peavy Road and along the common line between the southeast line of said Tract 2, and the northwest right-of-way line of said State Highway 78, a distance of 50.04 feet to an "X" cut in concrete set for the POINT OF BEGINNING (surface coordinate of N 6,993,600.52, E 2,522,661.13);\*\*

- 1) THENCE South 45 degrees 00 minutes 00 seconds West, continuing along said common line, a distance of 9.28 feet to a found P.K. Nail for the most southerly corner of said Tract 2, said point being on the intersection of the northwest right-of-way line of said State Highway 78 with the northeast right-of-way line of the relocated part of Peavy Road (60 feet wide);
- 2) THENCE North 45 degrees 00 minutes 00 seconds West, departing the northwest right-of-way line of said State Highway 78 and along the common line between the southwest line of said Tract 2, and the northeast right-of-way line of said Peavy Road, a distance of 12.31 feet to an "X" cut in concrete set for corner;\*\*
- 3) THENCE South 81 degrees 59 minutes 43 seconds East, departing said common line and crossing said Tract 2, a distance of 15.42 feet to the POINT OF BEGINNING and containing 57 square feet [0.0013 acres] of land, more or less



EXHIBIT "A"  
PAGE 3 OF 3



LOT 3A BLOCK 5370  
PEAVY WALGREEN ADDITION  
(VOL. 2000088, PG. 69)  
(D.R.D.C.T.)

CITY BLOCK 5370

OWNER:  
GARLAND ROAD INVESTORS  
(DOC. 20070048425)  
(D.R.D.C.T.)

SAMUEL M.  
HYDE SURVEY  
ABSTRACT NO. 547

PEAVY ROAD  
60' RIGHT-OF-WAY  
(NO RECORD FOUND)

CITY BLOCK  
5370

OWNER:  
DALLAS ALISHAH  
ENTERPRISES, INC.  
A TEXAS CORPORATION  
"TRACT 2"  
(DOC. 20670135294)  
(D.R.D.C.T.)

PEAVY ROAD  
VARIABLE WIDTH RIGHT-OF-WAY  
(NO RECORD FOUND)

CITY OF DALLAS  
DALLAS COUNTY

OWNER:  
SELF SERVICE CAR  
WASHES OF TEXAS INC.  
(DOC. 200600233090)  
(D.R.D.C.T.)

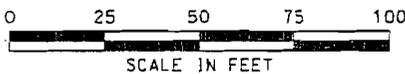
APPROXIMATE  
LOCATION OF  
SURVEY LINE

SAMUEL M. HYDE SURVEY, ABSTRACT NO. 547  
W. S. B. ANDERSON SURVEY, ABSTRACT NO. 8

S.H. 78 (GARLAND ROAD)  
100' RIGHT-OF-WAY  
(SEE NOTE FOR RECORD DATA)

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. 1777, PG. 283)
(VOL. 1780, PG. 475)	(VOL. 1781, PG. 646)	(VOL. 1782, PG. 586)	(VOL. 1779, PG. 510)
(VOL. 1780, PG. 477)	(VOL. 1779, PG. 615)	(VOL. 1778, PG. 372)	(VOL. 1778, PG. 405)
(VOL. 1780, PG. 478)	(VOL. 1782, PG. 385)	(VOL. 1778, PG. 374)	
(VOL. 1780, PG. 479)	(VOL. 1780, PG. 472)	(VOL. 1778, PG. 473)	



LEGEND

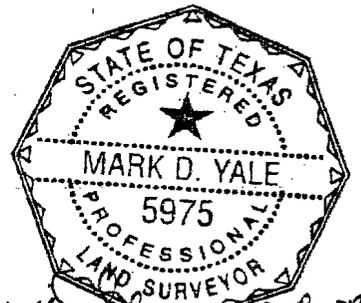
- EXIST. ROW LINE
- NEW ROW LINE
- PROPERTY LINE
- SURVEY LINE
- CONTROL OF ACCESS (COA) LINE
- - TxDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
- FIR - FOUND IRON ROD
- FIP - FOUND IRON PIPE
- SIR/W - 1/2" SET IRON ROD WITH CAP STAMPED "DAL-TECH"
- CPK - FOUND P.K. NAIL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

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.

A PLAT OF A SURVEY OF  
PARCEL 1  
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  
57 SQ. FT. [0.0013 AC.]  
TRACT OF LAND IN THE  
SAMUEL M. HYDE SURVEY  
ABSTRACT NUMBER 547  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS



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

10/31/2008 P:\D\16 TxDOT Work Order No. 4 SH-78 - Garland Rd\Sheets\Parcel\Mon\Parcel1.dwg

ROW CSJ 0009-02-056  
Parcel 1  
Bisection Clause Cat I

*AND IN ADDITION THERETO:*

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

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 143

BEING, 3,563 square feet of land, more or less, in the H. H. Swisher Survey, Abstract No. 1220, City of Corinth, Denton County, Texas, and being a portion Lot 6, Block A, of Kensington Square Shopping Center, an addition to the City of Corinth, as recorded in Cabinet N, Page 364 of the Plat Records of Denton County, Texas (P.R.D.C.T.), and being a portion of a tract of land conveyed by deed to Exxon Corporation, as recorded in Document Number 97-078139 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said 3,563 square feet of land being more particularly described as follows:

COMMENCING at a cut cross found at the north corner of said Lot 6;

THENCE, South 40 degrees 46 minutes 42 seconds East along the northeast line of said Lot 6, a distance of 286.89 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 7098333.94, and East 2415662.52;\*\*

- 1) THENCE, South 40 degrees 46 minutes 42 seconds East continuing along the northeast line of said Lot 6, a distance of 7.12 feet to a 1/2 inch iron rod found at the east corner of said Lot 6, said corner being on the existing north right-of-way line of Farm to Market Road 2181, as established by a tract of land conveyed by deed to the State of Texas, as recorded in Volume 499, Page 463 (D.R.D.C.T.);
- 2) THENCE, South 50 degrees 32 minutes 24 seconds West along the southeasterly line of said Lot 6 and the existing north right-of-way line of Farm to Market Road 2181, a distance of 50.31 feet to a point for corner at the southeasterly corner of said Lot 6;
- 3) THENCE, South 89 degrees 48 minutes 12 seconds West along the south line of said Lot 6 and the existing north right-of-way line of Farm to Market Road 2181, a distance of 332.07 feet to a cut cross found at the southwest corner of said Lot 6;
- 4) THENCE, departing the existing north right-of-way line of Farm to Market Road 2181, North 00 degrees 24 minutes 17 seconds West along the west line of said Lot 6, a distance of 9.80 feet to a cut cross set on the new north right-of-way line of Farm to Market Road 2181;\*\*
- 5) THENCE, North 89 degrees 49 minutes 09 seconds East along the new north right-of-way line of Farm to Market Road 2181, a distance of 333.68 feet to a 5/8 inch iron rod set with TxDOT aluminum cap;

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 143

- 6) THENCE, North 49 degrees 44 minutes 00 seconds East continuing along the new north right-of-way line of Farm to Market Road 2181, a distance of 42.79 feet to the POINT OF BEGINNING and containing 3,563 square feet (0.0818 acres) of land, more or less.

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

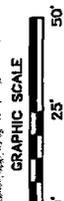
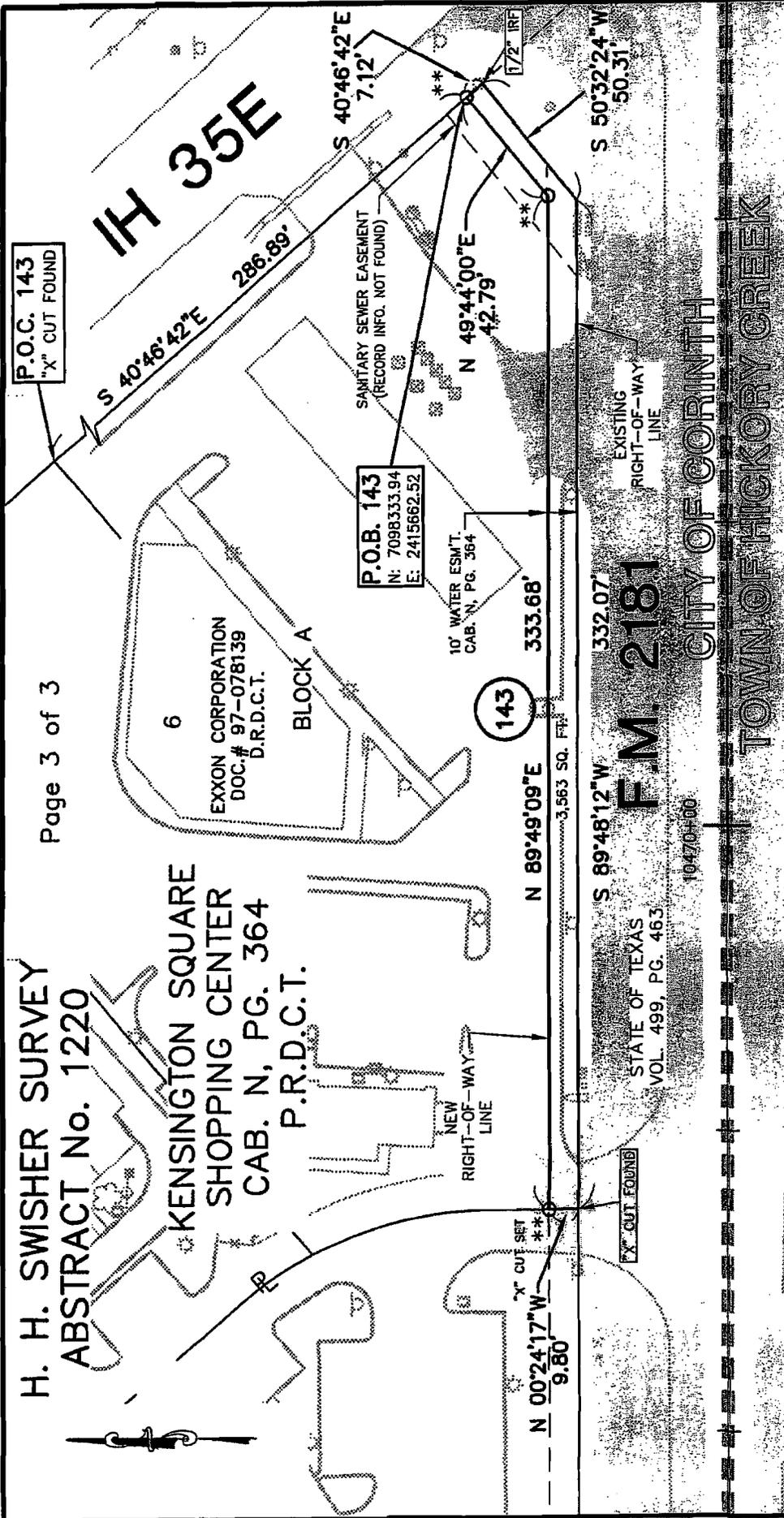
\*\* The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

For: Huitt-Zollars, Inc.

 3/24/2008

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





BASS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD, 83, NORTH CENTRAL ZONE (2022). ALL COORDINATES SHOWN HEREON ARE SURFACE COORDINATES USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.000157196. CALCULATIONS WERE MADE UTILIZING GPS OBSERVATIONS HOLDING NGS MONUMENTS DTD B (PID ABS965) AND ARLINGTON IRP (PID CS3400) IN JUNE OF 1999. THIS BEARING BASIS DIFFERS FROM THE CURRENT DALLAS DISTRICT TEXAS DEPARTMENT OF TRANSPORTATION RTK VRS NETWORK BY 60 MINUTES 15 SECONDS (COUNTERCLOCKWISE). (EXAMPLE - PROJECT DATUM - NORTH 12 DEGREES 08 MINUTES 33 SECONDS WEST) = TADOT RTK - NORTH 12 DEGREES 08 MINUTES 17 SECONDS WEST.

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

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

Page 3 of 3

H. H. SWISHER SURVEY  
ABSTRACT No. 1220

KENSINGTON SQUARE  
SHOPPING CENTER  
CAB. N., PG. 364  
P.R.D.C.T.

F.M. 2181  
CITY OF CORINTH  
TOWN OF HICKORY CREEK

A PLAT OF A SURVEY  
OF PARCEL 143  
FOR FARM TO MARKET ROAD 2181  
A 3,563 SQ. FT., [0.0818 AC.]  
TRACT OF LAND IN THE  
H. H. SWISHER SURVEY  
ABSTRACT NO. 1220  
CITY OF CORINTH  
DENTON COUNTY, TEXAS  
MARCH 17, 2008

**LEGEND.**

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

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 144

BEING, 798 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 a tract of land conveyed by deed to Hickory Creek Partnership, as recorded in Document Number 2004-24783 of the Deed Records of Denton County (D.R.D.C.T.), Texas, said 798 square feet of land being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found with cap stamped "MSI" at the southeast corner of Lot 1, Block 1, of Hickory Creek Market Place Addition, an addition to the Town of Hickory Creek, as recorded in Cabinet V, Page 545 of the Plat Records of Denton County, Texas (P.R.D.C.T.), said corner being an inner ell corner of said Hickory Creek Partnership tract;

THENCE, North 00 degrees 10 minutes 49 seconds West along the east line of said Lot 1 and the west line of said Hickory Creek Partnership tract, a distance of 286.20 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 7098184.00, and East 2414954.79;\*\*

- 1) THENCE, North 00 degrees 10 minutes 49 seconds West continuing along the west line of said Hickory Creek Partnership tract, a distance of 9.90 feet to a 5/8 inch iron rod found with cap stamped "MSI" 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.);
- 2) THENCE, North 89 degrees 42 minutes 22 seconds East along the existing south right-of-way line of Farm to Market Road 2181, a distance of 80.39 feet to a point for corner at the northeast corner of said Hickory Creek Partnership tract;
- 3) THENCE, departing the existing south right-of-way line of Farm to Market Road 2181, South 00 degrees 06 minutes 02 seconds East along the east line of said Hickory Creek Partnership tract, a distance of 9.97 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new south right-of-way line of Farm to Market Road 2181;\*\*
- 4) THENCE, departing the east line of said Hickory Creek Partnership tract, South 89 degrees 45 minutes 16 seconds West along the new south right-of-way line of Farm to Market Road 2181, a distance of 80.38 feet to the POINT OF BEGINNING and containing 798 square feet (0.0183 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 144

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

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

For: Huitt-Zollars, Inc.

 3/24/2008

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



10462+00 F.M. 2181

Page 3 of 3

STATE OF TEXAS  
VOL. 499, PG. 427

EXISTING  
RIGHT-OF-WAY  
LINE

N 00°10'49"W 9.90  
S 00°06'02"E 9.97

5/8" IRF W/ "MSI" CAP  
N 89°42'22"E 80.39

798 SQ. FT.  
S 89°45'16"W 80.38

20' UTILITY ESM'T.  
VOL. 4758, PG. 1980

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

NEW  
RIGHT-OF-WAY  
LINE

P.O.B. 144  
N: 7098184.00  
E: 2414954.79

20' UTILITY ESM'T.  
VOL. 4758, PG. 1983

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

20' DRAINAGE &  
UTILITY ESM'T.  
CAB. V, PG. 545

10' SANITARY  
SEWER EASEMENT  
DOC.# 2003-181192

26' FIRELANE ESM'T.  
CAB. V, PG. 545

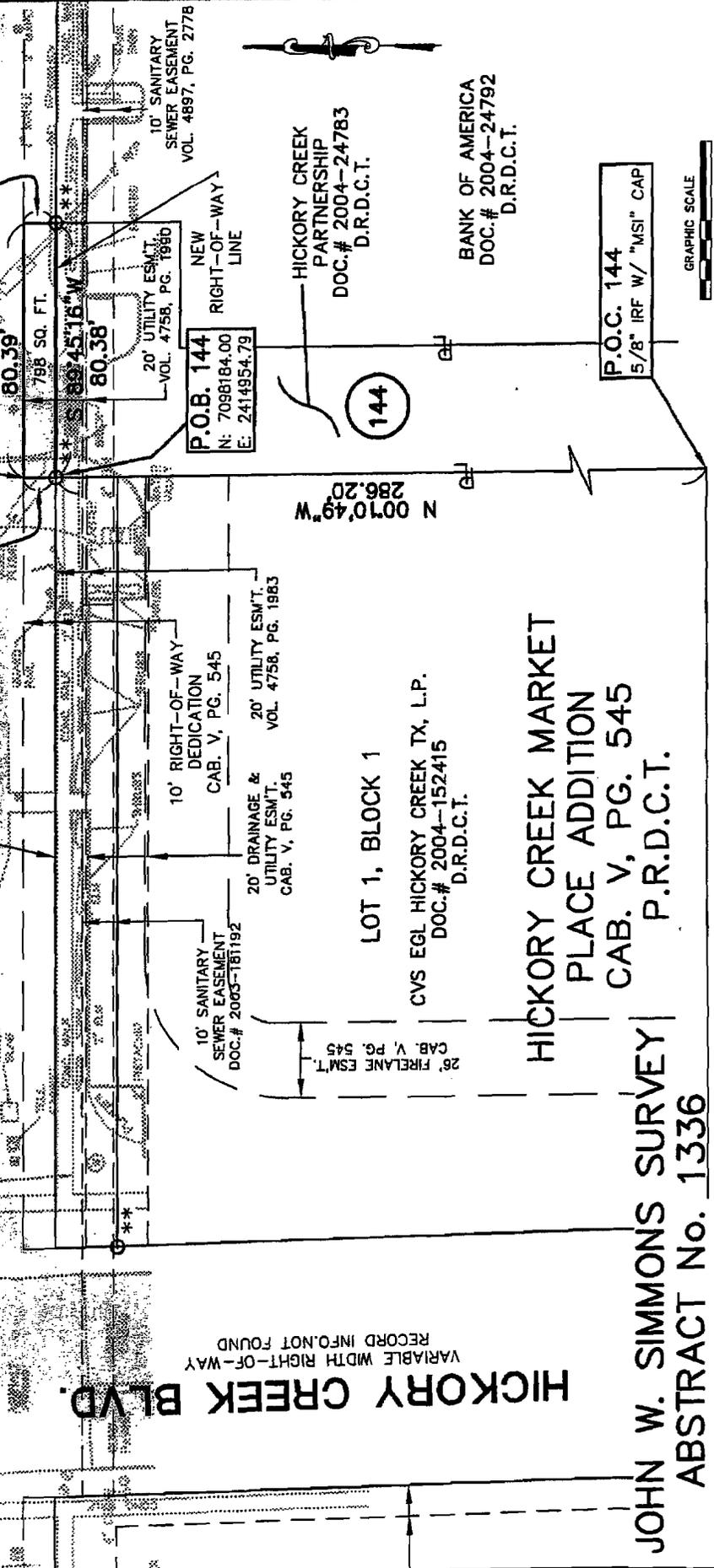
CVS EGL HICKORY CREEK TX, L.P.  
DOC.# 2004-152415  
D.R.D.C.T.

LOT 1, BLOCK 1

HICKORY CREEK MARKET  
PLACE ADDITION  
CAB. V, PG. 545  
P.R.D.C.T.

JOHN W. SIMMONS SURVEY  
ABSTRACT No. 1336

144



**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 = THODT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED  
 BD = THODT BRONZE DISK SET IN CONCRETE

A PLAT OF A SURVEY  
OF PARCEL 144  
FOR FARM TO MARKET ROAD 2181  
A 798 SQ. FT., [0.0183 AC.]  
TRACT OF LAND IN THE  
JOHN W. SIMMONS SURVEY  
ABSTRACT NO. 1336  
TOWN OF HICKORY CREEK  
DENTON COUNTY, TEXAS  
MARCH 17, 2008

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 THODT 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.

BANK OF AMERICA  
DOC.# 2004-24792  
D.R.D.C.T.

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

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

Property Description  
Parcel 33AC

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 southerly line of that certain called 8.989 acre tract of land (designated as Tract One) conveyed to Pak Petroleum Marketing, Inc. by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2006039192 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.), said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 823, Page 255 and Volume 416, Page 412 both 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 concrete monument in the existing westerly right of way line of Interstate Highway 35, being the southerly line of that certain called 1.680 acre tract of land (designated as Tract Two) conveyed to said Pak Petroleum Marketing, Inc.

Thence, North 78°50'59" East, 229.66 feet along the existing westerly right of way line of Interstate Highway 35, being the southerly line of said 1.680 acre tract and the southerly line of said 8.989 acre tract to a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" for the **Beginning of an Denial of Access Line**;

- 1) **THENCE, North 78°50'59" East, 160.21 feet** continuing along the existing westerly right of way line of Interstate Highway 35, being the southerly line of said 8.989 acre tract and along the Denial of Access Line to the southeasterly corner of said 8.989 acre tract and for the **End of the Denial of Access Line**, from which a found 3/8-inch iron rod bears North 79°22' East, 0.21 feet;

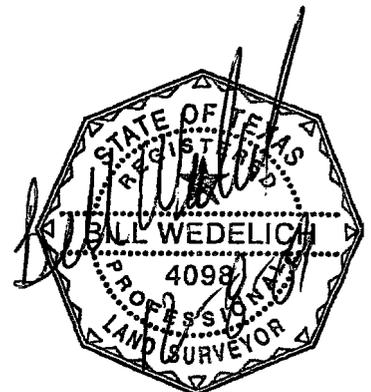
**Horizontal Control** – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD85 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD85 (1993) Grid values divide the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

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

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

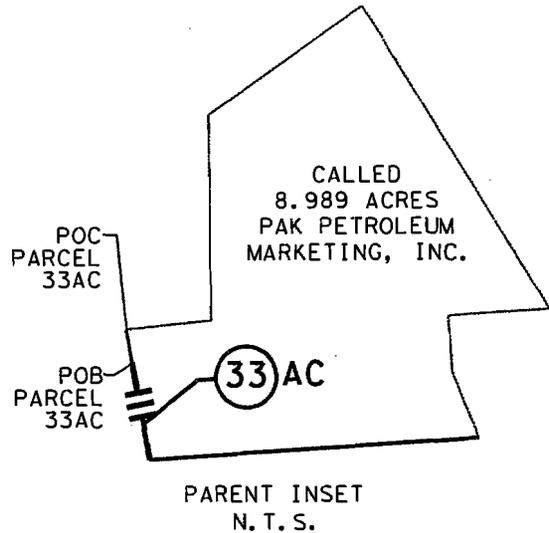
See attached 8 1/2" x 11" plat that accompanies.

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



LEGEND

- \*\* SET TxDOT TYPE II CONCRETE MONUMENT
- SET 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/TXDOT ALUM. CAP
- COA Stamped "CONTROL OF ACCESS POINT" (COA)
- FND 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/GS CAP (UNLESS NOTED)
- FND. (TYPE INDICATED AT LOCATION)
- D.R.M.C.T. DEED RECORDS McLENNAN COUNTY, TEXAS
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS McLENNAN COUNTY TEXAS
- DENIAL OF ACCESS LINE
- DEED LINE WITHIN 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
- ℙ Survey Line
- ⊙ # PARCEL NUMBER

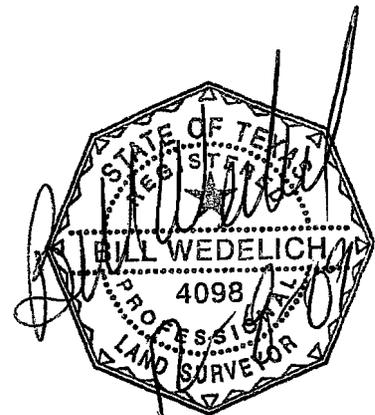


NOTES:

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 33AC

PAGE 2 OF 3

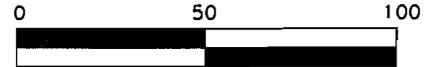
PAK PETROLEUM  
MARKETING, INC.  
IH-35  
C. S. J. 0014-08-082  
McLENNAN COUNTY prepared by: JULY, 2009



REVISED: NOVEMBER 16, 2009  
DGN: IH35 163-3 Parcel 33AC-A.dgn  
GS JOB No. 07-017-163

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

POC  
PARCEL 33AC  
FND. CONC. MON.  
STA: 1278+56.49  
OFF: 605.52' L



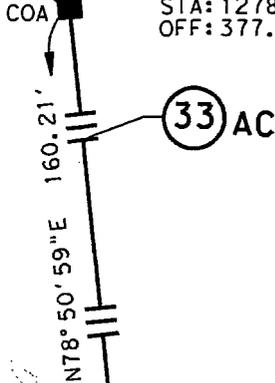
(TRACT TWO)  
CALLED 1.680 ACRES  
PAK PETROLEUM MARKETING, INC.  
M. C. C. F. No. 2006039192  
O. P. R. R. P. M. C. T.

W. R. HAMPTON  
SURVEY A-469

COA  
CALLED 6.663 ACRES  
STATE OF TEXAS  
VOL. 823, PG. 255  
D. R. M. C. T.

POB  
PARCEL 33AC  
BEGIN DENIAL OF  
ACCESS LINE  
STA: 1278+85.27  
OFF: 377.67' L

(TRACT ONE)  
CALLED 8.989 ACRES  
PAK PETROLEUM MARKETING, INC.  
M. C. C. F. No. 2006039192  
O. P. R. M. C. T.



END DENIAL OF  
ACCESS LINE  
FND. 3/8" IR BEARS  
N78° 51' E, 0.21'  
STA: 1279+05.35  
OFF: 218.72' L

EXISTING R.O.W.

CALLLED 3.60 ACRES  
STATE OF TEXAS  
VOL. 416, PG. 412  
D. R. M. C. T.

( SOUTHBOUND )

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

INTERSTATE HIGHWAY 35  
(width varies)

PARCEL 33AC

PAGE 3 OF 3

( NORTHBOUND )

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



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

1278+00

PROPOSED BASELINE

DGN: IH35 163-3 Parcel 33AC-B. dgn  
GS JOB No. 07-017-163

N03° 57' 06" W

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 26

**BEING** a 0.443 of an acre (19,296 square feet) parcel of land situated in the F. Madregal Survey, Abstract 554, Bell County, Texas and being a part of a nine acre tract of land described in an instrument to Cynthia Dianne Weeks, recorded in Document #2007-00051201 of the Real Property Records of Bell County, Texas, the aforementioned 0.443 of an acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

**COMMENCING** at a Southwest corner of the aforementioned nine acre tract and the Southeast corner of a 42,000 square foot tract of land described in an instrument to Michelle L. Edwards, recorded in Volume 4519, Page 391 of the Official Public Records of Bell County, Texas, from which a found 5/8" iron rod bears North 28°39'33" East a distance of 1.93 feet;

**THENCE** NORTH 28°39'33" East, along a Northwest line of the aforementioned nine acre tract and the Southeast line the aforementioned 42,000 square foot tract, a distance of 182.07 feet to a set 5/8" iron rod with an aluminum cap stamped "TxDOT" (See Note 1), in the proposed Southeast right-of-way line of Interstate Highway 35, lying 235.96 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1657+43.86, for the **POINT OF BEGINNING** and the South corner of the herein described 0.443 of an acre parcel;

- (1) **THENCE** NORTH 28°39'33" East, continuing along a Northwest line of the aforementioned nine acre tract, the Southeast line the aforementioned 42,000 square foot tract, the Southeast line of a remaining portion of a 2.89 acre tract of land described in an instrument to Barbara J. Edwards, recorded in Volume 4519, Page 411 of the Official Public Records of Bell County, Texas and a Southeast line of a tract of land described in an instrument to Kevin Edwards, recorded in Volume 4519, Page 401 of the Official Public Records of Bell County, Texas, a distance of 448.57 feet to a found 1/2" iron rod for an interior corner of the said nine acre tract, the Northeast corner of the said Kevin Edwards tract and an interior corner of the herein described 0.443 of an acre parcel;

- (2) **THENCE** NORTH 73°36'05" West, along a Southwest line of the aforementioned nine acre tract and the Northeast line of the aforementioned Kevin Edwards tract, a distance of 186.83 feet to a point in the existing Southeast right-of-way line of Interstate Highway 35 (right-of-way width varies), as described in a document of a 0.112 acre tract of land and recorded in Volume 789, Page 135 of the Deed Records of Bell County, Texas, for a Southwest corner of the said nine acre tract, the Northwest corner of the said Kevin Edwards tract, and being a Southwest corner of the herein described 0.443 of an acre parcel, from which a found 1/2" iron rod bears South 73°36'05" East a distance of 1.44 feet;
- (3) **THENCE** NORTH 28°36'23" East, along a Northwest line of the aforementioned nine acre tract and the existing Southeast right-of-way line of the aforementioned Interstate Highway 35, a distance of 46.63 feet to a point for the Northwest corner of the said nine acre tract and the Southwest corner of a tract of land identified as Lot 4, Block 1, Rocky Creek Estates, in an instrument to Duane C. Wilson and wife, Lucy Wilson, recorded in Volume 3566, Page 393, of the Official Public Records of Bell County, Texas, and described by plat as recorded in Cabinet C, Slide 86-C, Plat Records of Bell County, Texas, from which a found 1-1/4" iron rod bears South 83°39'22" East a distance of 0.99 feet;
- (4) **THENCE** SOUTH 83°39'22" East, along a North line of the aforementioned nine acre tract and the South line of the aforementioned Lot 4, a distance of 213.13 feet, to a set 5/8" iron rod with an aluminum cap stamped "TxDOT" (See Note 1), in the proposed Southeast right-of-way line of Interstate Highway 35, lying 250.00 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1662+74.02, for the Northeast corner of the herein described 0.443 of an acre parcel from which a found 1/2" iron rod for an angle point in the North line of the said nine acre tract and in the South line of the said Lot 4 bears South 83°39'22" East a distance of 246.46 feet;
- (5) **THENCE** SOUTH 28°32'49" West, along the proposed Southeast right-of-way line of Interstate Highway 35, a distance of 474.01 feet to a set 5/8" iron rod with an aluminum cap stamped "TxDOT" (See Note 1), lying 250.00 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1658+00.00, for an angle corner of the herein described 0.443 of an acre parcel;

- (6) **THENCE** SOUTH 42°34'59" West, continuing along the proposed Southeast right-of-way line of Interstate Highway 35, a distance of 64.33 feet to the **POINT OF BEGINNING** and containing 0.443 of an acre of land (19,296 square feet), more or less.

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

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

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

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

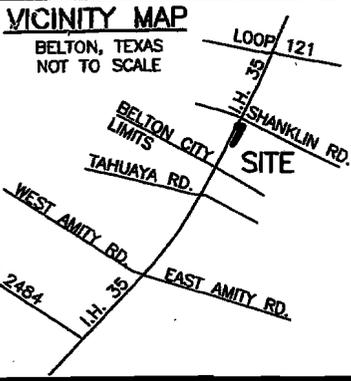
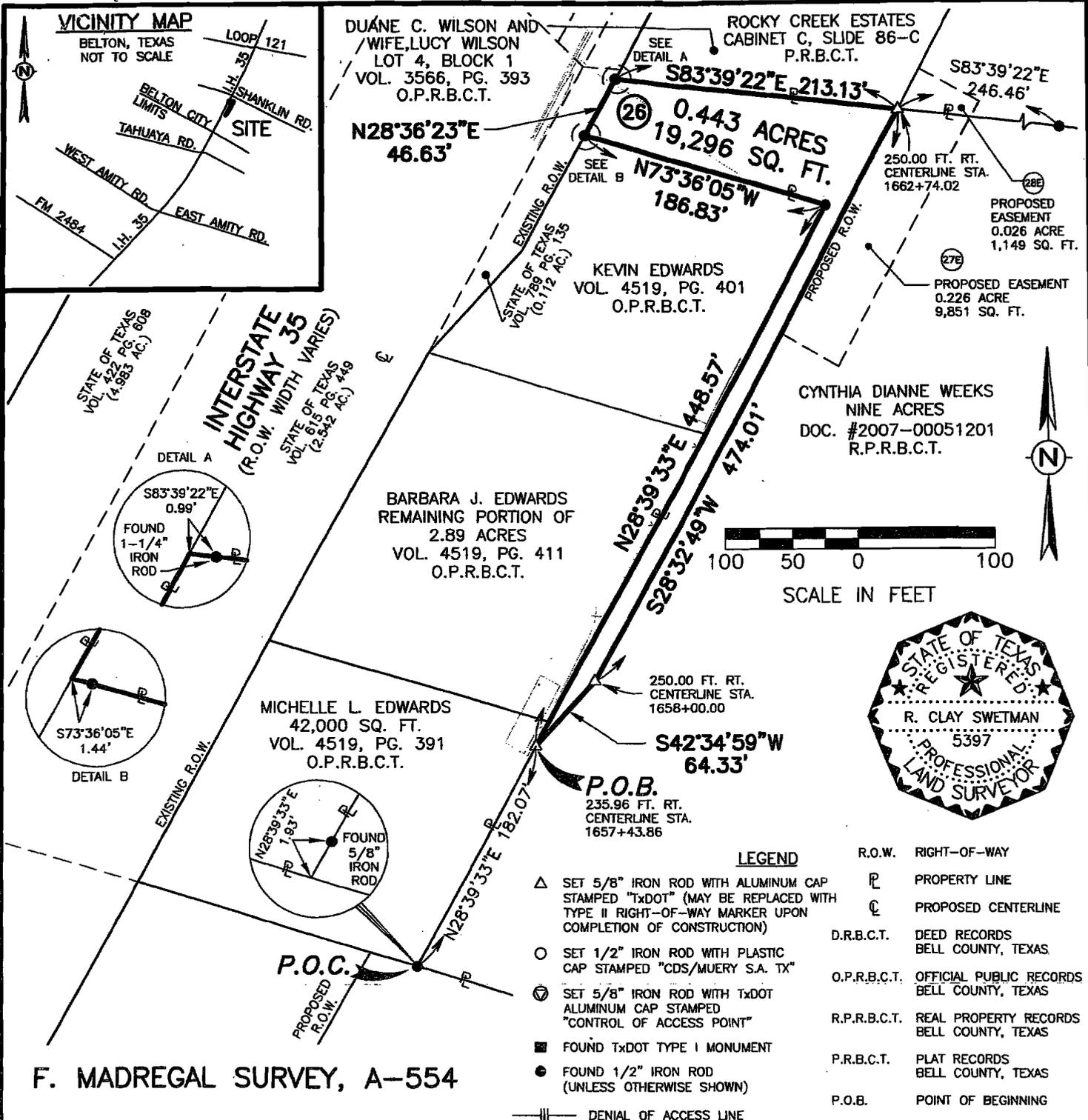
THE STATE OF TEXAS X  
X KNOWN TO ALL MEN BY THESE PRESENTS:  
COUNTY OF BEXAR X

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

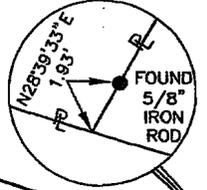
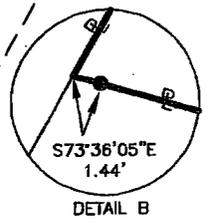
Date 9<sup>th</sup> day of August, 2009, A.D.

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





**INTERSTATE HIGHWAY 35**  
(R.O.W. WIDTH VARIES)  
STATE OF TEXAS VOL. 615 PG. 4-8  
STATE OF TEXAS VOL. 2942 AC.



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

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL-26.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 ABUTTING 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. 26  
RCSJ: 0015-06-082  
BELL COUNTY, TEXAS

ROW ACQUISITION-0.443 AC.	
WACO DISTRICT	DATE: MAY 29, 2009
	PAGE 4 OF 4

**ROW CSJ 0015-06-082**  
**Bell County**  
**IH 35**  
**Parcel No. 26,26E**

**AN EASEMENT** for the purpose of opening, constructing, and maintaining a permanent drainage channel in, along, upon and across the following described property with the right and privilege at all times of having ingress, egress and regress in, along, upon and across such property for the purposes of making additions to, improvements on, and repairs to the said drainage channel for any part thereof, said property being described as follows:

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 26E

BEING a 0.226 of an acre (9,851 square feet) parcel of land situated in the F. Madregal Survey, Abstract 554, Bell County, Texas and being a part of a nine acre tract of land described in an instrument to Cynthia Dianne Weeks, recorded in Document #2007-00051201 of the Real Property Records of Bell County, Texas, the aforementioned 0.226 of an acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a point in the existing Southeast right-of-way line of Interstate Highway 35 (right-of-way width varies), described in a document of a 0.169 of an acre tract of land and recorded in Volume 789, Page 135 of the Deed Records of Bell County, Texas, from which a found 1-1/4" iron rod bears South 83°39'22" East a distance of 0.99 feet, for the Northwest corner of the aforementioned nine acre tract and the Southwest corner of a tract land identified as Lot 4, Block 1, Rocky Creek Estates, in an instrument to Duane C. Wilson and wife, Lucy Wilson, recorded in Volume 3566, Page 393, of the Official Public Records of Bell County, Texas, and described by plat as recorded in Cabinet C, Slide 86-C, Plat Records of Bell County, Texas;

THENCE SOUTH 83°39'22" East, leaving the existing Southeast right-of-way line of the aforementioned Interstate Highway 35, along the North line of the aforementioned nine acre tract and the South line the aforementioned Lot 4, a distance of 213.13 feet to a set 5/8" iron rod with an aluminum cap stamped "TxDOT" (See Note 1), in the proposed Southeast right-of-way line of Interstate Highway 35, lying 250.00 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1662+74.02, for the POINT OF BEGINNING and the Northwest corner of the herein described 0.226 of an acre parcel;

(1) THENCE SOUTH 83°39'22" East, along the North line of the aforementioned nine acre tract and the South line the aforementioned Lot 4, a distance of 54.00 feet to a set 5/8" iron rod with an aluminum cap stamped "TxDOT" (See Note 1), lying 300.00 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1662+94.42, for the Northeast corner of the herein described 0.226 of an acre parcel;

(2) THENCE SOUTH 28°32'49" West, leaving the North line of the aforementioned nine acre tract and the South line the aforementioned Lot 4, a distance of 207.22 feet to a set 5/8" iron rod with an aluminum cap stamped "TxDOT" (See Note 1), lying 300.00 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1660+87.21, for the Southeast corner of the herein described 0.226 of an acre parcel;

- (3) **THENCE** NORTH 61°27'11" West, a distance of 50.00 feet to a set 5/8" iron rod with an aluminum cap stamped "TxDOT" (See Note 1), in the proposed Southeast right-of-way line of Interstate Highway 35, lying 250.00 feet right of and at right angle to Interstate Highway 35 proposed centerline station 1660+87.21, for the Southwest corner of the herein described 0.226 of an acre parcel;
- (4) **THENCE** NORTH 28°32'49" East, along the proposed Southeast right-of-way line of Interstate Highway 35, a distance of 186.81 feet to the **POINT OF BEGINNING** and containing 0.226 of an acre of land (9,851 square feet), more or less.

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

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

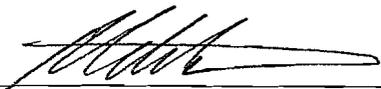
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00015

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

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

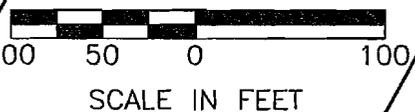
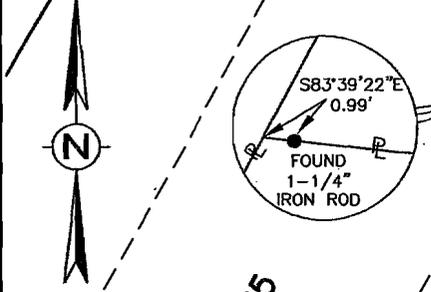
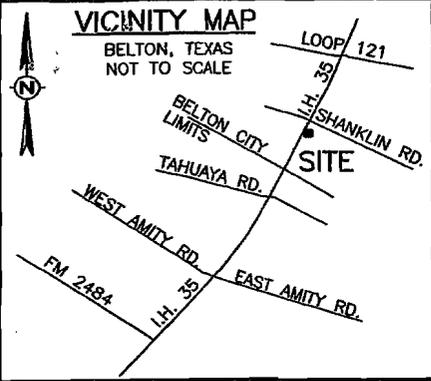
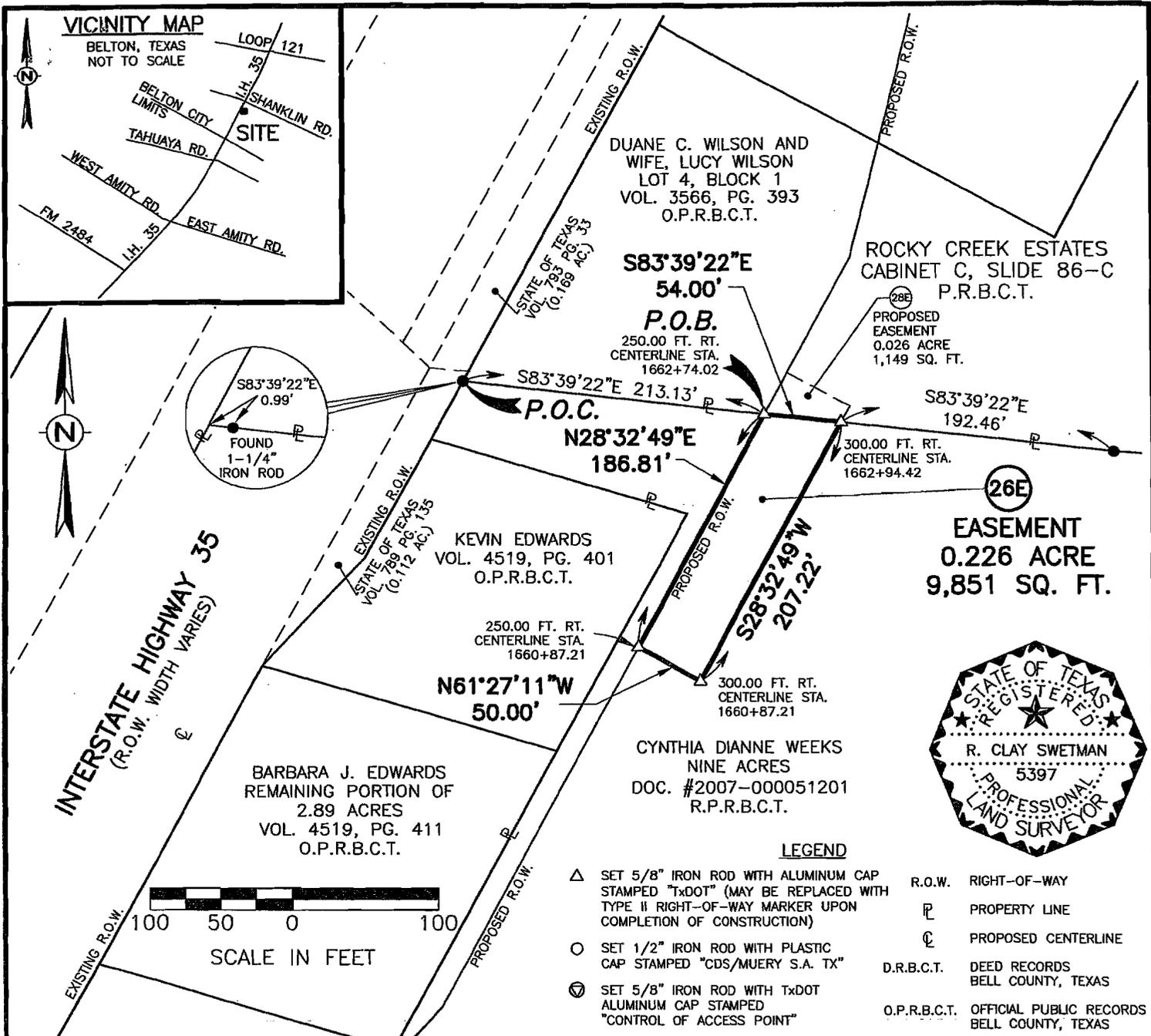
I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

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



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





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

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

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL-26E.DOC)

ONLY EASEMENTS SHOWN HEREON WERE REVIEWED BY CDS/MUERY SERVICES

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

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

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

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

**TEXAS DEPARTMENT OF TRANSPORTATION**  
INTERSTATE HIGHWAY 35  
PARCEL NO. 26E  
RCSJ: 0015-06-082  
BELL COUNTY, TEXAS

ROW ACQUISITION-0.226 AC.

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

Parcel 7  
Page 1 of 8  
January, 2008

County: Angelina  
Construction CSJ: 2553-01-096  
ROW Account No.: 2553-01-102  
ROW CSJ No: 2553-01-102  
Highway: U.S. Highway 59 / Loop 287  
Parcel Limits From: Sta. 577+08.61 to Sta. 583+98.67  
Parcel No. 7

Property Description  
For Parcel 7

Being a 1.962 acre tract (85,487 square feet) of land situated in the A. Varilla Survey, Abstract No. 49, Angelina County, Texas, and being a portion of that certain called 41.113 acre tract of land conveyed to Jim R. Lock, Trustee of the Lock Trust by deed dated March 22, 2000 and recorded under Volume 1254, Page 836 (R.P.R.A.C.T.) and by deed dated January 1, 2006 and recorded under County Clerk's File (C.C.F.) No. 2006-00213443 and by deed dated January 1, 2006 and recorded under C.C.F. No. 2006-00208719 both of the Official Public Records of Real Property Angelina County, Texas (O.P.R.R.P.A.C.T.); said 1.962 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a concrete monument found in the existing easterly right of way line of Davisville Road (width varies) (recorded under Volume 861, Page 797, Volume 537, Page 402 and Volume 535, Page 369 (R.P.R.A.C.T.)), being the westerly line of said 41.113 acre tract;

**THENCE**, South 00°19'14" West, along the existing easterly right of way line of Davisville Road, being the westerly line of said 41.113 acre tract, a distance of 201.00 feet to a 5/8-inch iron rod with aluminum cap stamped "Texas Department of Transportation" (TxDOT) set, from which a found broken concrete monument bears North 01°41' East, 1.10 feet;

**THENCE**, South 06°01'53" West, continuing along the existing easterly right of way line of Davisville Road, being the westerly line of said 41.113 acre tract, a distance of 100.00 feet to a 5/8-inch iron rod with aluminum cap stamped "TxDOT" set, from which a found broken concrete monument bears South 52°23' West, 1.70 feet;

**THENCE**, South 11°44'31" West, continuing along the existing easterly right of way line of Davisville Road, being the westerly line of said 41.113 acre tract, a distance of 104.26 feet to a 5/8-inch iron rod with aluminum cap stamped "TxDOT" set, from which a found broken concrete monument bears North 11°45' East, 3.76 feet;

**THENCE**, South 06°06'55" West, continuing along the existing easterly right of way line of Davisville Road and along the Access Denial Line, being the westerly line of said 41.113 acre tract, a distance of 44.40 feet to a 5/8-inch iron rod with aluminum cap stamped "TxDOT" set at the intersection with the proposed northerly right of way line of Loop 287 (width varies) and for **POINT OF BEGINNING** of the herein described tract having project coordinates of N = 10,505,767.96, E = 4,052,718.45, located at station 583+98.67, 485.41 feet right of and perpendicular to the Loop 287 project baseline;

- 1) **THENCE**, South 56°16'05" East, along the proposed northerly right of way line of Loop 287 and along the Access Denial Line, a distance of 436.00 feet to a 5/8-inch iron rod with aluminum cap stamped "TxDOT" set for an angle point;

Parcel 7  
Page 2 of 8  
January, 2008

- 2) **THENCE, North 79°08'04" East**, continuing along the proposed northerly right of way line of Loop 287 and along the Access Denial Line, a distance of **213.49 feet** to a 5/8-inch iron rod with aluminum cap stamped "TxDOT" for an angle point;
- 3) **THENCE, South 67°46'26" East**, continuing along the proposed northerly right of way line of Loop 287 and along the Access Denial Line, a distance of **207.73 feet** to a 5/8-inch iron rod with aluminum cap stamped "TxDOT" for an angle point;
- 4) **THENCE, South 00°00'00" West**, continuing along the proposed northerly right of way line of Loop 287 and along the Access Denial Line, a distance of **33.99 feet** to a set 5/8-inch iron rod with aluminum cap stamped "TxDOT", located at station 577+08.61, 597.57 feet right and perpendicular to the Loop 287 project baseline, in the southerly line of said 41.113 acre tract, being the northerly line of a certain called 39.8936 acre tract of land conveyed to David Overdorf and wife, Barbara F. Overdorf by County Clerk File No. 2007-00226368 (O.P.R.R.P.R.A.C.T.);
- 5) **THENCE, North 79°35'42" West**, continuing along the southerly line of said 41.113 acre tract, being in the northerly line of said 39.8936 acre tract, a distance of **13.32 feet** to a point;
- 6) **THENCE, South 80°49'05" West**, along the southerly line of said 41.113 acre tract and the northerly line of said 39.8936 acres, a distance of **14.60 feet**, to the northeast corner of a certain called 7.324 acre tract of land conveyed to Larry Choate by deed dated February 19, 1991 and recorded under Volume 826, Page 875 of the Real Property Records Angelina County, Texas (R.P.R.A.C.T.);
- 7) **THENCE, North 77°13'35" West** along the northerly line of said residue of 7.324 acre tract, being the southerly line of said 41.113 acre tract, a distance of **193.33 feet**;
- 8) **THENCE, North 50°38'29" West**, continuing along the northerly line of said residue of 7.234 acres, being the southerly line of said 41.113 acre tract, a distance of **55.01 feet**;
- 9) **THENCE, South 64°51'09" West**, continuing along the northerly line of said residue of 7.234 acres, being the southerly line of said 41.113 acre tract, a distance of **67.31 feet**;
- 10) **THENCE, North 86°14'54" West**, continuing along the northerly line of said residue of 7.234 acres, being the southerly line of said 41.113 acre tract, a distance of **58.17 feet**;
- 11) **THENCE, South 80°46'31" West**, continuing along the northerly line of said residue of 7.234 acres, being the southerly line of said 41.113 acre tract, a distance of **239.26 feet**;
- 12) **THENCE, South 86°30'43" West**, continuing along the northerly line of said residue of 7.234 acres, being the southerly line of said 41.113 acre tract, a distance of **139.11 feet**;
- 13) **THENCE, North 74°21'38" West**, along the northerly line of said residue of 7.234 acres, being the southerly line of said 41.113 acre tract, a distance of **45.90 feet**;

Parcel 7  
Page 3 of 8  
January, 2008

- 14) **THENCE**, in a northeasterly direction, along the existing easterly right of way line of Davisville Road, being the westerly line of said 41.113 acre tract, with a curve to the left, having a central angle of  $00^{\circ}55'50''$ , a radius of **5,789.58 feet**, an arc length of **94.03 feet**, and a chord bearing and distance of **North  $06^{\circ}25'47''$  East, 94.03 feet** to the end of said curve;
- 15) **THENCE, North  $06^{\circ}06'55''$  East**, continuing along existing easterly right of way line of Davisville Road, being the westerly line of said 41.113 acre tract, a distance of **203.70 feet** to the **POINT OF BEGINNING** and containing 1.962 acre tract (85,487 square feet) of land.

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

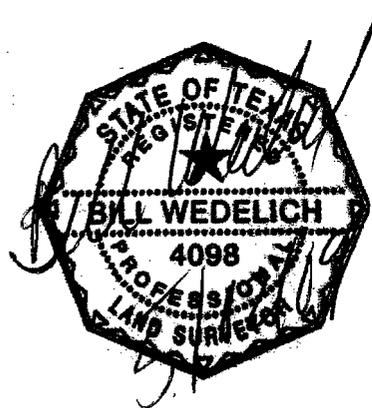
Horizontal Control and bearings are based on the project coordinate system (in US survey feet). To translate project coordinates to Texas State Plane Coordinate System NAD83 (CORS96) Central Zone coordinates divide the northing and easting values by a surface adjustment factor of 1.0000295. Then add 312.397 to the northing coordinate value and 118.953 to the easting coordinate value.

Field surveys were performed in December, 2006.

ACCESS is prohibited across the access denial line to the highway facility from the remainder of the abutting property.

Revised July, 2007 to modify proposed right of way line and update adjoining property owner information.

**Prepared By:**  
**GeoSolutions, Ltd.**  
1440 Lake Front Circle, Suite 110  
The Woodland, Texas 77380



Parcel 7AC  
Page 4 of 8  
January, 2008

County: Angelina  
Construction CSJ: 2553-01-096  
ROW Account No.: 2553-01-102  
ROW CSJ No: 2553-01-102  
Highway: U.S. Highway 59 / Loop 287  
Parcel Limits From: Sta. 583+98.67 to Sta. 584+48.96  
Parcel No. 7AC

Property Description  
For Parcel 7AC

Being an access denial line delineating a denial of access to the transportation facility from the adjacent property along the common boundary of existing easterly right of way line of Davisville Road (width varies) (recorded under Volume 861, Page 797, Volume 537, Page 402 and Volume 535, Page 369 of the Real Property Records of Angelina County, Texas (R.P.R.A.C.T.)) and that certain called 41.113 acre tract of land situated in the A. Varilla Survey, Abstract No. 49, Angelina County, Texas, and conveyed to Jim R. Lock, Trustee of the Lock Trust by deed dated March 22, 2000 and recorded under Volume 1254, Page 836 (R.P.R.A.C.T.) and by deed dated January 1, 2006 and recorded under County Clerk's File (C.C.F.) No. 2006-00213443 and by deed dated January 1, 2006 and recorded under C.C.F. No. 2006-00208719 both of the Official Public Records of Real Property Angelina County, Texas (O.P.R.R.P.A.C.T.); said access denial line being more particularly described by metes and bounds as follows:

**COMMENCING** at a concrete monument found in the existing easterly right of way line of Davisville Road and the westerly line of said 41.113 acre tract;

**THENCE**, South 00°19'14" West, along the existing easterly right of way line of Davisville Road, being the westerly line of said 41.113 acre tract, a distance of 201.00 feet to a 5/8-inch iron rod with aluminum cap stamped "Texas Department of Transportation" (TxDOT) set, from which a found broken concrete monument bears North 01°41' East, 1.10 feet, for the Beginning of the Access Denial Line and for **POINT OF BEGINNING** of the herein described tract having project coordinates of N = 10,506,013.64, E = 4,052,754.91, located at station 584+48.96, 726.18 feet right of and perpendicular to the Loop 287 project baseline;

- 1) **THENCE**, South 06°01'53" West, continuing along the existing easterly right of way line of Davisville Road and along the Access Denial Line, being the westerly line of said 41.113 acre tract, a distance of **100.00 feet** to a 5/8-inch iron rod with aluminum cap stamped "TxDOT" set, from which a found broken concrete monument bears South 52°23' West, 1.70 feet;
- 2) **THENCE**, South 11°44'31" West, continuing along the existing easterly right of way line of Davisville Road and along the Access Denial Line, being the westerly line of said 41.113 acre tract, a distance of **104.26 feet** to a 5/8-inch iron rod with aluminum cap stamped "TxDOT" set for an angle point, from which a found concrete monument bears North 11°45' East, 3.76 feet;
- 3) **THENCE**, South 06°06'55" West, continuing along the existing easterly right of way line of Davisville Road and along the Access Denial Line, being the westerly line of said 41.113 acre tract, a distance of **44.40 feet** to a 5/8-inch iron rod with aluminum cap stamped "TxDOT" set at the intersection with the proposed northerly right of way line of Loop 287 (width varies), located at station 583+98.67, 485.41 feet right of and perpendicular to the Loop 287 project baseline.

Parcel 7AC  
Page 5 of 8  
January, 2008

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

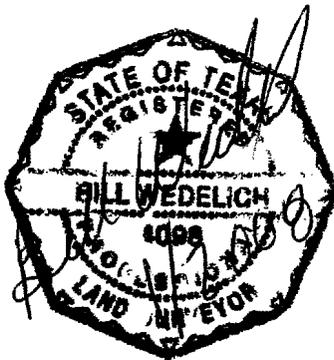
Horizontal Control and bearings are based on the project coordinate system (in US survey feet). To translate project coordinates to Texas State Plane Coordinate System NAD83 (CORS96) Central Zone coordinates divide the northing and easting values by a surface adjustment factor of 1.0000295. Then add 312.397 to the northing coordinate value and 118.953 to the easting coordinate value.

Field surveys were performed in December, 2006.

ACCESS is prohibited across the access denial line to the highway facility from the remainder of the abutting property.

Revised July, 2007 to match even date of parcel plat.

**Prepared By:**  
**GeoSolutions, Ltd.**  
1440 Lake Front Circle, Suite 110  
The Woodland, Texas 77380

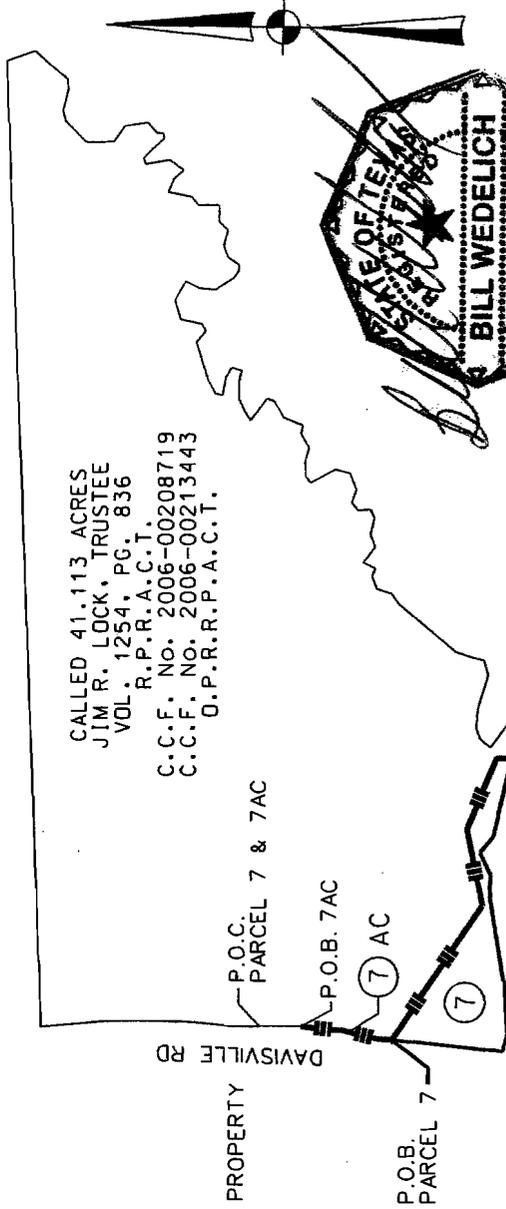


LEGEND

- SET 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/TXDOT ALUM. CAP  
COA Stamped "CONTROL OF ACCESS"
- SET 5/8" IR W/GS CAP (UNLESS NOTED OTHERWISE)
- FND. (TYPE INDICATED AT LOCATION)
- ℙ PROPERTY LINE
- Z LANDHOOK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- ⌄ SURVEY LINE
- ① PARCEL NUMBER
- R.P.R.A.C.T. REAL PROPERTY RECORDS  
ANGELINA COUNTY TEXAS
- O.P.R.R.P.A.C.T. OFFICIAL PUBLIC RECORDS REAL PROPERTY  
ANGELINA COUNTY TEXAS
- △ CALCULATED POINT
- FND. FOUND
- I.P. IRON PIPE
- I.R. IRON ROD
- ||— ACCESS DENIAL LINE

COUNTY: ANGELINA  
 CONST. CSJ: 2553-01-096  
 R.O.W. ACCOUNT NO.: 2553-01-102  
 R.O.W. CSJ: 2553-01-102  
 HIGHWAY: U.S. HIGHWAY 59 / LOOP 287  
 PARCEL 7 LIMITS:  
 FROM: STA. 577+08.61  
 TO: 583+98.67  
 PARCEL 7AC LIMITS:  
 FROM STA. 583+98.67  
 TO: 584+48.96

PARCEL 7 & 7AC  
 PARENT TRACT INSET  
 N.T.S.



CALLED 41.113 ACRES  
 JIM R. LOCK, TRUSTEE  
 VOL. 1254, PG. 836  
 R.P.R.A.C.T.  
 C.C.F. No. 2006-00208719  
 C.C.F. No. 2006-00213443  
 O.P.R.R.P.A.C.T.

NOTES:

1. HORIZONTAL CONTROL AND BEARINGS ARE BASED ON THE PROJECT COORDINATE SYSTEM (IN U.S. SURVEY FEET) TO TRANSLATE PROJECT COORDINATES TO THE TEXAS STATE PLANE COORDINATE SYSTEM NAD83 (CORS96) CENTRAL ZONE COORDINATES, DIVIDE THE NORTHING AND EASTING VALUES BY A SURFACE ADJUSTMENT OF 1.0000295. THEN ADD 312.397 TO THE NORTHING COORDINATE VALUE AND 118.953 TO THE EASTING COORDINATE VALUE.
2. ABSTRACTING WAS PERFORMED IN OCTOBER, 2006 BY MUSTANG ENGINEERING.
3. FIELD SURVEYS WERE PERFORMED IN DECEMBER, 2006.
4. DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
5. ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.
6. ALL STATION AND OFFSETS ON THIS PARCEL PLAT ARE REFERENCED TO THE PROPOSED LOOP 287 PROJECT BASELINE.

REVISION: PROPOSED RIGHT-OF-WAY CHANGE,  
 JULY, 2007

EXISTING	TAKING	REMAINING
41.113 Ac.	1.962 Ac. 85,487 Sq.Ft.	39.151 Ac.



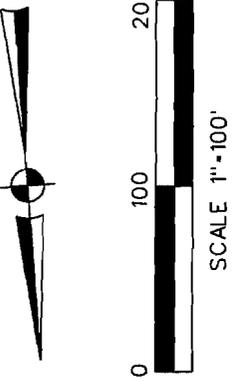
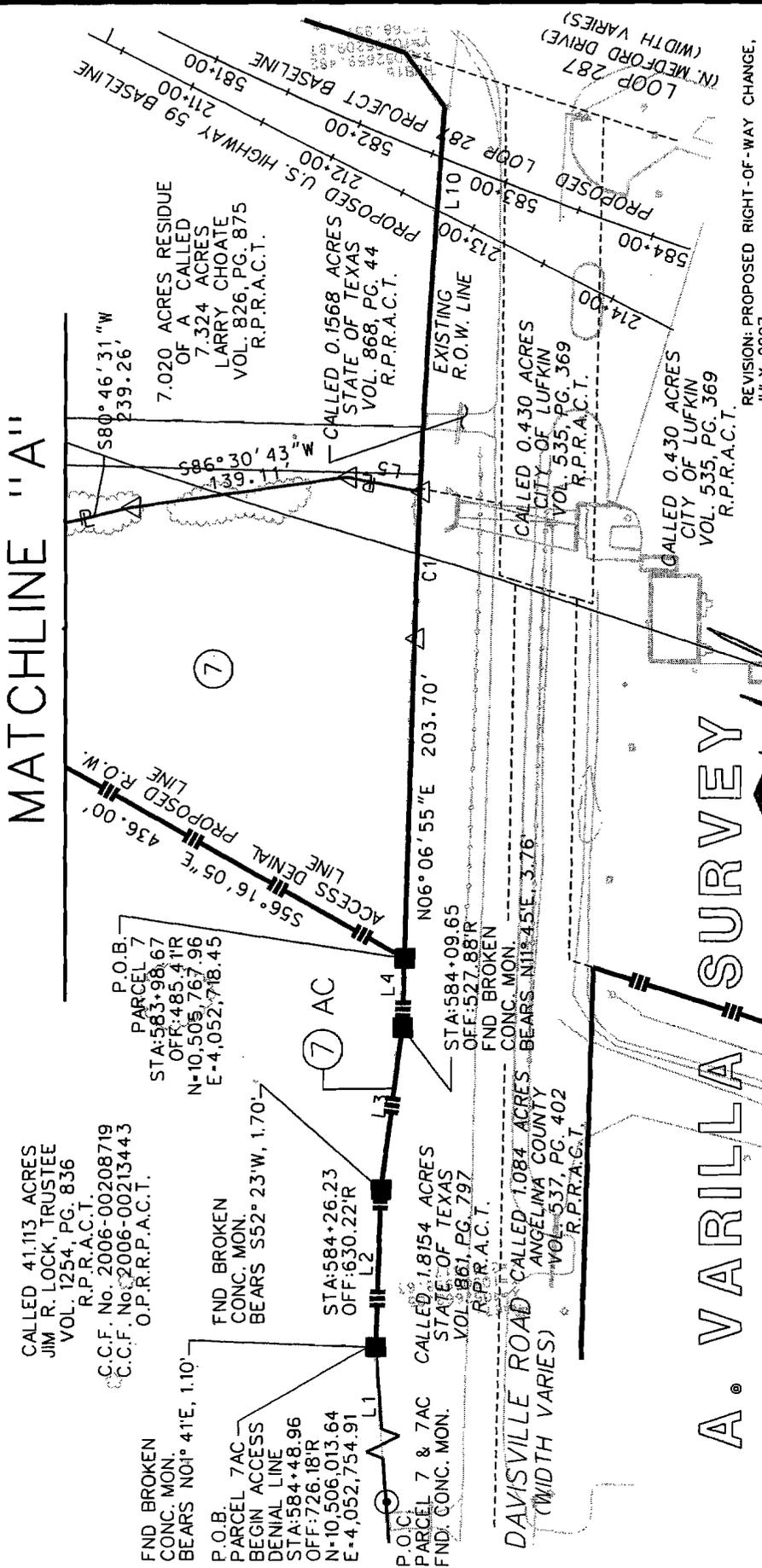
1440 Lake Front Circle, Suite 110  
 The Woodlands, Texas 77380  
 Office: 281-661-9766 Fax: 281-661-9779

PARCEL 7 & 7AC

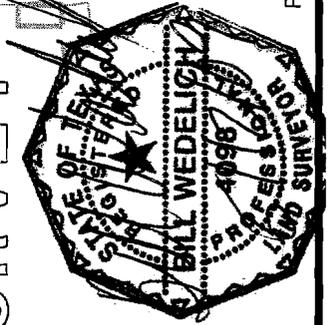
DATE: JANUARY, 2007 SCALE N.T.S.

LINE NO.	BEARING	LENGTH
L1	S00°19'14"W	201.00'
L2	S06°01'53"W	100.00'
L3	S11°44'31"W	104.26'
L4	S06°06'55"W	44.40'
L5	N74°21'38"W	45.90'

MATCHLINE "A"



A. VARILLA SURVEY  
A-49



CURVE TABLE			
No.	DELTA	RADIUS	CHORD
C1	00°55'50"	5,789.58'	94.03'
			CHD
			94.03'

REVISION: PROPOSED RIGHT-OF-WAY CHANGE,  
JULY, 2007.

**ES&S Solutions, Ltd.**  
1440 Lakes Front Circle, Suite 110  
The Woodlands, Texas 77380  
Office: 281-681-9766 Fax: 281-681-9779

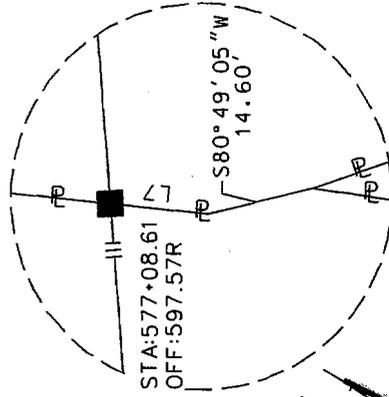
PARCEL 7 & 7AC

DATE: JANUARY, 2007 SCALE 1" = 100'



SCALE 1"=100'

LINE NO.	BEARING	LENGTH
L7	N79°35'42"W	13.32'



DETAIL "A"  
N.T.S.

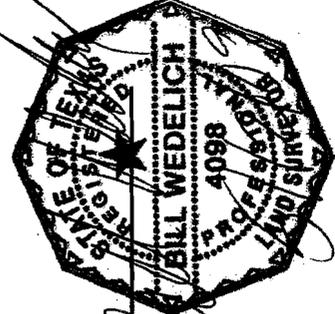
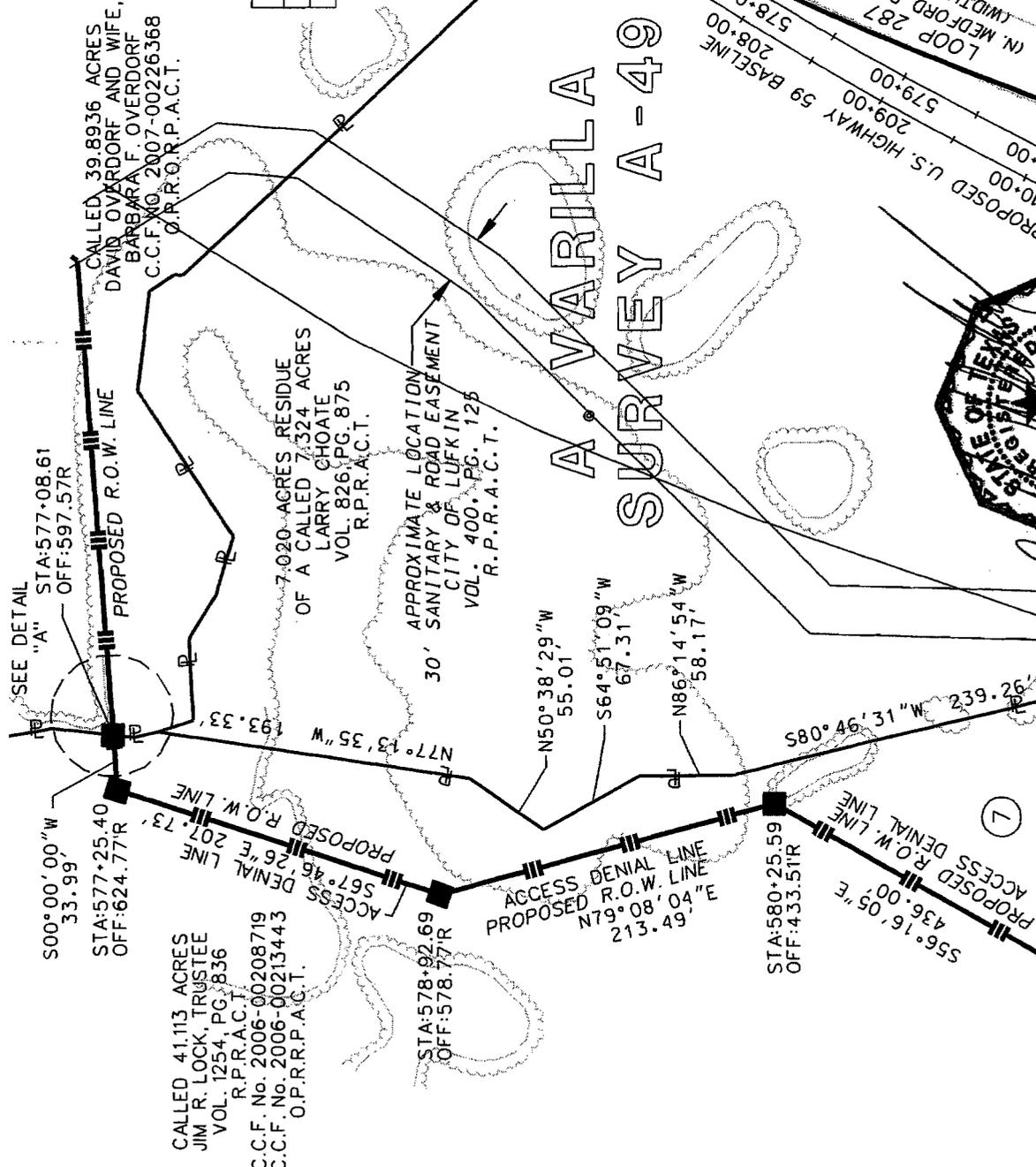
REVISION: PROPOSED RIGHT-OF-WAY CHANGE,  
JULY, 2007.



1440 Lake Front Circle, Suite 110  
The Woodlands, Texas 77380  
Office: 281-681-9766 Fax: 281-681-9779

PARCEL 7 & 7AC

DATE: JANUARY, 2007 SCALE 1" = 100'



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 1

BEING 34,096 square feet of land, more or less, in the William Garrett Survey, Abstract No. 382, City of Ennis, Ellis County, Texas, and being part of Tract One and Tract Two, two tracts of land conveyed by deed to Wesley F. Honza, Jr. as recorded in Volume 1096, Page 814, Deed Records Ellis County, Texas (D.R.E.C.T.), said 34,096 square feet of land being more particularly described as follows:

COMMENCING at a point on the existing southerly right-of-way line of U.S Highway 287, a variable width right-of-way, as conveyed by deed to the State of Texas, as recorded in Volume 1140, Page 790, (D.R.E.C.T.), said point being at the northeasterly right-of-way leave-out for Nesuda Drive, from which a Texas Department of Transportation wood post found bears, North 37 degrees 09 minutes 25 seconds West, a distance of 0.49 feet, said point being the beginning of a non-tangent curve to the left having a radius of 2,373.83 feet;

THENCE, in an easterly direction along the existing southerly right-of-way line of U.S Highway 287 and along said curve to the left through a central angle of 18 degrees 54 minutes 48 seconds, an arc distance of 783.60 feet and being subtended by a chord bearing North 85 degrees 16 minutes 25 seconds East, a distance of 780.05 feet to the southwesterly right-of-way line of U.S. Highway 287 Bypass, from which a  $\frac{3}{4}$  inch iron rod found bears, North 72 degrees 24 minutes 49 seconds West, a distance of 0.36 feet;

THENCE, South 50 degrees 35 minutes 12 seconds East along the existing southwesterly right-of-way line of U.S Highway 287 Bypass and the northeasterly line of said Honza Tract One, a distance of 273.69 feet to a  $\frac{5}{8}$  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 6804389.87, and East 2537357.41;\*\*

- 1) THENCE, South 50 degrees 35 minutes 12 seconds East continuing along the existing southwesterly right-of-way line of U.S Highway 287 Bypass and the northeasterly line of said Honza Tract One, a distance of 22.18 feet to a point for corner;
- 2) THENCE, South 56 degrees 39 minutes 25 seconds East continuing along the existing southwesterly right-of-way line of U.S Highway 287 Bypass and the northeasterly line of said Honza Tract Two, a distance of 283.61 feet to a point for corner at the most southerly southwest corner of said State of Texas tract, said point being on the southeasterly line of said Honza Tract Two, from which a Texas Department of Transportation wood post found bears, North 53 degrees 28 minutes 07 seconds West, a distance of 1.06 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 1

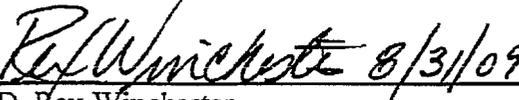
- 3) THENCE, departing the existing southwesterly right-of-way line of U.S Highway 287 Bypass, South 60 degrees 25 minutes 18 seconds West along the southeasterly line of said Honza Tract Two, a distance of 188.00 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new southwesterly right-of-way line and being the beginning of an Access Denial Line of U.S. Highway 287 Bypass;\*\*
- 4) THENCE, North 52 degrees 37 minutes 28 seconds West along the new southwesterly right-of-way line and Access Denial Line of U.S. Highway 287 Bypass, a distance of 113.69 feet to a 5/8 inch iron rod set with TxDOT aluminum cap;\*\*
- 5) THENCE, North 00 degrees 03 minutes 47 seconds West continuing along the new southwesterly right-of-way line and Access Denial Line of U.S. Highway 287 Bypass, a distance of 193.75 feet to the POINT OF BEGINNING and containing 34,096 square feet (0.7827 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

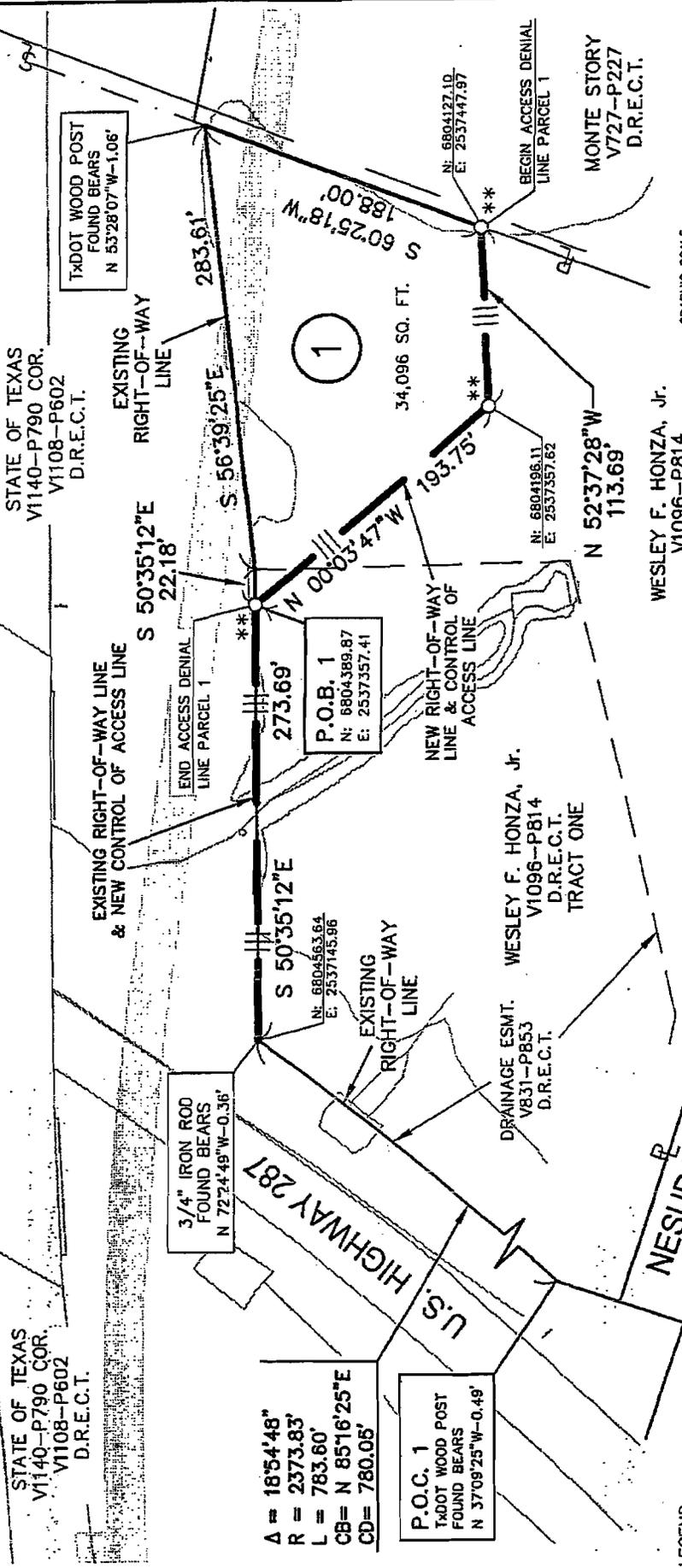
  
D. Rex Winchester  
Registered Professional Land Surveyor  
Texas Registration No. 5191



Huitt-Zollars, Inc.  
3131 McKinney  
Avenue, Suite 600  
Dallas, Texas 75204  
Ph. (214) 871-3311  
Date: August 14, 2009

WILLIAM GARRETT SURVEY  
EXHIBIT "A"  
PAGE 3 OF 3  
ABSTRACT NO. 382

U.S. HIGHWAY 287 - BYPASS



**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 = TADOT ALUMINUM CAP SET ON TOP OF A 3/8-INCH IRON ROD UNLESS OTHERWISE NOTED  
 BD = TADOT BRONZE DISK SET IN CONCRETE

A PLAT OF A SURVEY FOR PARCEL 1 U.S. HIGHWAY 287-BYPASS A 34,096 SQ. FT. [0.7827 AC] TRACT OF LAND IN THE WILLIAM GARRETT SURVEY ABSTRACT NUMBER 382 CITY OF ENNIS ELLIS COUNTY, TEXAS AUGUST 14, 2009

GRAPHIC SCALE  
 0' 50' 100'

BASES 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 TADOT RTK NETWORK, CHECK SHOTS WERE MADE TO TADOT MONUMENTS DD710091, DD710051, DD710061 & DD710071  
 NOTE: THIS MAP IS AN INTERNAL TADOT DOCUMENT, ITS CONTENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE.

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

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

Page 1 of 3  
Date: August 14, 2009

Description for Parcel 1AC

BEING a Access Denial Line delineating a denial of access to the transportation facility from the adjacent property along the southwesterly right-of-way line of U.S. Highway 287 Bypass, a variable width right-of-way, as conveyed by deed to the State of Texas, as recorded in Volume 1140, Page 790, Deed Records Ellis County, Texas (D.R.E.C.T), in the William Garrett Survey, Abstract No. 382, City of Ennis, Ellis County, Texas, also being the northeasterly line of Tract One, a tract of land conveyed by deed to Wesley F. Honza, Jr., as recorded in Volume 1096, Page 814, (D.R.E.C.T), said Access Denial Line being more particularly described as follows:

COMMENCING at a point on the existing southerly right-of-way line of U.S Highway 287, a variable width right-of-way, as conveyed by deed to the State of Texas, as recorded in Volume 1140, Page 790, (D.R.E.C.T.), said point being at the northeasterly right-of-way leave-out for Nesuda Drive, from which a Texas Department of Transportation wood post found bears, North 37 degrees 09 minutes 25 seconds West, a distance of 0.49 feet, said point being the beginning of a non-tangent curve to the left having a radius of 2,373.83 feet;

THENCE, in an easterly direction along the existing southerly right-of-way line of U.S Highway 287 and along said curve to the left through a central angle of 18 degrees 54 minutes 48 seconds, an arc distance of 783.60 feet and being subtended by a chord bearing North 85 degrees 16 minutes 25 seconds East, a distance of 780.05 feet to the POINT OF BEGINNING, having NAD 83 (1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 6804563.64, and East 2537145.96, from which a 3/4 inch iron rod found bears, North 72 degrees 24 minutes 49 seconds West, a distance of 0.36 feet, and being the beginning of this Access Denial Line;

- 1) THENCE South 50 degrees 35 minutes 12 seconds East along the existing southwesterly right-of-way line and new Access Denial Line of U.S Highway 287 Bypass and the northeasterly line of said Honza Tract Two, a distance of 273.69 feet to a 5/8 inch iron rod set with TxDOT aluminum cap at the end of this Access Denial Line.\*\*

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.

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 1AC

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

For Huitt-Zollars, Inc

 8/3/09

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



WILLIAM GARRETT SURVEY  
EXHIBIT "A"  
PAGE 3 OF 3  
ABSTRACT NO. 382

U.S. HIGHWAY 287 - BYPASS

STATE OF TEXAS  
V1140-P790 COR.  
V1108-P602  
D.R.E.C.T.

STATE OF TEXAS  
V1140-P790 COR.  
V1108-P602  
D.R.E.C.T.

P.O.B. 1AC  
N: 6804563.64  
E: 2537145.96  
3/4" IRON ROD  
FOUND BEARS  
N72°24'49"W 0.36'

BEGIN ACCESS DENIAL  
LINE PARCEL 1AC

EXISTING RIGHT-OF-WAY LINE  
& NEW CONTROL OF ACCESS LINE

END ACCESS DENIAL  
LINE PARCEL 1AC

EXISTING  
RIGHT-OF-WAY  
LINE

A = 18°54'48"  
R = 2373.83'  
L = 783.60'  
CB = N 85°16'25"E  
CD = 780.05'

P.O.C. 1AC,  
TADOT WOOD POST  
FOUND BEARS  
N 37°09'25"W -0.49'

S 50°35'12"E  
273.69'

1AC

WESLEY F. HONZA, Jr.  
V1096-P814  
D.R.E.C.T.  
TRACT ONE

DRAINAGE ESMT.  
V831-P853  
D.R.E.C.T.

WESLEY F. HONZA, Jr.  
V1096-P814  
D.R.E.C.T.  
TRACT TWO

MONTE STORY  
V727-P227  
D.R.E.C.T.

NESUDA DRIVE

A PLAT OF A SURVEY  
FOR PARCEL 1AC  
U.S. HIGHWAY 287-BYPASS  
A 273.69' ACCESS DENIAL LINE  
SITUATED IN THE  
WILLIAM GARRETT SURVEY  
ABSTRACT NUMBER 382  
CITY OF ENNIS  
ELLIS COUNTY, TEXAS  
AUGUST 14, 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 1.00007244E.  
COORDINATE VALUES DERIVED USING THE TADOT RTK  
NETWORK. NEW MONUMENTS MADE TO TADOT MONUMENTS  
06/10/04, 06/10/05, 06/10/06 & 06/10/07  
NOTE: THIS MAP IS AN INTERNAL TADOT DOCUMENT. ITS  
CONTENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE.

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

- 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 = TADOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
  - BD = TADOT BRONZE DISK SET IN CONCRETE

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 3

BEING 9,507 square feet of land, more or less, in the William Garrett Survey, Abstract No. 382, City of Ennis, Ellis County, Texas, and being part of Tract Three, a tract of land conveyed by deed to Wesley F. Honza, Jr. as recorded in Volume 1096, Page 814, Deed Records Ellis County, Texas (D.R.E.C.T.), said 9,507 square feet of land being more particularly described as follows:

COMMENCING at a point on the existing southerly right-of-way line of U.S Highway 287, as established by deed to the State of Texas, as recorded in Volume 1140, Page 790 (D.R.E.C.T.), said point being the northeast corner of said Honza tract, from which a Texas Department of Transportation wood post found bears, North 26 degrees 59 minutes 04 seconds East, a distance of 2.38 feet, said point being the beginning of a non-tangent curve to the left having a radius of 1,827.86 feet;

THENCE, in an westerly direction along the existing southerly right-of-way line of U.S Highway 287 and the northerly line of said Honza tract, along said curve to the left through a central angle of 10 degrees 11 minutes 23 seconds, an arc distance of 325.07 feet and being subtended by a chord bearing South 70 degrees 27 minutes 03 seconds West, a distance of 324.65 feet to a point at the end of said curve, from which a Texas Department of Transportation wood post found bears, North 74 degrees 38 minutes 49 seconds West, a distance of 2.00 feet;

THENCE, South 65 degrees 21 minutes 21 seconds West, continuing along the existing southerly right-of-way line of U.S Highway 287 and the northerly line of said Honza tract, a distance of 206.75 feet to a 5/8 inch iron rod set with TxDOT aluminum cap;\*\*

THENCE, South 20 degrees 21 minutes 21 seconds West along the existing easterly right-of-way line of U.S Highway 287 Bypass and the westerly line of said Honza tract, a distance of 39.27 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new easterly right-of-way line and of U.S Highway 287 Bypass at the POINT OF BEGINNING, having NAD 83 (1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 6804714.80, and East 2537635.29, and being the beginning of this Access Denial Line;

- 1) THENCE, departing the existing easterly right-of-way line of U.S Highway 287 Bypass and the westerly line of said Honza tract, South 45 degrees 35 minutes 08 seconds East along the new easterly right-of-way line and of U.S Highway 287 Bypass and Access Denial Line, a distance of 434.71 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the southerly line of said Honza tract and being the end of the Access Denial Line;\*\*

EXHIBIT "A"

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

Page 2 of 3  
Date: August 14, 2009

- 2) THENCE, departing the new easterly right-of-way line of U.S Highway 287 Bypass and Access Denial Line, South 60 degrees 07 minutes 24 seconds West along the southerly line of said Honza tract, a distance of 22.22 feet to a point for corner on the said existing easterly right-of-way line of U.S Highway 287 Bypass and the westerly line of said Honza tract, from which a Texas Department of Transportation wood post found bears, North 30 degrees 51 minutes 19 seconds West, a distance of 0.37 feet;
- 3) THENCE, North 45 degrees 49 minutes 50 seconds West along the said existing easterly right-of-way line of U.S Highway 287 Bypass, a distance of 418.35 feet to a point for corner, from which a Texas Department of Transportation wood post found bears, North 50 degrees 54 minutes 19 seconds East, a distance of 0.99 feet;
- 4) THENCE, North 20 degrees 21 minutes 21 seconds East continuing along the said existing easterly right-of-way line of U.S Highway 287 Bypass, a distance of 25.38 feet to the POINT OF BEGINNING and containing 9,507 square feet (0.2182 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

*D. Rex Winchester 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

$\Delta = 10^{\circ}11'23''$   
 $R = 1827.86'$   
 $L = 325.07'$   
 $CB = S 70^{\circ}27'03''W$   
 $CD = 324.65'$

WILLIAM GARRETT SURVEY  
 ABSTRACT No. 382

STATE OF TEXAS  
 V1140-P790 COR.  
 V1108-P602  
 D.R.E.C.T.

U.S. HIGHWAY 287  
 $S 65^{\circ}21'21''W$   
 206.75'

P.O.C. 3  
 TxDOT WOOD POST  
 FOUND BEARS  
 $N 26^{\circ}59'04''E - 2.38'$

EXISTING  
 RIGHT-OF-WAY  
 LINE

TxDOT WOOD POST  
 FOUND BEARS  
 $N 74^{\circ}38'49''W - 2.00'$

N: 6804837.82  
 E: 2537836.87

WESLEY F. HONZA, Jr.  
 V1096-P814  
 D.R.E.C.T.  
 TRACT THREE

N: 6804751.61  
 E: 2537648.95

$S 20^{\circ}21'21''W$   
 39.27'

BEGIN ACCESS DENIAL  
 LINE PARCEL 3

P.O.B. 3  
 N: 6804714.80  
 E: 2537635.29

$N 20^{\circ}21'21''E$   
 25.38''

TxDOT WOOD POST  
 FOUND BEARS  
 $N 50^{\circ}54'19''E, 0.99'$

3

$S 45^{\circ}35'08''E$   
 9,507 SQ. FT.

$N 45^{\circ}49'50''W$

EXISTING  
 RIGHT-OF-WAY  
 LINE

NEW RIGHT-OF-WAY LINE &  
 NEW CONTROL OF ACCESS LINE

END ACCESS DENIAL  
 LINE PARCEL 3

N: 6804410.57  
 E: 2537945.80

TxDOT WOOD POST  
 FOUND BEARS  
 $N 30^{\circ}51'19''W - 0.37'$

$S 60^{\circ}07'24''W$   
 22.22'

U.S. HIGHWAY 287 - BYPASS

STATE OF TEXAS  
 V1140-P790 COR.  
 V1108-P602  
 D.R.E.C.T.

STATE OF TEXAS  
 V1297-P716  
 D.R.E.C.T.

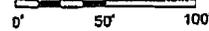
950+00

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
- O.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
- BD = TxDOT BRONZE DISK SET IN CONCRETE

A PLAT OF A SURVEY  
 FOR PARCEL 3  
 U.S. HIGHWAY 287-BYPASS  
 A 9,507 SQ. FT. [0.2182 AC]  
 TRACT OF LAND IN THE  
 WILLIAM GARRETT SURVEY  
 ABSTRACT NUMBER 382  
 CITY OF ENNIS  
 ELLIS COUNTY, TEXAS  
 AUGUST 14, 2009

GRAPHIC SCALE



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 3AC

BEING a Access Denial Line delineating a denial of access to the transportation facility from the adjacent property along the southeasterly right-of-way line of U.S. Highway 287 Bypass, a variable width right-of-way, as conveyed by deed to the State of Texas, as recorded in Volume 1140, Page 790, Deed Records Ellis County, Texas (D.R.E.C.T), in the William Garrett Survey, Abstract No. 382, City of Ennis, Ellis County, Texas, also being the northwesterly line of Tract Three, a tract of land conveyed by deed to Wesley F. Honza, Jr., as recorded in Volume 1096, Page 814 (D.R.E.C.T), said Access Denial Line being more particularly described as follows:

COMMENCING at a point on the existing southerly right-of-way line of U.S Highway 287, as established by a tract of land conveyed by deed to the State of Texas, as recorded in Volume 1140, Page 790 (D.R.E.C.T.), said point being the northeast corner of said Honza tract, from which a Texas Department of Transportation wood post found bears, North 26 degrees 59 minutes 04 seconds East, a distance of 2.38 feet, said point being the beginning of a non-tangent curve to the left having a radius of 1,827.86 feet;

THENCE, in an westerly direction along the existing southerly right-of-way line of U.S Highway 287 and the northerly line of said Honza tract, along said curve to the left through a central angle of 10 degrees 11 minutes 23 seconds, an arc distance of 325.07 feet and being subtended by a chord bearing South 70 degrees 27 minutes 03 seconds West, a distance of 324.65 feet to a point at the end of said curve, from which a Texas Department of Transportation wood post found bears, North 74 degrees 38 minutes 49 seconds West, a distance of 2.00 feet;

THENCE, South 65 degrees 21 minutes 21 seconds West, continuing along the existing southerly right-of-way line of U.S Highway 287 and the northerly line of said Honza tract, a distance of 206.75 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 6804751.61, and East 2537648.95, and being the beginning of this Access Denial Line; \*\*

- 1) THENCE, South 20 degrees 21 minutes 21 seconds West along the existing easterly right-of-way line of U.S Highway 287 Bypass and the westerly line of said Honza tract, a distance of 39.27 feet to a 5/8 inch iron rod set with TxDOT aluminum cap at the end of this Access Denial Line.

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.

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 3AC

\*\* 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

$\Delta = 1071'23"$   
 $R = 1827.86'$   
 $L = 325.07'$   
 $CB = S 70'27'03"W$   
 $CD = 324.65'$

WILLIAM GARRETT SURVEY  
ABSTRACT No. 382

STATE OF TEXAS  
V1140-P790 COR.  
V1108-P602  
D.R.E.C.T.

P.O.C. 3AC  
TXDOT WOOD POST  
FOUND BEARS  
N 26°59'04"E-2.38'

EXISTING  
RIGHT-OF-WAY  
LINE

TXDOT WOOD POST  
FOUND BEARS  
N 74°38'49"W-2.00'

N: 6804837.82  
E: 2537836.87

WESLEY F. HONZA, Jr.  
V1096-P814  
D.R.E.C.T.  
TRACT THREE

P.O.B. 3AC  
N: 6804751.61  
E: 2537648.95

BEGIN ACCESS DENIAL  
LINE PARCEL 3AC

S 20°21'21"W  
39.27'

END ACCESS DENIAL  
LINE PARCEL 3AC

TXDOT WOOD POST  
FOUND BEARS  
N 30°51'19"W-0.37'

TXDOT WOOD POST  
FOUND BEARS  
N 50°54'19"E, 0.99'

EXISTING  
RIGHT-OF-WAY  
LINE

U.S. HIGHWAY 287 - BYPASS

STATE OF TEXAS  
V1140-P790 COR.  
V1108-P602  
D.R.E.C.T.

STATE OF TEXAS  
V1297-P716  
D.R.E.C.T.

950+00

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
- BD = TXDOT BRONZE DISK SET IN CONCRETE

A PLAT OF A SURVEY  
FOR PARCEL 3AC  
U.S. HIGHWAY 287-BYPASS  
A 39.27' ACCESS DENIAL LINE  
SITUATED IN THE  
WILLIAM GARRETT SURVEY  
ABSTRACT NUMBER 382  
CITY OF ENNIS  
ELLIS COUNTY, TEXAS  
AUGUST 14, 2009

GRAPHIC SCALE



BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM  
N.A.D. 83 (1993) 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  
D0710041, D0710051, D0710061 & D0710071

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 6AC

BEING a Access Denial Line delineating a denial of access to the transportation facility from the adjacent property along the northeasterly right-of-way line of U.S. Highway 287 Bypass, a variable width right-of-way, as conveyed by deed to the State of Texas, as recorded in Volume 997, Page 936, Deed Records Ellis County, Texas (D.R.E.C.T), in the Richard A. Barton Survey, Abstract No. 55, City of Ennis, Ellis County, Texas, also being the southwesterly line of the remainder tract of land conveyed by deed to the Donald R. Stout, as recorded in Volume 584, Page 237 (D.R.E.C.T), said Access Denial Line being more particularly described as follows:

COMMENCING at a point for corner, from which the remains of a Texas Department of Transportation concrete post found, bears South 09 degrees 26 minutes 57 seconds West, a distance of 0.28 feet, said point being the most northerly southeast corner of said State of Texas tract and being on the existing southerly right-of-way line of West Ennis Parkway;

THENCE, South 52 degrees 58 minutes 43 seconds West along the existing southerly right-of-way line of West Ennis Parkway, a distance of 305.52 feet to a point on the existing northeasterly 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 6804047.57, and East 2538872.51, and being the beginning of this Access Denial Line, from which a Texas Department of Transportation concrete post found bears, North 85 degrees 08 minutes 10 seconds West, a distance of 0.49 feet;

- 1) THENCE, South 18 degrees 22 minutes 36 seconds West along the existing northeasterly right-of-way line of U.S. Highway 287 Bypass and Access Denial Line, a distance of 69.64 feet to a 5/8 inch iron rod set with TxDOT aluminum cap;\*\*
- 2) THENCE, South 34 degrees 53 minutes 45 seconds East continuing along the existing northeasterly right-of-way line of U.S. Highway 287 Bypass and Access Denial Line, a distance of 739.56 feet to a point for corner, from which a Texas Department of Transportation concrete post found bears, North 31 degrees 50 minutes 21 seconds West, a distance of 2.10 feet;
- 3) THENCE, South 46 degrees 48 minutes 12 seconds East continuing along the existing northeasterly right-of-way line of U.S. Highway 287 Bypass and Access Denial Line, a distance of 606.32 feet to a point for corner, from which a Texas Department of Transportation concrete post found bears, North 12 degrees 19 minutes 20 seconds East, a distance of 0.39 feet;
- 4) THENCE, South 51 degrees 10 minutes 38 seconds East continuing along the existing northeasterly right-of-way line of U.S. Highway 287 Bypass and Access Denial Line, a

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 6AC

distance of 969.18 feet to a 5/8 inch iron rod set with TxDOT aluminum cap at the beginning of a curve to the right having a radius of 5,929.58 feet;

- 5) THENCE, continuing along the existing northeasterly right-of-way line of U.S. Highway 287 Bypass and Access Denial Line and along said curve to the right through a central angle of 00 degrees 48 minutes 04 seconds, an arc distance of 82.92 feet and being subtended by a chord bearing South 50 degrees 11 minutes 07 seconds East, a distance of 82.92 feet to the end of this Access Denial Line, from which a Texas Department of Transportation concrete post found bears, North 08 degrees 01 minutes 43 seconds West, a distance of 1.10 feet.

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.

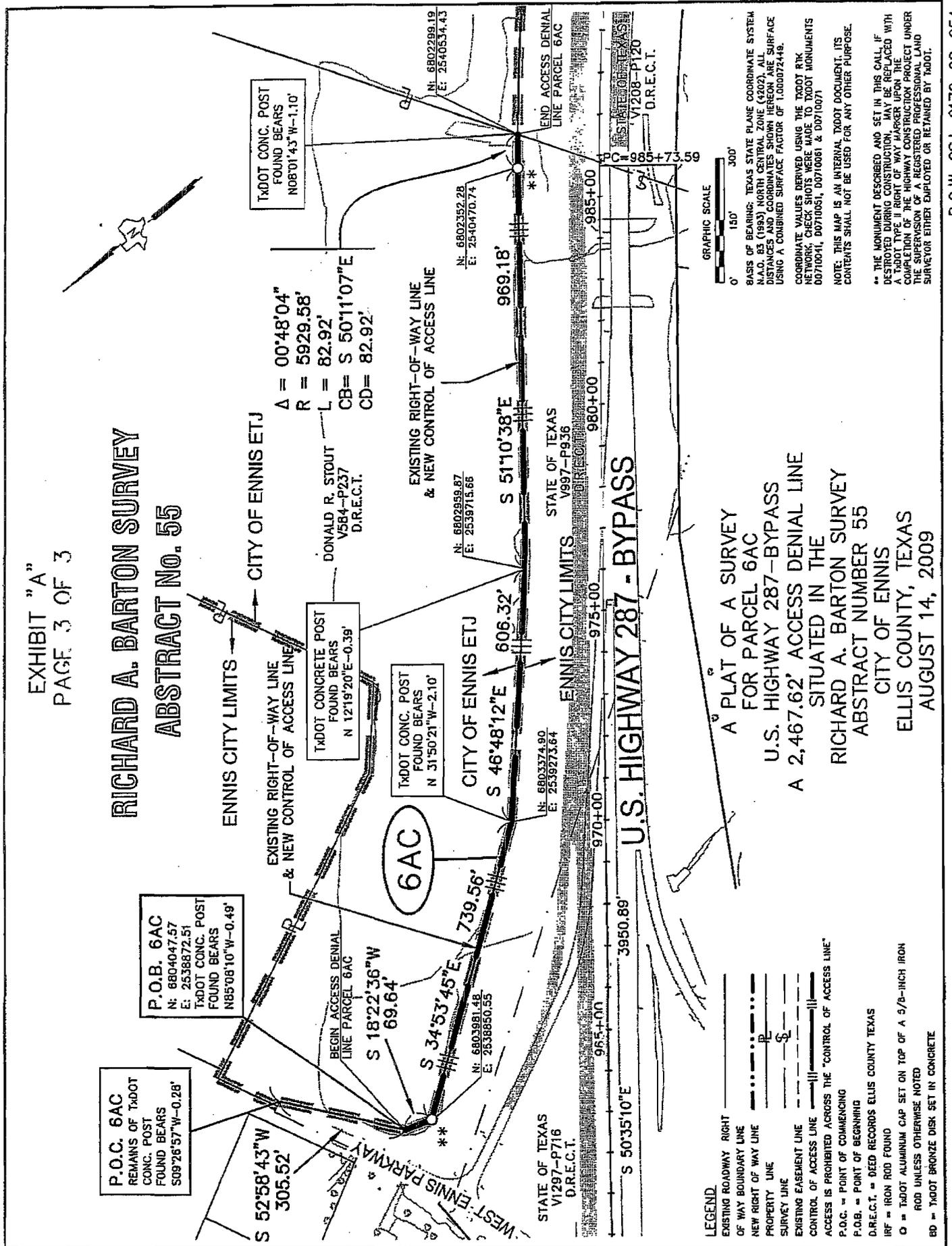
*D. Rex Winchester* 8/31/09

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

**RICHARD A. BARTON SURVEY  
ABSTRACT NO. 55**



**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 9/8-INCH IRON ROD UNLESS OTHERWISE NOTED
- BD = TxDOT BRONZE DISK SET IN CONCRETE

**GRAPHIC SCALE**

0' 150' 300'

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 007100H1, 007100S1, 007100B1 & 007100T1

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.

A PLAT OF A SURVEY  
FOR PARCEL 6AC  
U.S. HIGHWAY 287 - BYPASS  
A 2,467.62' ACCESS DENIAL LINE  
SITUATED IN THE  
RICHARD A. BARTON SURVEY  
ABSTRACT NUMBER 55  
CITY OF ENNIS  
ELLIS COUNTY, TEXAS  
AUGUST 14, 2009

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 8AC

BEING a Access Denial Line delineating a denial of access to the transportation facility from the adjacent property along the southwesterly right-of-way line of U.S. Highway 287 Bypass, a variable width right-of-way, as conveyed by deed to the State of Texas, as recorded in Volume 997, Page 936, Deed Records Ellis County, Texas (D.R.E.C.T), in the Richard A. Barton Survey, Abstract No. 55, City of Ennis, Ellis County, Texas, also being the northeasterly line of a remainder tract of land conveyed by deed to Donald R. Stout, as recorded in Volume 584, Page 237 (D.R.E.C.T), said Access Denial Line being more particularly described as follows:

COMMENCING at an iron stake found at an inner ell corner of a 287.0 acre tract of land conveyed by deed to the United States of America, as recorded in Volume 499, Page 166 (D.R.E.C.T), said corner also being the southwesterly corner of a tract of land conveyed by deed to the Monte Story, as recorded in Volume 727, Page 229 (D.R.E.C.T);

THENCE, North 59 degrees 01 minutes 43 seconds East, along the northerly line of said United States of America tract and the southerly line of said Story tract, a distance of 303.16 feet to an angle point in the westerly line of a tract of land conveyed by deed to the City of Ennis, as recorded in Volume 1005, Page 943 (D.R.E.C.T);

THENCE, South 31 degrees 15 minutes 31 seconds East along the westerly line of said City of Ennis tract, a distance of 268.61 feet to a point at the southwest corner of said City of Ennis tract;

THENCE, North 60 degrees 32 minutes 13 seconds East, along the southeasterly line of said City of Ennis tract, a distance of 1,761.77 feet to the most southerly southeast corner of said City of Ennis tract, same being the southwest corner of said Stout tract;

THENCE, North 58 degrees 52 minutes 10 seconds East, along the southeasterly line of said Stout tract, a distance of 225.06 feet to the POINT OF BEGINNING, said point being on the existing southwesterly right-of-way line of U.S. Highway 287 Bypass, as established by said State of Texas tract and having NAD 83 (1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 6802089.65, and East 2540183.92, and being the beginning of this Access Denial Line, from which a Texas Department of Transportation broken concrete post found bears, South 77 degrees 39 minutes 22 seconds West, a distance of 0.75 feet;

- 1) THENCE, North 50 degrees 35 minutes 09 seconds West along the existing southwesterly right-of-way line of U.S. Highway 287 Bypass, a distance of 191.05 feet to a 5/8 inch iron rod set with TxDOT aluminum cap at the end of this Access Denial Line.\*\*

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 8AC

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



PAGE 3 OF 3

**RICHARD A. BARTON SURVEY**

ABSTRACT No. 55

985+00

**U.S. HIGHWAY 287 - BYPASS**

**8AC**

STATE OF TEXAS  
V997-P936  
D.R.E.C.T.

EXISTING RIGHT-OF-WAY LINE  
& NEW CONTROL OF ACCESS LINE  
END ACCESS DENIAL  
LINE PARCEL 8AC

PC = 985+73.59

STATE OF TEXAS  
V1208-P120  
D.R.E.C.T.

N: 6802210.95  
E: 2540036.32

N 50°35'09"W  
191.05'

BEGIN ACCESS DENIAL  
LINE PARCEL 8AC

CITY OF ENNIS  
V1154-P283  
D.R.E.C.T.

DONALD R. STOUT  
V584-P237  
D.R.E.C.T.

**P.O.B. 8AC**

N: 6802089.65  
E: 2540183.92  
BROKEN TxDOT CONC. POST  
FOUND BEARS  
S 77°39'22"W-0.75'

KENNETH A. McCRADY, TRUSTEE OF:  
KAY LYNN HASTINGS 1988 TRUST NUMBER ONE,  
KIM McCRADY SNYDER 1988 TRUST NUMBER ONE,  
KENNETH A. McCRADY Jr. 1988 TRUST NUMBER ONE  
V795-P229 (TRACT 3)  
D.R.E.C.T.

CITY OF ENNIS  
V1005-P943  
D.R.E.C.T.

MONTE STORY  
V727-P229  
D.R.E.C.T.

N 59°01'43"E  
303.16'

S 31°15'31"E  
268.61'

N 60°32'13"E  
1761.77'

N 58°52'10"E  
225.06'

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

UNITED STATES OF AMERICA  
V499-P166  
D.R.E.C.T.

**P.O.C. 8AC**  
FOUND  
IRON STAKE

**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
- BO = TxDOT BRONZE DISK SET IN CONCRETE

A PLAT OF A SURVEY  
FOR PARCEL 8AC  
U.S. HIGHWAY 287-BYPASS  
A 191.05' ACCESS DENIAL LINE  
SITUATED IN THE  
RICHARD A. BARTON SURVEY  
ABSTRACT NUMBER 55  
CITY OF ENNIS  
ELLIS COUNTY, TEXAS  
AUGUST 14, 2009

**GRAPHIC SCALE**

0' 50' 100'

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM  
N.A.D. 83 (1993) 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  
D0710041, D0710051, D0710051 & D0710071

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 4  
Date: August 14, 2009

Description for Parcel 11

BEING 122,016 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 two tracts of land conveyed by deed to Ennis Independent School District, as recorded in Volume 1724, Page 39 and Volume 1724, Page 53, Deed Records Ellis County, Texas (D.R.E.C.T.), said 122,016 square feet of land being more particularly described as follows:

COMMENCING at a ½ inch iron rod found with cap stamped "RPLS 5686" at the most easterly corner of a tract of land conveyed by deed to R. Gene Holubar and Charles R. Holubar as recorded in Volume 2347, Page 1821 (D.R.E.C.T);

THENCE, South 59 degrees 24 minutes 41 seconds West, along the southeasterly line of said Holubar tract and the southeasterly line of said Ennis Independent School District tract as recorded in Volume 1724, Page 39, a distance of 1,513.10 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new northeasterly 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 6800390.05, and East 2542176.14;\*\*

- 1) THENCE, South 59 degrees 24 minutes 41 seconds West, continuing along the southeasterly line of said Ennis Independent School District tract as recorded in Volume 724, Page 39, a distance of 117.47 feet to the existing northeasterly right-of-way line of U.S. Highway 287 Bypass as established by a tract of land conveyed to the State of Texas, as recorded in Volume 851, Page 887 (D.R.E.C.T.);
- 2) THENCE, North 35 degrees 39 minutes 49 seconds West along the existing northeasterly right-of-way line of U.S. Highway 287 Bypass as established by the last mentioned State of Texas tract and a tract of land conveyed to the State of Texas, as recorded in Volume 843, Page 138 (D.R.E.C.T.), a distance of 978.31 feet to a point for corner, from which a Texas Department of Transportation concrete post bears, North 27 degrees 25 minutes 22 seconds West, a distance of 0.93 feet;
- 3) THENCE, North 15 degrees 28 minutes 03 seconds West continuing along the existing northeasterly right-of-way line of U.S. Highway 287 Bypass, a distance of 24.14 feet to the northwesterly corner of said Ennis Independent School District tract as recorded in Volume 1724, Page 53, from which a Texas Department of Transportation concrete post bears, North 63 degrees 24 minutes 00 seconds West, a distance of 0.39 feet;
- 4) THENCE, departing the existing northeasterly right-of-way line of U.S. Highway 287 Bypass, North 59 degrees 23 minutes 24 seconds East along the northwesterly line of

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

Page 2 of 4  
Date: August 14, 2009

Description for Parcel 11

last mentioned said Ennis Independent School District tract, a distance of 118.93 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new northeasterly right-of-way line of U.S Highway 287 Bypass and being the beginning of an Access Denial Line.\*\*

- 5) THENCE, South 35 degrees 06 minutes 11 seconds East along the new northeasterly right-of-way line of U.S. Highway 287 Bypass and Access Denial Line, a distance of 900.93 feet to a 5/8 inch iron rod set with TxDOT aluminum at the end of the Access Denial Line, and continuing along the new northeasterly right-of-way line of U.S. Highway 287 Bypass, in all a distance of 1,000.93 feet to the POINT OF BEGINNING and containing 122,016 square feet (2.8011 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

*D. Rex Winchester 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



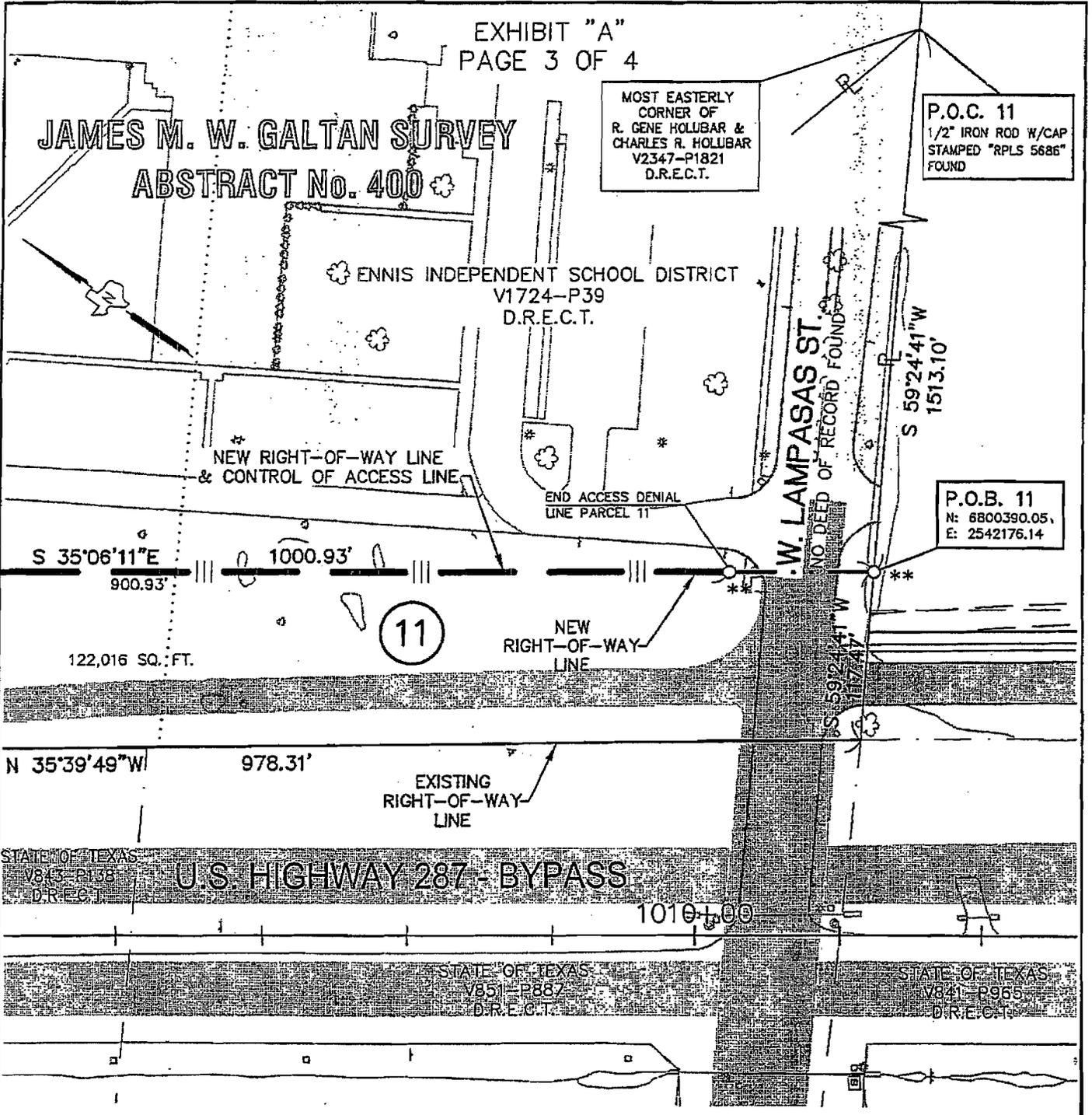


EXHIBIT "A"  
PAGE 3 OF 4

JAMES M. W. GALTAN SURVEY  
ABSTRACT No. 400

MOST EASTERLY  
CORNER OF  
R. GENE HOLUBAR &  
CHARLES R. HOLUBAR  
V2347-P1821  
D.R.E.C.T.

P.O.C. 11  
1/2" IRON ROD W/CAP  
STAMPED "RPLS 5686"  
FOUND

ENNIS INDEPENDENT SCHOOL DISTRICT  
V1724-P39  
D.R.E.C.T.

NEW RIGHT-OF-WAY LINE  
& CONTROL OF ACCESS LINE

END ACCESS DENIAL  
LINE PARCEL 11

W. LAMPASAS ST.  
NO DEED OF RECORD FOUND

P.O.B. 11  
N: 6800390.05,  
E: 2542176.14

S 35°06'11"E  
900.93'

1000.93'

11

NEW  
RIGHT-OF-WAY  
LINE

122,016 SQ. FT.

N 35°39'49"W  
978.31'

EXISTING  
RIGHT-OF-WAY  
LINE

STATE OF TEXAS  
V813-P138  
D.R.E.C.T.

U.S. HIGHWAY 287 - BYPASS

1010.00

STATE OF TEXAS  
V851-P887  
D.R.E.C.T.

STATE OF TEXAS  
V841-P965  
D.R.E.C.T.

- 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  
BD = TxDOT BRONZE DISK SET IN CONCRETE

A PLAT OF A SURVEY  
FOR PARCEL 11  
U.S. HIGHWAY 287-BYPASS  
A 122,016 SQ. FT. [2.8011 AC]  
TRACT OF LAND IN THE  
JAMES M.W. GALTAN SURVEY  
ABSTRACT NUMBER 400  
CITY OF ENNIS  
ELLIS COUNTY, TEXAS  
AUGUST 14, 2009

**GRAPHIC SCALE**  
0' 50' 100'

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM N.A.D. 83 (1993) 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.

EXHIBIT "A"  
PAGE 4 OF 4

JAMES M. W. GALTAN SURVEY  
ABSTRACT No. 400

CITY OF ENNIS ETJ

ENNIS INDEPENDENT SCHOOL DISTRICT  
V1724-P53  
D.R.E.C.T.

ENNIS CITY LIMITS

N: 6801208.93  
E: 2541600.56

BEGIN ACCESS DENIAL  
LINE PARCEL 11

NEW RIGHT-OF-WAY LINE  
& CONTROL OF ACCESS LINE

S 35°06'11"E  
900.93'

N 59°23'24"E  
118.93'

TxDOT CONC POST  
BEARS  
N 27°25'22"W, 0.93'

11

122,016 SQ. FT.

TxDOT CONC POST  
BEARS  
N 85°24'00"W, 10.859'

N 15°28'03"W  
24.14'

EXISTING  
RIGHT-OF-WAY  
LINE

N 35°39'49"W  
978.31'

U.S. HIGHWAY 287 - BYPASS

1000+00

1005+00

PT=1001+21.26

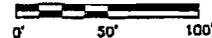
STATE OF TEXAS  
V843-P138  
D.R.E.C.T.

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
- BD = TxDOT BRONZE DISK SET IN CONCRETE

A PLAT OF A SURVEY  
FOR PARCEL 11  
U.S. HIGHWAY 287-BYPASS  
A 122,016 SQ. FT. [2.8011 AC]  
TRACT OF LAND IN THE  
JAMES M.W. GALTAN SURVEY  
ABSTRACT NUMBER 400  
CITY OF ENNIS  
ELLIS COUNTY, TEXAS  
AUGUST 14, 2009

GRAPHIC SCALE



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 D0710041, D0710051, D0710061 & D0710071

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: Tarrant  
Parcel: 42  
Highway: SH 121  
Limits: From SH 360 to SH 114  
Federal Aid Project No.: [REDACTED]  
R.O.W. CSJ: 0364-01-132

Page 1 of 4  
March 17, 2010



### DESCRIPTION FOR PARCEL 42

Description of 2,790 square feet of land out of the James Cates Survey, Abstract No. 315, in the City of Grapevine, Tarrant County, Texas, same being a portion 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; a portion of said Lot 1 being described in a Special Warranty Deed with Vendor's Lien, dated July 19, 2001, to Frank Parra Real Estate, Ltd., of record in Volume 15024, Page 216, Official Records, Tarrant County, Texas; said 2,790 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 said Lot 1 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 Myers Parkway;

THENCE, with the north line of said Stone tract, continuing with the north line of said Frank Parra tract and south line of said Chrysler tract, 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 northeast corner of this tract, same being in the proposed east right-of-way (ROW) line of S.H. 121 and the beginning of this "access denial line", 339.14 feet right of S.H. 121 Baseline Station 534+59.32;

- 1) THENCE, with the east line of this tract, this "access denial line", and the proposed east ROW line of S.H. 121, crossing said Frank Parra tract, with a curve to the left, whose intersection angle is **05 degrees 20 minutes 57 seconds**, radius is **2842.79 feet**, passing at an arc distance of 166.54 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 57.28 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 41.59 feet for a total arc distance of **265.41 feet**, the chord of which bears **South 16 degrees 26 minutes 56 seconds East 265.31 feet** to a 1/2 inch iron rod set with a TxDOT aluminum cap at the southeast corner of this tract and the end of this "access denial line", same being in the south line of said Lot 1 and said Frank Parra tract and the north line of that tract described as 45.672 acres save and except 24.763 acres, in a deed to Highway #157-Joint Venture, of record in Volume 10123, Page 77, Deed Records, Tarrant County, Texas;
- 2) THENCE, with the south line of this tract, said Lot 1, and said Frank Parra tract and the north line of said Highway #157-Joint Venture tract, **South 89 degrees 22 minutes 29 seconds West 9.63 feet** to a calculated point at the southwest corner of this tract, said Lot 1, and said Frank Parra tract and the northwest corner of said Highway #157-Joint Venture tract, same being in 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, from which a 1/2 inch iron rod found with cap bears South 89 degrees 22 minutes 29 seconds West 0.34 feet;

County: Tarrant  
Parcel: 42  
Highway: SH 121  
Limits: From SH 360 to SH 114  
Federal Aid Project No.: NH 2009 (855)  
R.O.W. CSJ: 0364-01-132

Page 2 of 4  
March 17, 2010



**DESCRIPTION FOR PARCEL 42**

- 3) THENCE, with the west line of this tract, said Lot 1, and said Frank Parra 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 **05 degrees 22 minutes 43 seconds**, radius is **2834.79 feet**, an arc distance of **266.12 feet**, the chord of which bears **North 16 degrees 58 minutes 41 seconds West 266.02 feet** to a 1/2 inch iron rod found at the northwest corner of this tract and said Frank Parra tract and the southwest corner of said Chrysler tract;
- 4) THENCE, with the north line of this tract and said Frank Parra tract, and the south line of said Chrysler tract, **North 89 degrees 22 minutes 30 seconds East 12.19 feet** to the POINT OF BEGINNING and containing 2,790 square feet within these metes and bounds, more or less.

This description accompanies a parcel map of even date herewith.

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

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

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

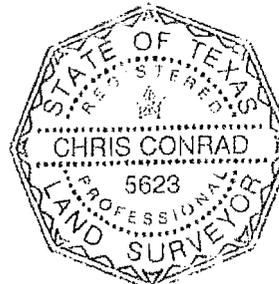
That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

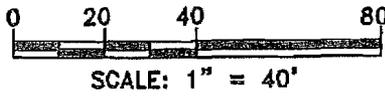
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 17th day of March, 2010 A.D.

SURVEYED BY:

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

Chris Conrad, Reg. Professional Land Surveyor No. 5623  
2010/SH114/Delivered 3-01-2010/Parcel 42 R2  
Issued 3/1/2010; Revised 3/15/10; 3/17/10





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

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION



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

(S05°40'15"E)  
(129.92')

LOT 1, BLOCK 1  
(666,446 SQ. FT.)  
FRANK PARRA AUTOPLEX ADDITION  
CAB. A, SL. 7002, P.R.T.C.

CHRYSLER GROUP REALTY  
COMPANY LLC  
D206272648, O.R.T.C.  
D209154459, O.R.T.C.  
(494,198 SQ. FT.)

A.C. STONE  
VOL. 2009, PG. 23, D.R.T.C.  
(FIRST TRACT)

(S00°55'31"W)  
(255.02')

(S89°21'10"W 1088.55')  
S89°22'30"W 1075.99'

P.O.B.  
STA. 534+59.32  
339.14' RT.  
BEGIN ACCESS  
DENIAL LINE

42

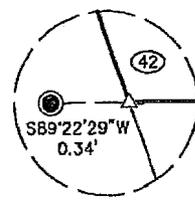
2,790 SQ. FT.

LOT 1, BLOCK 1  
(666,446 SQ. FT.)

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

FRANK PARRA REAL ESTATE, LTD.  
VOL. 15D24, PG. 216, O.R.T.C.  
(174,241 SQ. FT.)

CITY OF GRAPEVINE



JAMES CATES SURVEY  
A-315

STA. 532+43.73  
399.08' RT.  
BEGIN ACCESS  
DENIAL LINE  
STAMPED "ADL"

SEE  
DETAIL A

10' UTILITY ESMT.  
CAB. A, SL. 7002, P.R.T.C. (S89°21'10"W 640.49')

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

STA. 532+04.23  
412.07' RT.  
END ACCESS  
DENIAL LINE

535+00

15' UTILITY ESMT.  
CAB. A, SL. 6273, P.R.T.C.

10' UTILITY ESMT.  
CAB. A, SL. 6273, P.R.T.C.

(L2)  
(L1)  
(C1)  
(R=2834.79')  
(L=427.82')  
(C=1095813'W 427.42')

N00°29'33"W

STATE HIGHWAY 121  
WILLIAM D. TATE & VENTURE  
(R.O.W. VARIES)

PROPOSED SH 121 BASELINE  
LOCATION N.T.S.

(R=265.84')  
(R=2834.79')

STATE OF TEXAS  
24.763 ACRES  
VOL. 17176, PG. 241

CAB. A  
105' B.L.  
SL. 7002, P.R.T.C.

CAB. A  
15' UTILITY ESMT.  
P.R.T.C.

C1B

C1C

L1

A PLAT OF A SURVEY OF PARCEL 42				<p>Texas Department of Transportation © 2009 by TxDOT</p>
DIVISION TTA	STATE HIGHWAY 121		PARCEL 42	
SCALE 1" = 40'	FEDERAL AID PROJECT NO. NH2009(855)	R.O.W.-C. S. J. NO. 0364-01-132	COUNTY TARRANT	

"EXHIBIT \_\_\_\_"

PAGE 4 OF 4  
03/17/10

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION



NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 704-0914007, 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), AND ITEM 10.e. (VOL. 2059, PG. 467) IN SCHEDULE B OF THE TITLE COMMITMENT CAN NOT BE LOCATED WITH THE INFORMATION PROVIDED.
- 5) ITEM 10.f. (VOL. 3225, PG. 300), AND ITEM 10.g (VOL. 7176, PG. 241) IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT AFFECT THIS TRACT.
- 6) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 7) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	265.41	2842.79	05°20'57"	132.80	S16°26'56"E	265.31
C1A	166.54	2842.79	03°21'24"	83.29	S15°27'09"E	166.52
C1B	57.28	2842.79	01°09'16"	28.64	S17°42'29"E	57.28
C1C	41.59	2842.79	00°50'17"	20.79	S18°42'16"E	41.59
C2	266.12	2834.79	05°22'43"	133.16	N16°58'41"W	266.02

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°22'29"W	9.63
L2	N89°22'30"E	12.19

LEGEND

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

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

03/17/10

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

	SQUARE FEET
ACQUISITION	2,790
DEEDED AREA	174,241
REMAINDER AREA	171,451



A PLAT OF A SURVEY OF  
PARCEL 42

DIVISION TTA	STATE HIGHWAY 121		PARCEL 42
SCALE 1" = 40'	FEDERAL AID PROJECT NO. NH2009(855)	R.O.W.-C. S. J. NO. 0364-01-132	COUNTY TARRANT



County: Tarrant  
Parcel: 48  
Highway: SH 121  
Limits: From SH 114 to SH 360  
Federal Aid Project No.:  
R.O.W. CSJ: 0364-01-132

Page 1 of 4  
May 6, 2010



### DESCRIPTION FOR PARCEL 48

Description of 18,063 square feet of land out of the Jonathan B. Fay Survey, Abstract No. 530, in the City of Grapevine, Tarrant County, Texas, same being a portion of that tract described as 7.845 acres, Save and Except 4.690 acres and 2.648 acres in a Special Warranty Deed, dated September 6, 1996, to James H. Randolph Family Limited Partnership, of record in Volume 12513, Page 580, Deed Records, Tarrant County, Texas; said 18,063 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument stamped "DFW" at the westerly northeast corner of that tract described as 24.473 acres in a deed to First Baptist Church of Grapevine, of record in Volume 17332, Page 166, Official Records, Tarrant County, Texas, same being in the south line of the remainder portion of that tract described as 128.39 acres in a deed to the City of Fort Worth, of record in Volume 5430, Page 249, Deed Records, Tarrant County, Texas;

THENCE, with the north line of said First Baptist Church tract and the south line of said City of Fort Worth tract, South 89 degrees 50 minutes 52 seconds West 196.76 feet to a calculated point at the southwest corner of said City of Fort Worth tract and the southeast corner of said Randolph tract from which a 1/2 inch iron rod found with cap bears South 00 degrees 39 minutes 11 seconds East 1.20 feet;

THENCE, with the north line of said First Baptist Church tract and the south line of said Randolph tract, South 89 degrees 50 minutes 52 seconds West 74.74 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 southerly southeast corner of this tract, same being in the proposed southeast right-of-way (ROW) line of S.H. 121, 290.50 feet right of S.H. 121 Baseline Station 566+39.35;

- 1) THENCE, with the south line of this tract and said Randolph tract and a north line of said First Baptist Church tract, **South 89 degrees 50 minutes 52 seconds West 121.97 feet** to a TxDOT Type II concrete monument found at the west corner of this tract and said Randolph tract and the northwest corner of said First Baptist Church tract, same being in the existing southeast ROW line of S.H. 121 and the east corner of that tract described as 24.207 acres in a deed to the State of Texas, of record in Volume 5581, Page 541, Deed Records, Tarrant County, Texas, and the southeast corner of that tract described as 4.69 acres in a deed to the State of Texas, of record in Volume 7154, Page 896, Deed Records, Tarrant County, Texas;
- 2) THENCE, with the northwest line of this tract and the northwest line of said Randolph tract and the existing southeast ROW line of S.H. 121 and the southeast line of said 4.69 acre State of Texas tract, with a curve to the right, whose intersection angle is **05 degree 45 minutes 28 seconds**, radius is **2,834.79 feet**, an arc distance of **284.88 feet**, the chord of which bears **North 43 degrees 02 minutes 15 seconds East 284.76 feet** to a calculated point at the north corner of this tract and said Randolph tract and at an angle point in the west line of said City of Fort Worth tract, the east corner of said 4.69 acre State of Texas tract and the south corner of that tract described as 61.075 acres in a deed to the State of Texas, of record in Volume 7030, Page 1530, Deed Records, Tarrant County, Texas, from which a TxDOT Type II concrete monument found bears South 55 degrees 09 minutes 30 seconds East 0.28 feet;

County: Tarrant  
Parcel: 48  
Highway: SH 121  
Limits: From SH 114 to SH 360  
Federal Aid Project No.:  
R.O.W. CSJ: 0364-01-132

Page 2 of 4  
May 6, 2010



**DESCRIPTION FOR PARCEL 48**

- 3) THENCE, with the east line of this tract and said Randolph tract and the west line of said City of Fort Worth tract, **South 00 degrees 39 minutes 11 seconds East 127.40 feet** to a TxDOT Type II concrete monument set at the northerly southeast corner of this tract, same being in the proposed southeast ROW line of S.H. 121 and the beginning of this "access denial line";
- 4) THENCE, with the southeast line of this tract and the proposed southeast ROW line of S.H. 121, and with this "access denial line", crossing said Randolph tract, with a curve to the left, whose intersection angle is **02 degree 12 minutes 01 second**, radius is **2,842.79 feet**, passing at an arc distance of **88.59 feet**, a 1/2 inch iron rod set with a TxDOT aluminum cap stamped "ADL" for the end of this "access denial line", and continuing an arc distance of **20.58 feet** for a total arc distance of **109.17 feet**, the chord of which bears **South 42 degrees 33 minutes 09 seconds West 109.16 feet** to the POINT OF BEGINNING and containing 18,063 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.

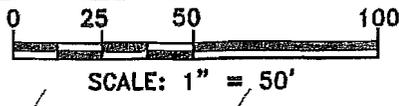
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 6th day of May, 2010 A.D.

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 48 R1  
Issued 4/12/2010; Revised 5/6/10



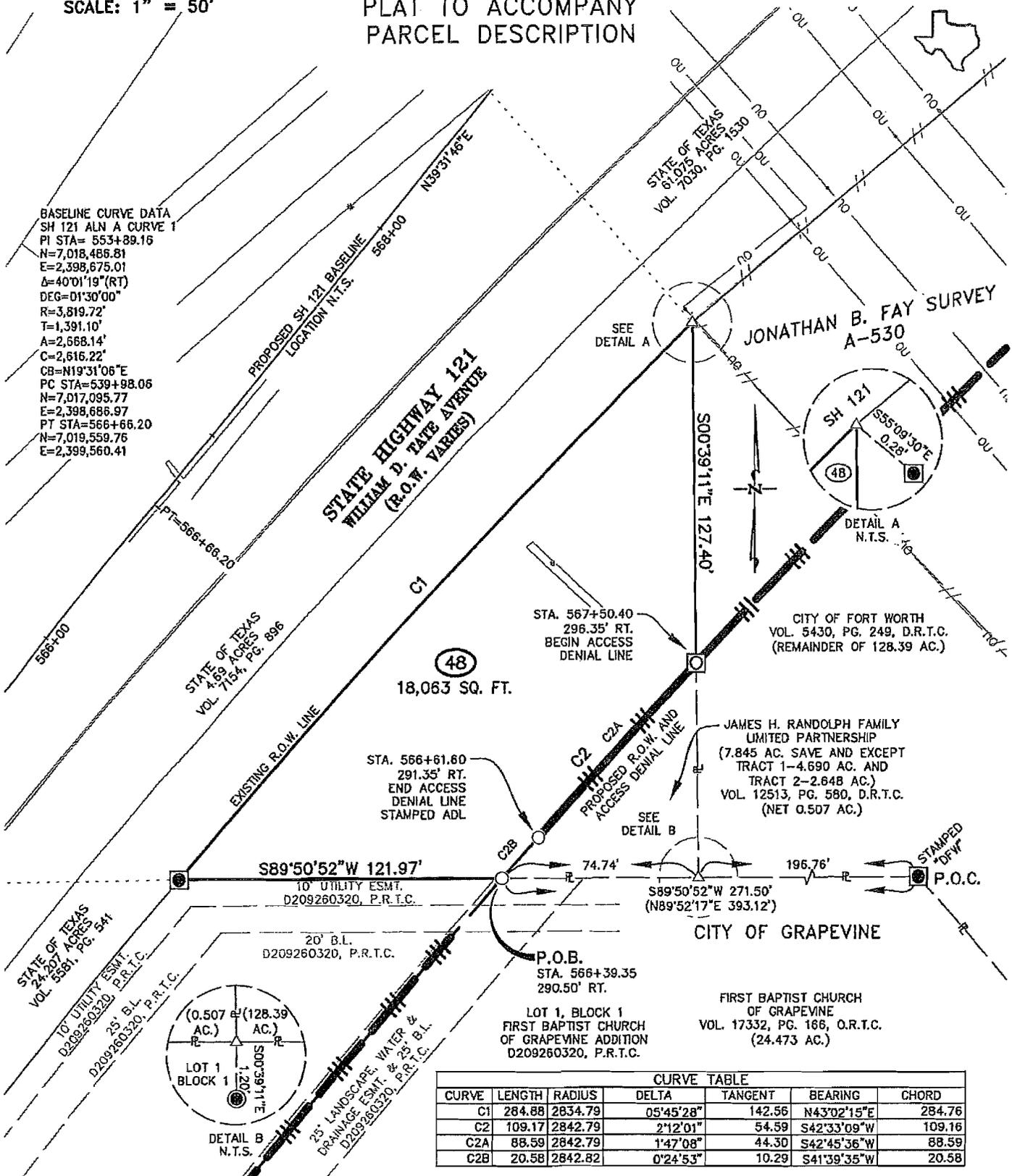


"EXHIBIT \_\_\_\_\_"

PAGE 3 OF 4  
05/06/10

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

**BASILINE CURVE DATA**  
SH 121 ALN A CURVE 1  
PI STA= 553+89.16  
N=7,018,466.81  
E=2,398,675.01  
Δ=40°01'19"(RT)  
DEG=01°30'00"  
R=3,819.72'  
T=1,391.10'  
A=2,668.14'  
C=2,616.22'  
CB=N19°31'06"E  
PC STA=539+98.06  
N=7,017,095.77  
E=2,398,686.97  
PT STA=566+66.20  
N=7,019,559.76  
E=2,399,560.41



48  
18,063 SQ. FT.

CITY OF FORT WORTH  
VOL. 5430, PG. 249, D.R.T.C.  
(REMAINDER OF 128.39 AC.)

JAMES H. RANDOLPH FAMILY  
LIMITED PARTNERSHIP  
(7.845 AC. SAVE AND EXCEPT  
TRACT 1-4.690 AC. AND  
TRACT 2-2.648 AC.)  
VOL. 12513, PG. 580, D.R.T.C.  
(NET 0.507 AC.)

CITY OF GRAPEVINE

LOT 1, BLOCK 1  
FIRST BAPTIST CHURCH  
OF GRAPEVINE ADDITION  
D209260320, P.R.T.C.

FIRST BAPTIST CHURCH  
OF GRAPEVINE  
VOL. 17332, PG. 166, O.R.T.C.  
(24.473 AC.)

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	284.88	2834.79	05°45'28"	142.56	N43°02'15"E	284.76
C2	109.17	2842.79	2°12'01"	54.59	S42°33'09"W	109.16
C2A	88.59	2842.79	1°47'08"	44.30	S42°45'36"W	88.59
C2B	20.58	2842.82	0°24'53"	10.29	S41°39'35"W	20.58

A PLAT OF A SURVEY OF  
PARCEL 48

DIVISION TTA	STATE HIGHWAY 121		PARCEL 48
SCALE 1" = 50'	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO. 0364-01-132	COUNTY TARRANT



"EXHIBIT \_\_\_\_"



PAGE 4 OF 4  
05/06/10

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 0914013-704, EFFECTIVE DATE, SEPTEMBER 2, 2009, 8:00 am, ISSUED SEPTEMBER 14, 2009, 8:00 am.
- 4) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 5) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ▣ TXDOT TYPE II CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD 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
- ┌ PROPERTY LINE
- ⊔ STATE HIGHWAY 114 BASELINE
- N.T.S. NOT-TO-SCALE
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.T.C. PLAT RECORDS, TARRANT COUNTY
- D.R.T.C. DEED RECORDS, TARRANT COUNTY
- O.R.T.C. OFFICIAL RECORDS, TARRANT COUNTY
- +— DISTANCE SHOWN NOT TO SCALE
- - - APPROXIMATE SURVEY LINE
- ≡≡≡ ACCESS DENIAL LINE



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

05/06/10

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

	SQUARE FEET
ACQUISITION	18,063
SURVEYED AREA	21,099
REMAINDER AREA	3,036

A PLAT OF A SURVEY OF PARCEL 48				 Texas Department of Transportation © 2009 by TDOT
DIVISION TTA	STATE HIGHWAY 121		PARCEL 48	
SCALE 1" = 50'	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO. 0364-01-132	COUNTY TARRANT	

County: Tarrant  
Parcel: 2A  
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 6  
April 26, 2010  
Rev.1



### DESCRIPTION FOR PARCEL 2A

Description of 44,162 square feet of land out of the Thomas Easter Survey, Abstract No. 474, in the City of Southlake, Tarrant County, Texas, same being a portion of Lot 3, Block 2, Gateway Plaza Addition, a subdivision of record in Cabinet A, Slide 5365, Plat Records, Tarrant County, Texas, and being out of that portion of said Lot 3 being described in a Deed, dated March 3, 1999, to Wyndham Properties, Ltd., of record in Volume 13881, Page 405, and Volume 13691, Page 57, both of the Official Records, Tarrant County, Texas; said 44,162 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found with cap at the northerly northwest corner of said Lot 3, same being in the existing south right-of-way (ROW) line of Gateway Drive, from which a 1/2 inch iron rod found with cap in the northwest line of said Lot 3, and in the existing south ROW line of Gateway Drive bears South 44 degrees 07 minutes 40 seconds West 30.02 feet;

THENCE, with the north line of said Lot 3 and the existing south ROW line of Gateway Drive, North 89 degrees 31 minutes 40 seconds East 26.93 feet to a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) Type II concrete monument set for the POINT OF BEGINNING at the northerly northwest corner of this tract, same being in the proposed northwest ROW line of F.M. 1709, 87.97 feet left of F.M. 1709 Baseline Station 476+67.88;

- 1) THENCE, with the north line of this tract and said Lot 3 and the existing south ROW line of Gateway Drive, **North 89 degrees 31 minutes 40 seconds East**, passing at 1.03 feet a 1/2 inch iron rod found and continuing 0.37 feet for a total distance of **1.40 feet** to a calculated point at a northeast corner of this tract and said Lot 3, same being in the existing southwest ROW line of S.H. 114 and the southwest line of that tract described as 2,083 square feet in a deed to the State of Texas, of record in Volume 3581, Page 320, Deed Records, Tarrant County, Texas;
- 2) THENCE, with the northeast line of this tract and said Lot 3 and the existing southwest ROW line of S.H. 114 and the southwest line of said 2,083 square foot State of Texas tract, **South 46 degrees 05 minutes 33 seconds East 38.05 feet** to a 1/2 inch iron rod found with cap at a northeast corner of this tract and said Lot 3 and the south corner of said 2,083 square foot State of Texas tract, same being in the existing west ROW line of Norcross Drive;
- 3) THENCE, with the east line of this tract, said Lot 3, and said Wyndham tract and the existing west ROW line of Norcross Drive, with a curve to the right, whose intersection angle is **14 degrees 58 minutes 53 seconds**, radius is **986.12 feet**, an arc distance of **257.84 feet**, the chord of which bears **South 11 degrees 59 minutes 45 seconds East 257.11 feet** to a 1/2 inch iron rod found with cap at the southeast corner of this tract and said Lot 3, same being in the existing north ROW line of F.M. 1709 and the northeast corner of that tract described as 0.326 of one acre in a deed to the State of Texas, of record in Volume 11021, Page 811, Deed Records, Tarrant County, Texas;

County: Tarrant  
Parcel: 2A  
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 6  
April 26, 2010  
Rev.1



**DESCRIPTION FOR PARCEL 2A**

THENCE, with a south line of this tract and said Lot 3 and the existing north ROW line of F.M. 1709 and the north line of said 0.326 of one acre State of Texas tract, the following two (2) courses, numbered 4 and 5;

- 4) **North 87 degrees 23 minutes 21 seconds West 27.91 feet** to a 1/2 inch iron rod found with cap; and
  - 5) **South 84 degrees 00 minutes 14 seconds West 165.30 feet** to a calculated point at the southwest corner of this tract and said Lot 3 and the southeast corner of Lot 2, Block 2, of said Gateway Plaza Addition;
- 6) THENCE, with a west line of this tract and said Lot 3 and the east line of said Lot 2, **North 14 degrees 48 minutes 34 seconds West 95.77 feet** to a 1/2 inch iron rod set with a TxDOT aluminum cap at the southerly northwest corner of this tract, same being in the proposed north right-of-way (ROW) line of F.M. 1709;

THENCE, with a north line of this tract and the proposed north ROW line of F.M. 1709, crossing said Lot 3, the following two (2) courses, numbered 7 and 8;

- 7) with a curve to the left, whose intersection angle is **01 degree 58 minutes 54 seconds**, radius is **863.73 feet**, an arc distance of **29.87 feet**, the chord of which bears **North 43 degrees 20 minutes 56 seconds East 29.87 feet** to a TxDOT Type II concrete monument set; and
  - 8) **North 08 degrees 54 minutes 29 seconds West 20.28 feet** to a TxDOT Type II concrete monument set, same being in the proposed south ROW line of Gateway Drive;
- 9) THENCE, with a south line of this tract and the proposed south ROW line of Gateway Drive, continuing across said Lot 3, with a curve to the left, whose intersection angle is **08 degrees 00 minutes 37 seconds**, radius is **259.00 feet**, an arc distance of **36.21 feet**, the chord of which bears **North 64 degrees 10 minutes 47 seconds West 36.18 feet** to a 1/2 inch iron rod set with a TxDOT aluminum cap at a northerly southwest corner of this tract, same being in the west line of said Lot 3 and the east line of said Lot 2;
- 10) THENCE, with a west line of this tract, the west line of said Lot 3 and the east line of said Lot 2, **North 14 degrees 48 minutes 34 seconds West**, passing at 49.90 feet a 1/2 inch iron rod found and continuing 1.37 feet for a total distance of **51.27 feet** to a calculated point at the northwest corner of this tract and said Lot 3 and the northeast corner of said Lot 2, same being in the existing south ROW line of Gateway Drive;

County: Tarrant  
Parcel: 2A  
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 6  
April 26, 2010  
Rev.1



**DESCRIPTION FOR PARCEL 2A**

11) THENCE, with the north line of this tract and said Lot 3 and the existing south ROW line of Gateway Drive, with a curve to the left, whose intersection angle is **11 degrees 24 minutes 57 seconds**, radius is **285.00 feet**, an arc distance of **56.78 feet**, the chord of which bears **North 65 degrees 52 minutes 38 seconds East 56.69 feet** to a TxDOT Type II concrete monument set for the westerly northeast corner of this tract, same being in the proposed north ROW line of Gateway Drive;

THENCE, with the north line of this tract and the proposed north ROW line of Gateway Drive, crossing said Lot 3, the following two (2) courses, numbered 12 and 13;

12) with a curve to the right, whose intersection angle is **06 degrees 36 minutes 37 seconds**, radius is **341.00 feet**, an arc distance of **39.34 feet**, the chord of which bears **South 63 degrees 23 minutes 40 seconds East 39.32 feet** to a TxDOT Type II concrete monument set and the beginning of this "access denial line"; and

13) with this "access denial line", **South 84 degrees 54 minutes 58 seconds East 27.86 feet** to a TxDOT Type II concrete monument set for the interior ell corner of this tract, same being in the proposed northwest ROW line of F.M. 1709;

THENCE, with a northwest line of this tract, the proposed northwest ROW line of F.M. 1709, continuing across said Lot 3 and with this "access denial line", the following two (2) courses, numbered 14 and 15;

14) **North 37 degrees 54 minutes 01 second East 74.00 feet** to a TxDOT Type II concrete monument set; and

County: Tarrant  
Parcel: 2A  
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 4 of 6  
April 26, 2010  
Rev.1



**DESCRIPTION FOR PARCEL 2A**

15) with a curve to the left, whose intersection angle is **66 degrees 20 minutes 45 seconds**, radius is **30.00 feet**, an arc distance of **34.74 feet**, the chord of which bears **North 04 degrees 43 minutes 34 seconds East 32.83 feet** to the POINT OF BEGINNING and containing 44,162 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 26th day of April, 2010 A.D.

SURVEYED BY:

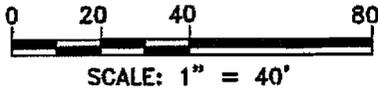
**McGRAY & McGRAY LAND SURVEYORS, INC.**  
3301 Hancock Drive, Suite 6 Austin, Texas 78731 (512) 451-8591

Chris Conrad, Reg. Professional Land Surveyor No. 5623  
2010/SH114/Parcel 2A R2  
Issued 4/16/2010; Revised 4/26/10



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

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION



JMSAT REAL ESTATE, LTD.  
VOL. 15491, PG. 172, O.R.T.C.  
(LOT 5, BLOCK 1)

LOT 5, BLOCK 1  
(58,651 SQ. FT.)

GATEWAY PLAZA ADDITION  
CAB. A, SL. 5365, P.R.T.C.

PROPOSED R.O.W. LINE

GATEWAY DRIVE  
(70' R.O.W.)  
CAB. A, SL. 5365, P.R.T.C.

$(\Delta=34^{\circ}02'33'')$   
 $(R=285.00')$   
 $(L=169.33')$

FM 1709  
STA. 475+43.60  
131.97' LT.

EXISTING R.O.W. LINE

$(L=156.94')$  C8

P.O.C. PARCEL 2A

STATE OF TEXAS  
2,083 SQ. FT.  
VOL. 3581, PG. 340

$(S44^{\circ}06'42''W)$   
 $(30.02')$  L1

$(S44^{\circ}06'42''W)$   
 $(30.02')$  L2

P.O.B.  
SH 114  
STA. 327+36.07  
200.98' RT.  
FM 1709  
STA. 476+67.88  
87.97' LT.  
END ACCESS DENIAL LINE

PROPOSED SH  
114 BASELINE  
LOCATION N.T.S.  
328+25

FM 1709  
STA. 475+51.30  
93.41' LT.  
BEGIN ACCESS DENIAL LINE

PROPOSED R.O.W. LINE

SEE  
DETAIL B

FM 1709  
STA. 474+62.47  
117.78' LT.

FM 1709  
STA. 475+66.40  
70.00' LT.

PROPOSED R.O.W. AND  
ACCESS DENIAL LINE

THOMAS EASTER SURVEY  
A-474  
(2A)  
44,162 SQ. FT.

WYNHAM PROPERTIES, LTD.  
VOL. 13881, PG. 405, O.R.T.C.  
(LOT 30R)

FM 1709  
STA. 474+70.04  
82.40' LT.

LOT 3, BLOCK 2  
(50,133 SQ. FT.)

FM 1709  
STA. 474+56.16  
57.61' LT.

GATEWAY PLAZA ADDITION  
CAB. A, SL. 5365, P.R.T.C.

WYNHAM PROPERTIES, LTD.  
VOL. 13691, PG. 57, O.R.T.C.  
(0.802 AC)

GATEWAY PLAZA ADDITION  
CAB. A, SL. 5365, P.R.T.C.

FM 1709  
STA. 474+26.00  
70.44' LT.

PROPOSED R.O.W. LINE

WYNHAM PROPERTIES, LTD.  
VOL. 13891, PG. 57, O.R.T.C.  
(0.802 AC)

10' DRAINAGE ESMT  
CAB. A, SL. 5365, P.R.T.C.

$N14^{\circ}48'34''W$  95.77'

50' B.L.  
CAB. A, SL. 5365, P.R.T.C.

CITY OF SOUTHLAKE

EXISTING R.O.W. LINE

$(165.20')$   
 $S84^{\circ}00'14''W$  165.30'

10' UTILITY ESMT  
CAB. A, SL. 5365, P.R.T.C.

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

STATE OF TEXAS  
0.326 ACRE  
VOL. 11021, PG. 811

EXISTING R.O.W. LINE

$E37^{\circ}54'01''W$

NORCROSS DR.  
(60' R.O.W.)  
VOL. 388W, PG. 51, P.R.T.C.

10' UTILITY ESMT  
CAB. A, SL. 5365, P.R.T.C.

30' B.L.  
CAB. A, SL. 5365, P.R.T.C.

10' UTILITY ESMT  
CAB. A, SL. 5365, P.R.T.C.

A PLAT OF A SURVEY OF  
PARCEL 2A

DIVISION  
TTA

STATE HIGHWAY 114

PARCEL  
2A

SCALE  
1" = 40'

FEDERAL AID PROJECT NO.  
NH2009(843)

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

COUNTY  
TARRANT



"EXHIBIT \_\_\_\_"

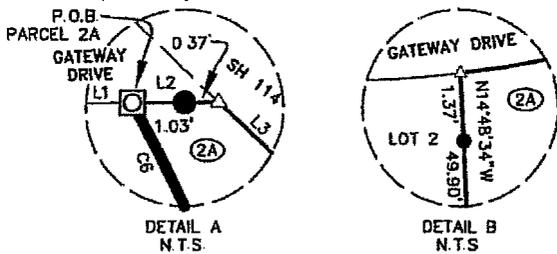
PAGE 6 OF 6  
04/26/10  
REV. 1



PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 0913980-704, EFFECTIVE DATE, AUGUST 11, 2009, 8:00 am, ISSUED AUGUST 31, 2009, 8:00 am.
- 4) ITEM 1. (VOL. 13906, PG. 496, VOL. 13998, PG. 509, VOL. 14048, PG. 389, VOL. 14068, PG. 508, VOL. 14246, PG. 116, VOL. 14333, PG. 419, VOL. 14347, PG. 86, & VOL. 15775, PG. 151) IN SCHEDULE B OF THE TITLE COMMITMENT ARE RESTRICTIVE COVENANTS THAT AFFECT THIS TRACT.
- 4) ITEM 10.b. (VOL. 12912, PG. 5) IN SCHEDULE B OF THE TITLE COMMITMENT DOES NOT AFFECT THIS TRACT.
- 5) ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE".
- 6) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	257.84	986.12	14°58'53"	129.66	S11°39'45"E	257.11
(C1)	257.85	986.12	14°58'54"	129.66	S12°00'57"E	257.11
C2	29.87	863.73	1°58'54"	14.94	N43°20'56"E	29.87
C3	36.21	259.00	8°00'37"	18.13	N64°10'47"W	36.18
C4	56.78	285.00	11°24'57"	28.49	N55°52'38"E	56.69
C5	39.34	341.00	6°36'37"	19.69	S63°23'40"E	39.32
C6	34.74	30.00	66°20'45"	19.61	N04°43'34"E	32.83
C7	32.12	285.00	6°27'24"	16.08	S74°48'49"W	32.10
C8	80.43	285.00	16°10'12"	40.49	N52°05'03"E	80.17

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°31'40"E	26.93
L2	N89°31'40"E	1.40
L3	S46°05'33"E	38.05
(L3)	S45°55'29"E	38.04
L4	N87°23'21"W	27.91
(L4)	N87°26'13"W	27.92
L5	N08°54'29"W	20.28
L6	N14°48'34"W	51.27
L7	S84°54'58"E	27.86
L8	N37°54'01"E	74.00
L9	S44°07'40"W	30.02
L10	S84°00'14"W	47.72

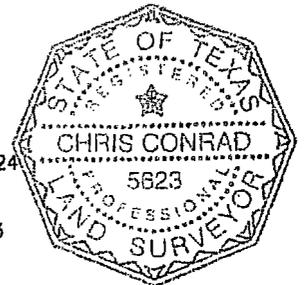
	SQUARE FEET
ACQUISITION	44,162
SURVEYED AREA	50,170
REMAINDER AREA	6,008

LEGEND

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

BASELINE CURVE DATA FM 1709 CURVE 2  
 PI STA=472+21.78  
 N=7,028,141.13  
 E=2,397,437.71  
 Δ=36°43'17" (LT)  
 DEG=08°30'00"  
 R=674.07'  
 T=223.72'  
 A=432.02'  
 C=424.66'  
 CB=N56°15'40"E  
 PC STA=469+98.06  
 N=7,028,081.80  
 E=2,397,222.00  
 PT STA=474+30.08  
 N=7,028,317.66  
 E=2,397,575.14

BASELINE CURVE DATA SH 114 CURVE 3  
 PI STA= 327+19.41  
 N=7,028,762.05  
 E=2,397,818.84  
 Δ=23°21'25" (RT)  
 DEG=02°00'00"  
 R=2,864.91'  
 T=592.17'  
 A=1,167.89'  
 C=1,159.82'  
 CB=S45°27'31"E  
 PCC STA=321+27.24  
 N=7,029,083.38  
 E=2,397,321.43  
 PT STA=332+95.13  
 N=7,028,269.86  
 E=2,398,148.09



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.

04/26/10

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

A PLAT OF A SURVEY OF  
PARCEL 2A

DIVISION TTA	STATE HIGHWAY 114		PARCEL 2A
SCALE 1" = 40'	FEDERAL AID PROJECT NO. NH2009(843)	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT



Job No. 06-2481  
June 29, 2007  
Revisions:  
See page 4 of 7

County: Comal  
Highway: State Highway No. 46  
ROW C.S.J. No.: 0215-02-050

**PROPERTY DESCRIPTION OF PARCEL NO. 10**

Being a 4.274 acre (186,167 square feet) parcel of land, more or less, being out of the A. M. Holbrook Survey No. 423, Abstract No. 271, and the Rosario Perez Survey No. 278, Abstract No. 460, the Johann Kneupper Survey No. 442, Abstract No. 312, and the J.M. Steiner Survey No. 596, Abstract No. 571, Comal County, Texas, being out of Lot 1, Block H, Mission Hills Ranch Subdivision, Unit 1, P.U.D., recorded in Volume 14, Page 309, Map and Plat Records, Comal County, Texas, being conveyed to Mission Hills Ranch Homeowners Association, Inc., a Texas Non-Profit Corporation, by deed filed for record on 12-23-2004 and recorded in Document No. 200406047984, Official Public Records, Comal County, Texas, and being out of Lot 32, Block A, Mission Hills Ranch Subdivision, Unit 8, P.U.D., recorded in Volume 15, Page 66, Map and Plat Records, Comal County, Texas, being conveyed to Mission Hills Ranch Homeowners Association, Inc., a Texas Non-Profit Corporation, by deed filed for record on 09-28-2005 and recorded in Document No. 200506036681, Official Public Records, Comal County, Texas, and being out of Lot 17, Block A, Mission Hills Ranch Subdivision, Unit 7A, P.U.D., recorded in Volume 14, Page 320, Map and Plat Records, Comal County, Texas, being conveyed to Mission Hills Ranch Homeowners Association, Inc., a Texas Non-Profit Corporation, by deed filed for record on 12-29-2004 and recorded in Document No. 200406048472, Official Public Records, Comal County, Texas, and being out of Walzem Mission Road, a 50 foot private street, being Lot 1, Block G, Mission Hills Ranch Subdivision, Unit 1, P.U.D., recorded in Volume 14, Page 309, Map and Plat Records, Comal County, Texas, being conveyed to Mission Hills Ranch Homeowners Association, Inc., a Texas Non-Profit Corporation, by deed filed for record on 12-23-2004 and recorded in Document No. 200406047984, Official Public Records, Comal County, Texas, which 4.274 acre (186,167 square feet) of land more particularly described by metes and bounds as follows:

**BEGINNING** at a point\*\* at the intersection of the proposed southwest right-of-way line of State Highway No. 46 with the northeast boundary line of Lot 1, Block H, Mission Hills Ranch Subdivision, Unit 1, said point being in the west boundary line of a called 41.8 acre tract conveyed to Alice Schwanz by deed recorded in Volume 507, Page 212, Official Public Records, Comal County, Texas, said point being 175.74 feet right of proposed centerline station 2002+67.57, said point being the beginning of an Access Denial Line for this parcel, said point bears North. 20°00'47 " West, a distance of 210.68 feet from a ½" rebar found at an exterior corner of Lot 1, Block H, an angle point in the northeast boundary line of Lot 27, Block A, Mission Hills Ranch Subdivision, Unit 2, P.U.D. recorded in Volume 15, Page 27, Map and Plat Records, Comal County, Texas;

- (1) **THENCE** along the proposed southwest right-of-way line of State Highway No. 46, the following courses and distances:
- a. North. 57°12'40" West, along the Access Denial Line, a distance of 1170.27 feet to a point\* for angle at 138.02 feet right of proposed centerline station 1539+22.41, said point

being an angle point in the northeast boundary line of Lot 9, Block A, an angle point in the southwest boundary line of Lot 32, Block A, Mission Hills Ranch Subdivision, Unit 8, P.U.D;

- b. North.  $65^{\circ}41'41''$  West, continuing along the Access Denial Line, the southwest boundary line of Lot 32, Block A, the northeast boundary line of Lots 9, 8, 7, 6, 5, 4, 3, 2, Block A, a distance of 516.67 feet to a point\* for angle at 115.89 feet right of proposed centerline station 1534+02.50;
  - c. North.  $68^{\circ}13'03''$  West, continuing along the Access Denial Line, the southwest boundary line of Lot 32, Block A, the northeast boundary line of Lot 1, Block A, at a distance of 47.77 feet passing the north corner of Lot 1, Block "A", continuing along the Access Denial Line, at a distance of 69.98 feet passing a point\*\*\* for the end of the Access Denial line for this parcel at 115.80 feet right of proposed centerline station 1532+84.75 and the southeast right-of-way line of Walzem Mission Road, continuing a distance of 50.00 feet passing a point\*\*\* for the beginning of an Access Denial Line for this parcel at 115.77 feet right of proposed centerline station 1532+34.75 and the northwest right-of-way line of Walzem Mission Road, continuing along the Access Denial Line, severing Lot 17, Block A, at a distance of 354.75 feet passing a point\*\*\* for the end of the Access Denial Line for this parcel at 115.50 feet right of proposed centerline station 1528+80.00, continuing a distance of 324.06 feet, a total distance of 846.56 feet to a  $\frac{1}{2}$ " rebar found at the north corner of Lot 5, Block A, at the intersection of the proposed southwest right-of-way line of State Highway No. 46 with the northwest boundary line of Mission Hills Ranch Subdivision, Unit 7A, said point being in the southeast boundary line of Lot 1, Block 1, Hankamer Subdivision, recorded in Volume 13, Page 263, Map and Plat Records, Comal County, Texas, said point being 115.26 feet right of proposed centerline station 1525+55.94, said point bears North.  $52^{\circ}12'26''$  East, a distance of 919.55 feet from a  $\frac{1}{2}$ " rebar found at the south corner of Lot 1, Block 1, Hankamer Subdivision;
- (2) **THENCE** North.  $52^{\circ}12'26''$  East, along a northwest boundary line of Lot 17, Block A, Mission Hills Ranch Subdivision, Unit 7A, the southeast boundary line of Lot 1, Block 1, Hankamer Subdivision, a distance of 46.71 feet to a  $\frac{1}{2}$ " rebar with "MDS" cap set for corner in the existing southwest right-of-way line of State Highway No. 46, said point being the north corner of Lot 17, Block A, Mission Hills Ranch Subdivision, Unit 7A, the east corner of Lot 1, Block 1, Hankamer Subdivision;
- (3) **THENCE** South.  $68^{\circ}15'38''$  East, along the existing southwest right-of-way line of State Highway No. 46, the northeast boundary line of Lot 17, Block A, Mission Hills Ranch Subdivision, Unit 7A, the northeast boundary line of Walzem Mission Road, and the northeast boundary line of Lot 32, Block "A", a distance of 1393.37 feet to a Type II Texas Department of Transportation monument found for the point of curvature of a curve to the right;
- (4) **THENCE** along the existing southwest right-of-way line of State Highway No. 46, curving to the right with a radius of 2814.93 feet, a central angle of  $11^{\circ}01'12''$ , an arc length of 541.40 feet, a chord bearing South.  $62^{\circ}45'03''$  East, a distance of 540.57 feet to a point\*\* for the point of tangency;

- (5) **THENCE** South. 57°14'27" East, continuing along the existing southwest right-of-way line of State Highway No. 46, a distance of 425.61 feet to a ½" rebar with "MDS" cap set for corner at the northeast corner of Lot 1, Block H, Mission Hills Ranch Subdivision, Unit 1, the northwest corner of the called 41.8 acre tract;
- (6) **THENCE** South. 20°00'47" East, along the northeast boundary line of Lot 1, Block H, Mission Hills Ranch Subdivision, Unit 1, the west boundary line of the called 41.8 acre tract, a distance of 207.84 feet to the **PLACE OF BEGINNING** containing 4.274 acres (186,167 square feet) of land, more or less.

Note: The basis of bearing recited herein is the Texas Department of Transportation right-of-way map of State Highway No. 46. This description was prepared from a survey made on the ground by employees of M.D.S. Land Surveying Company, Inc. The square footage recited herein is based on mathematical calculations and is subject to the rules of rounding and significant numbers. The monuments described as set herein may be replaced with a TxDOT Type II Right-of-Way Monument upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT. A plat of survey with same date accompanies this description.

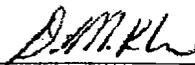
Point\* denotes a calculated point to be replaced with a TxDOT Type II Right-of-Way Monument upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

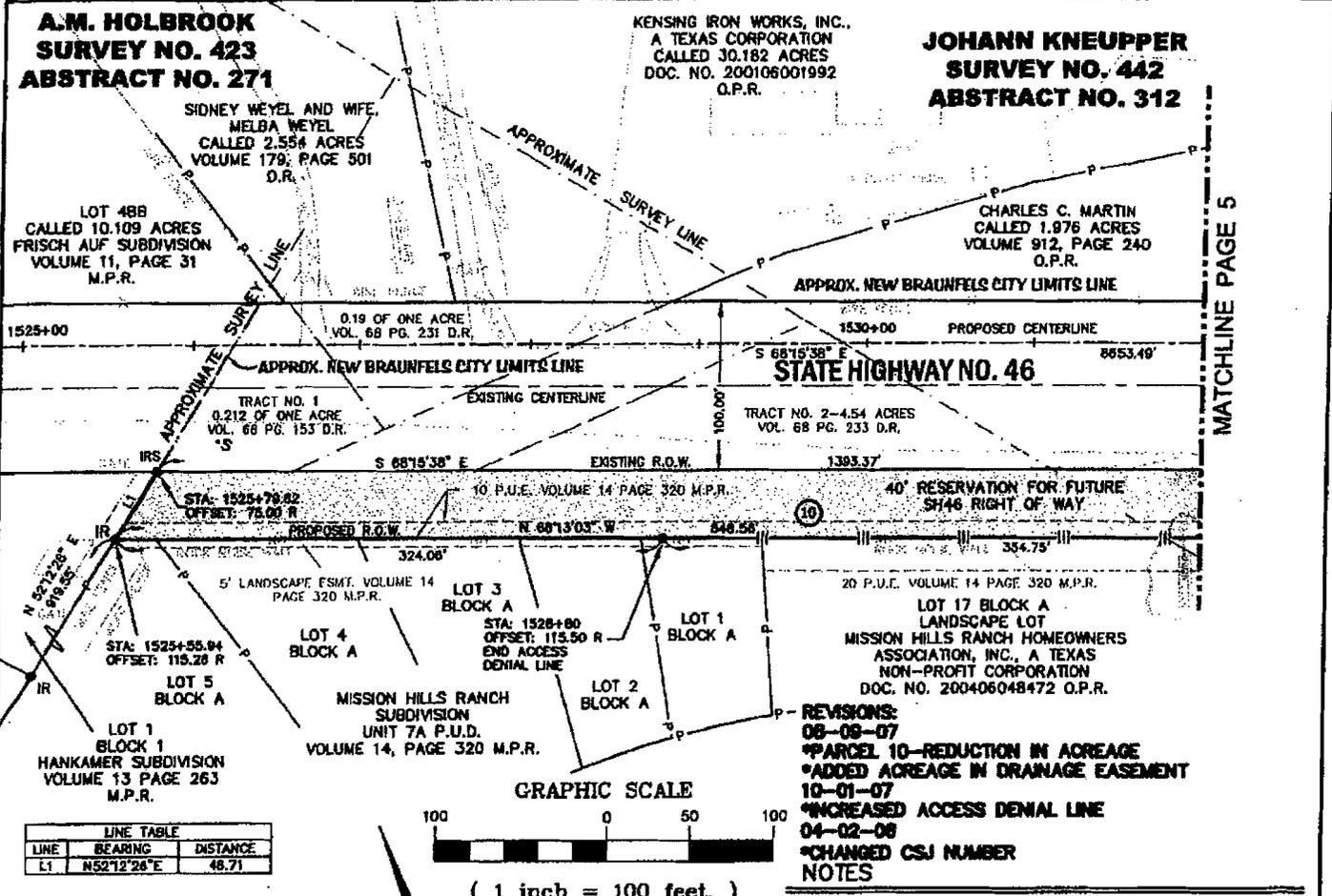
Point\*\* denotes a calculated point to be replaced with an aluminum cap on rod stamped "TxDOT ROW" upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Point\*\*\* denotes a calculated point to be replaced with an aluminum cap on rod stamped "TxDOT ACCESS DENIAL" upon the 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 remainder of the abutting property.



  
David Michael Klein R.P.L.S. # 5528

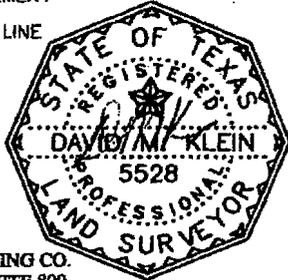


MATCHLINE PAGE 5

LINE	BEARING	DISTANCE
L1	N52°12'28"E	48.71

**LEGEND**

- ⊙ TYPE II TxDOT MONUMENT SET
- ⊙ TYPE II TxDOT MONUMENT FOUND
- ⊠ TYPE I TxDOT MONUMENT FOUND
- CALCULATED POINT (NOT SET)
- IR ● 1/2" REBAR FOUND
- IRS ● 1/2" REBAR W/MDS CAP SET
- O.P.R. OFFICIAL PROPERTY RECORDS OF COMAL CO.
- D.R. DEED RECORDS OF COMAL CO.
- M.P.R. MAP & PLAT RECORDS OF COMAL CO.
- P.O.B. PLACE OF BEGINNING
- U.E. EXISTING UTILITY EASEMENT
- D.E. EXISTING DRAINAGE EASEMENT
- M.E. EXISTING MAINTENANCE EASEMENT
- B.S.L. EXISTING BUILDING SETBACK LINE
- (X) PARCEL NUMBER
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- ACCESS DENIAL LINE
- P — PROPERTY LINE
- EASEMENT LINE



M.D.S. LAND SURVEYING CO.  
113 FALLS COURT, SUITE 800  
BOERNE, TEXAS 78006  
PHONE: (830) 249-9188

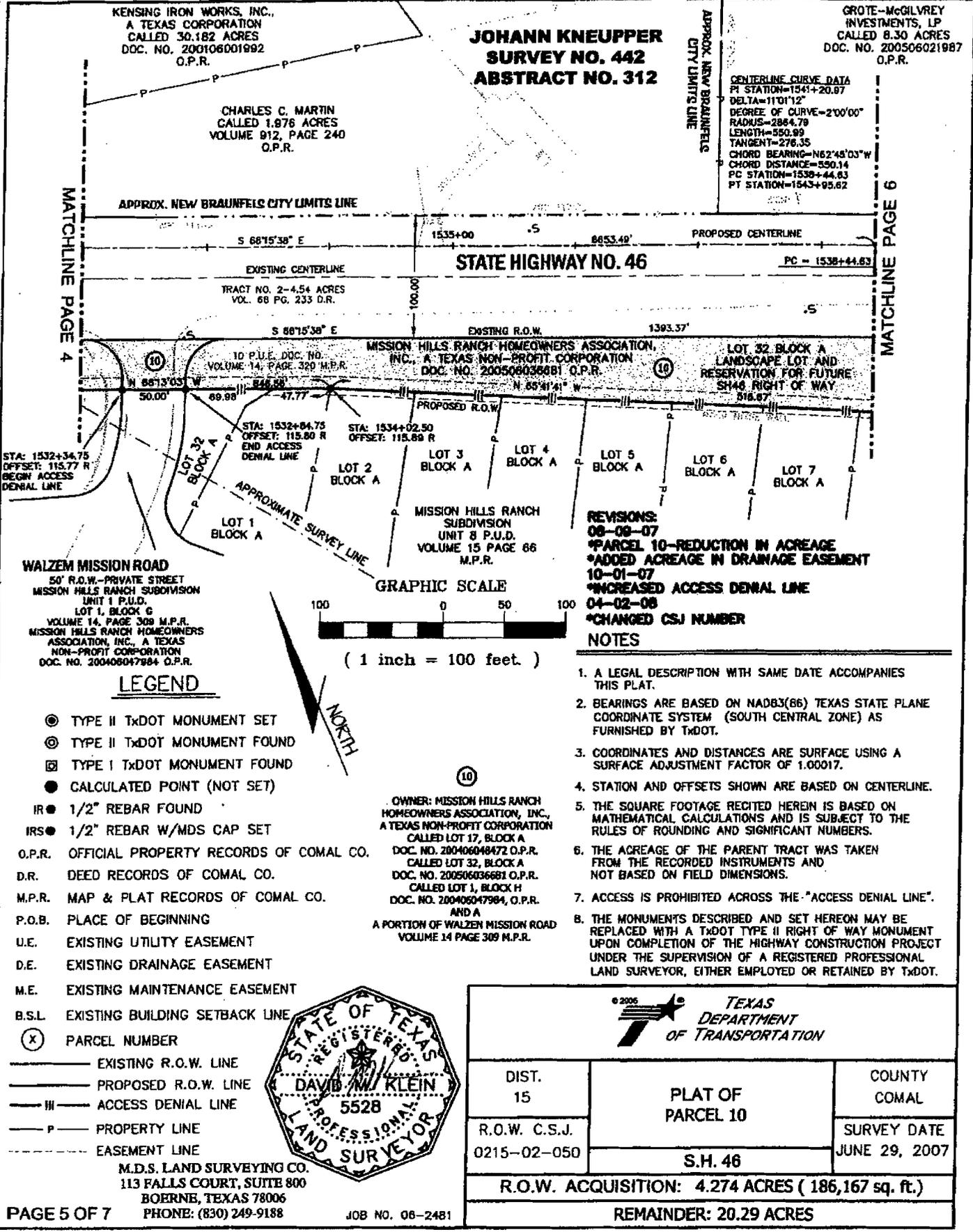
**J.M. STEINER  
SURVEY NO. 596  
ABSTRACT NO. 571**

OWNER: MISSION HILLS RANCH HOMEOWNERS ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION CALLED LOT 17, BLOCK A DOC. NO. 200406048472 O.P.R. CALLED LOT 32, BLOCK A DOC. NO. 200506035681 O.P.R. CALLED LOT 1, BLOCK H DOC. NO. 200406047984, O.P.R. AND A PORTION OF WALZEN MISSION ROAD VOLUME 14 PAGE 309 M.P.R.

- REVISIONS:**  
08-09-07  
\*PARCEL 10-REDUCTION IN ACREAGE  
\*ADDED ACREAGE IN DRAINAGE EASEMENT  
10-01-07  
\*INCREASED ACCESS DENIAL LINE  
04-02-08  
\*CHANGED CSJ NUMBER  
**NOTES**

1. A LEGAL DESCRIPTION WITH SAME DATE ACCOMPANIES THIS PLAT.
2. BEARINGS ARE BASED ON NAD83(86) TEXAS STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL ZONE) AS FURNISHED BY TxDOT.
3. COORDINATES AND DISTANCES ARE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00017.
4. STATION AND OFFSETS SHOWN ARE BASED ON CENTERLINE.
5. THE SQUARE FOOTAGE RECITED HEREIN IS BASED ON MATHEMATICAL CALCULATIONS AND IS SUBJECT TO THE RULES OF ROUNDING AND SIGNIFICANT NUMBERS.
6. THE ACREAGE OF THE PARENT TRACT WAS TAKEN FROM THE RECORDED INSTRUMENTS AND NOT BASED ON FIELD DIMENSIONS.
7. ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE".
8. THE MONUMENTS DESCRIBED AND SET HEREON MAY BE REPLACED WITH A TxDOT TYPE II RIGHT OF WAY MONUMENT UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

DIST. 15	PLAT OF PARCEL 10  S.H. 46	COUNTY COMAL
R.O.W. C.S.J. 0215-02-050		SURVEY DATE JUNE 29, 2007
R.O.W. ACQUISITION: 4.274 ACRES (186,167 sq. ft.)		
REMAINDER: 20.29 ACRES		



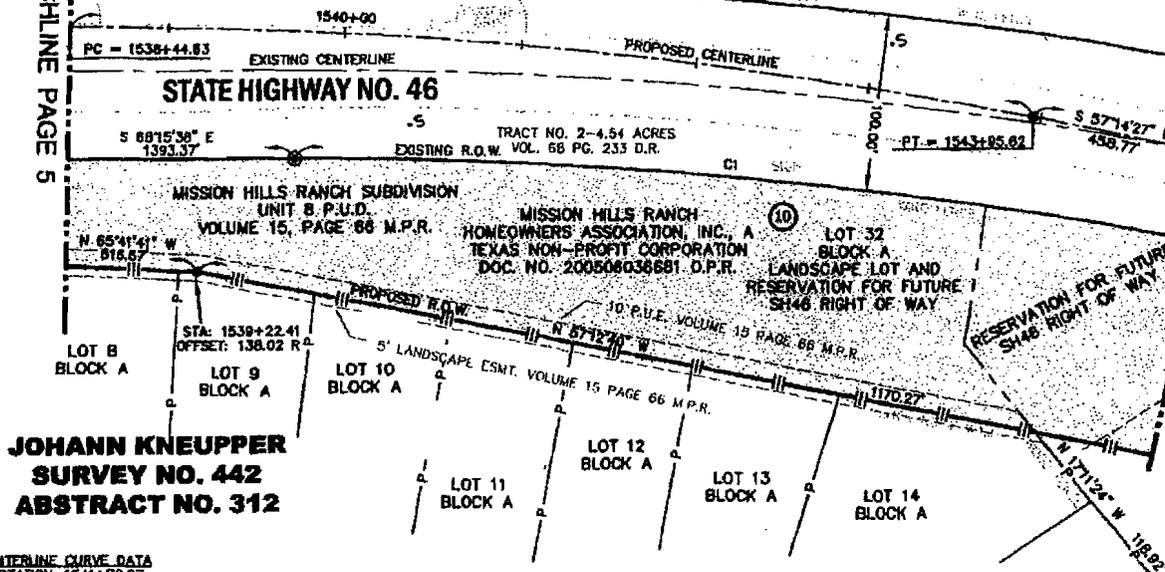
1. A LEGAL DESCRIPTION WITH SAME DATE ACCOMPANIES THIS PLAT.
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8. THE MONUMENTS DESCRIBED AND SET HEREOF MAY BE REPLACED WITH A TxDOT TYPE II RIGHT OF WAY MONUMENT UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

<p>TEXAS DEPARTMENT OF TRANSPORTATION</p>		
DIST. 15	PLAT OF PARCEL 10	COUNTY COMAL
R.O.W. C.S.J. 0215-02-050	S.H. 46	SURVEY DATE JUNE 29, 2007
R.O.W. ACQUISITION: 4.274 ACRES ( 186,167 sq. ft.)		
REMAINDER: 20.29 ACRES		

GROTE-McGILVREY INVESTMENTS, LP  
CALLED 8.30 ACRES  
DOC. NO. 200506021987  
O.P.R.

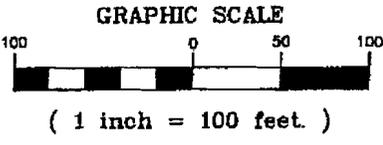
MATCHLINE PAGE 5

MATCHLINE PAGE 7



**JOHANN KNEUPPER  
SURVEY NO. 442  
ABSTRACT NO. 312**

**CENTERLINE CURVE DATA**  
PI STATION=1541+20.97  
DELTA=11°01'12"  
DEGREE OF CURVE=2°00'00"  
RADIUS=2864.79  
LENGTH=350.89  
TANGENT=276.35  
CHORD BEARING=N82°45'03"W  
CHORD DISTANCE=550.14  
PC STATION=1538+44.63  
PT STATION=1543+95.62



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
CI	11°01'12"	2814.93	341.40	271.54	S82°45'03"E	540.57

**LEGEND**

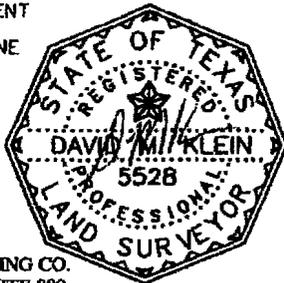
- ⊙ TYPE II TxDOT MONUMENT SET
- ⊙ TYPE II TxDOT MONUMENT FOUND
- ⊠ TYPE I TxDOT MONUMENT FOUND
- CALCULATED POINT (NOT SET)
- IR ● 1/2" REBAR FOUND
- IRS ● 1/2" REBAR W/MDS CAP SET
- O.P.R. OFFICIAL PROPERTY RECORDS OF COMAL CO.
- D.R. DEED RECORDS OF COMAL CO.
- M.P.R. MAP & PLAT RECORDS OF COMAL CO.
- P.O.B. PLACE OF BEGINNING
- U.E. EXISTING UTILITY EASEMENT
- D.E. EXISTING DRAINAGE EASEMENT
- M.E. EXISTING MAINTENANCE EASEMENT
- B.S.L. EXISTING BUILDING SETBACK LINE
- (X) PARCEL NUMBER

OWNER: MISSION HILLS RANCH  
HOMEOWNERS ASSOCIATION, INC.,  
A TEXAS NON-PROFIT CORPORATION  
CALLED LOT 17, BLOCK A  
DOC. NO. 200406048472 O.P.R.  
CALLED LOT 32, BLOCK A  
DOC. NO. 200506036681 O.P.R.  
CALLED LOT 1, BLOCK H  
DOC. NO. 200406047984, O.P.R.  
AND A  
A PORTION OF WALZEN MISSION ROAD  
VOLUME 14 PAGE 309 M.P.R.

- REVISIONS:**
- 08-08-07
  - \*PARCEL 10-REDUCTION IN ACREAGE
  - \*ADDED ACREAGE IN DRAINAGE EASEMENT
  - 10-01-07
  - \*INCREASED ACCESS DENIAL LINE
  - 04-02-08
  - \*CHANGED CSJ NUMBER

**NOTES**

1. A LEGAL DESCRIPTION WITH SAME DATE ACCOMPANIES THIS PLAT.
2. BEARINGS ARE BASED ON NAD83(86) TEXAS STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL ZONE) AS FURNISHED BY TxDOT.
3. COORDINATES AND DISTANCES ARE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00017.
4. STATION AND OFFSETS SHOWN ARE BASED ON CENTERLINE.
5. THE SQUARE FOOTAGE RECITED HEREIN IS BASED ON MATHEMATICAL CALCULATIONS AND IS SUBJECT TO THE RULES OF ROUNDING AND SIGNIFICANT NUMBERS.
6. THE ACREAGE OF THE PARENT TRACT WAS TAKEN FROM THE RECORDED INSTRUMENTS AND NOT BASED ON FIELD DIMENSIONS.
7. ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE".
8. THE MONUMENTS DESCRIBED AND SET HEREON MAY BE REPLACED WITH A TxDOT TYPE II RIGHT OF WAY MONUMENT UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

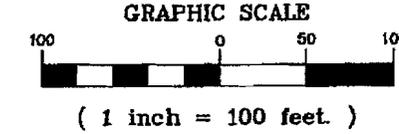
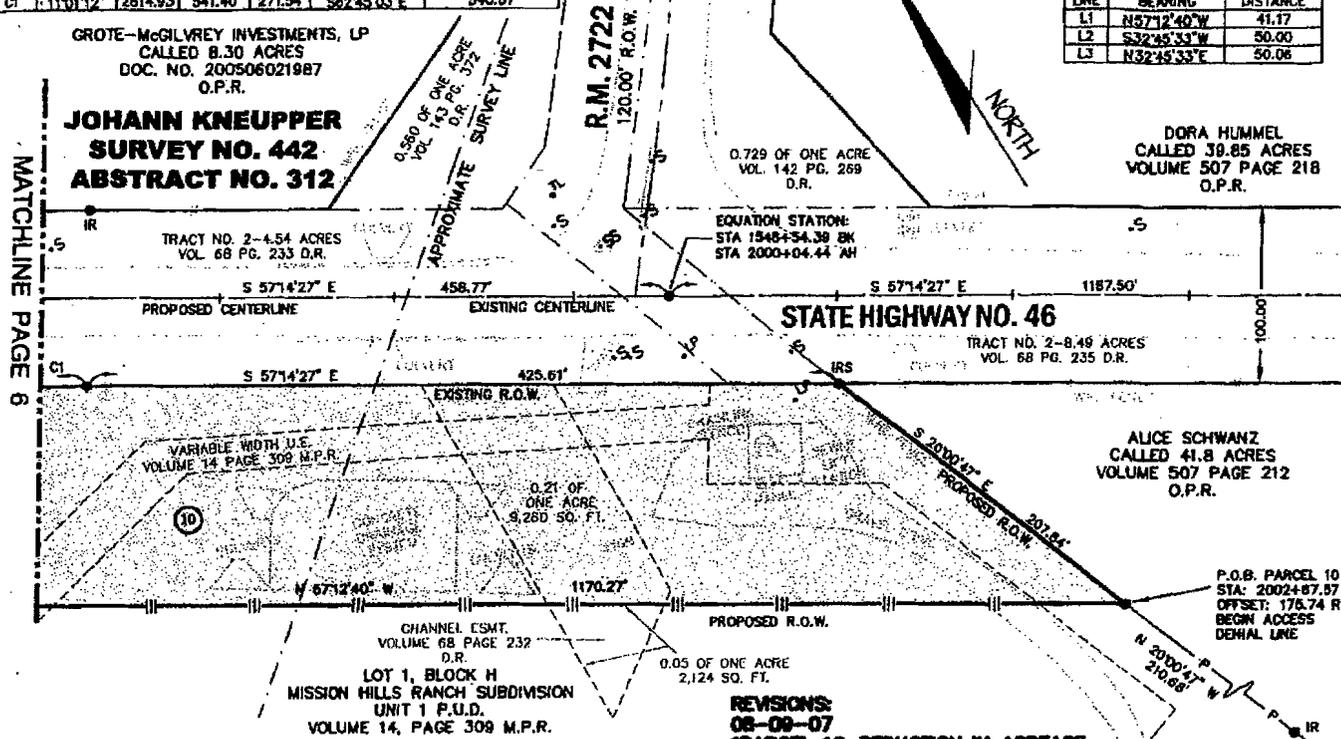


M.D.S. LAND SURVEYING CO.  
113 FALLS COURT, SUITE 800  
BOERNE, TEXAS 78006  
PHONE: (830) 249-9188

<p>TEXAS DEPARTMENT OF TRANSPORTATION</p>		
DIST. 15	PLAT OF PARCEL 10  S.H. 46	COUNTY COMAL
R.O.W. C.S.J. 0215-02-050		SURVEY DATE JUNE 29, 2007
R.O.W. ACQUISITION: 4.274 ACRES ( 186,167 sq. ft.)		
REMAINDER: 20.29 ACRES		

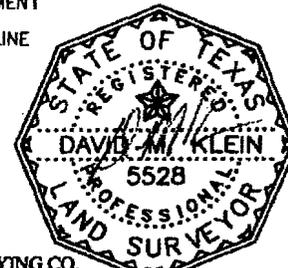
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT CHORD BEARING	CHORD DISTANCE
C1	110°12'	2814.93	541.40	271.34 S82°45'03"E	540.57

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N57°12'40"W	41.17
L2	S32°45'33"W	50.00
L3	N32°45'33"E	50.06



**LEGEND**

- ⊙ TYPE II TxDOT MONUMENT SET
- ⊙ TYPE II TxDOT MONUMENT FOUND
- ⊠ TYPE I TxDOT MONUMENT FOUND
- CALCULATED POINT (NOT SET)
- IR ● 1/2" REBAR FOUND
- IRS ● 1/2" REBAR W/MDS CAP SET
- O.P.R. OFFICIAL PROPERTY RECORDS OF COMAL CO.
- D.R. DEED RECORDS OF COMAL CO.
- M.P.R. MAP & PLAT RECORDS OF COMAL CO.
- P.O.B. PLACE OF BEGINNING
- U.E. EXISTING UTILITY EASEMENT
- D.E. EXISTING DRAINAGE EASEMENT
- M.E. EXISTING MAINTENANCE EASEMENT
- B.S.L. EXISTING BUILDING SETBACK LINE
- (X) PARCEL NUMBER



**ROSARIO PEREZ  
SURVEY NO. 278  
ABSTRACT NO. 460**

OWNER: MISSION HILLS RANCH HOMEOWNERS ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION  
CALLED LOT 17, BLOCK A DOC. NO. 200406048472 O.P.R.  
CALLED LOT 32, BLOCK A DOC. NO. 200506036681 O.P.R.  
CALLED LOT 1, BLOCK H DOC. NO. 200406047984, O.P.R.  
AND A  
A PORTION OF WALZEN MISSION ROAD VOLUME 14 PAGE 309 M.P.R.

- REVISIONS:**  
08-09-07  
\*PARCEL 10-REDUCTION IN ACREAGE  
\*ADDED ACREAGE IN DRAINAGE EASEMENT  
10-01-07  
\*INCREASED ACCESS DENIAL LINE  
04-02-08 CHANGED CSJ NUMBER

**NOTES**

1. A LEGAL DESCRIPTION WITH SAME DATE ACCOMPANIES THIS PLAT.
2. BEARINGS ARE BASED ON NAD83(86) TEXAS STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL ZONE) AS FURNISHED BY TxDOT.
3. COORDINATES AND DISTANCES ARE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00017.
4. STATION AND OFFSETS SHOWN ARE BASED ON CENTERLINE.
5. THE SQUARE FOOTAGE RECITED HEREIN IS BASED ON MATHEMATICAL CALCULATIONS AND IS SUBJECT TO THE RULES OF ROUNDING AND SIGNIFICANT NUMBERS.
6. THE ACREAGE OF THE PARENT TRACT WAS TAKEN FROM THE RECORDED INSTRUMENTS AND NOT BASED ON FIELD DIMENSIONS.
7. ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE".
8. THE MONUMENTS DESCRIBED AND SET HEREON MAY BE REPLACED WITH A TxDOT TYPE II RIGHT OF WAY MONUMENT UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.



DIST. 15	PLAT OF PARCEL 10	COUNTY COMAL
R.O.W. C.S.J. 0215-02-050		SURVEY DATE JUNE 29, 2007
R.O.W. ACQUISITION: 4.274 ACRES ( 186,167 sq. ft.)		REMAINDER: 20.29 ACRES

County: Comal  
Highway: State Highway 46  
ROW CSJ: 0215-02-050  
Parcel: 10TE

**Field Notes for Parcel 10TE (Temporary Easement)**

A TEMPORARY EASEMENT, whose termination date is May 31, 2013, for the purpose of construction and reestablishment of the detention pond capacity in, along, upon, and across the following described tract of land with the temporary right and privilege of having ingress, egress, and regress in, along, upon, and across said tract of land for the purpose of construction and reestablishment of the detention pond capacity, said tract of land hereinafter described as follows:

Job No. 06-2481  
June 29, 2007  
Revised: 10-01-07  
Added access denial line  
Revised 04-02-08  
Changed CSJ number

County: Comal  
Highway: State Highway No. 46  
ROW C.S.J. No.: 0215-02-050

**PROPERTY DESCRIPTION OF PARCEL NO. 10 TE**

Being a 3.211 acre (139,842 square feet) parcel of land, more or less, being out of the Rosario Perez Survey No. 278, Abstract No. 460 and the Johann Kneupper Survey No. 442, Abstract No. 312, Comal County, Texas, being out of Lot 1, Block H, Mission Hills Ranch Subdivision, Unit 1, P.U.D., recorded in Volume 14, Page 309, Map and Plat Records, Comal County, Texas, being conveyed to Mission Hills Ranch Homeowners Association, Inc., a Texas Non-Profit Corporation, by deed filed for record on 12-23-2004 and recorded in Document No. 200406047984, Official Public Records, Comal County, Texas, which 3.211 acre (139,842 square feet) of land more particularly described by metes and bounds as follows:

**BEGINNING** at a point\*\* at the intersection of the proposed southwest right-of-way line of State Highway No. 46 with the northeast boundary line of Lot 1, Block H, Mission Hills Ranch Subdivision, Unit 1, said point being in the west boundary line of a called 41.8 acre tract conveyed to Alice Schwanz by deed recorded in Volume 507, Page 212, Official Public Records, Comal County, Texas, said point being 175.74 feet right of proposed centerline station 2002+67.57, said point bears South. 20°00'47" East, a distance of 207.84 feet from a ½" rebar with "MDS" cap set in the existing southwest right-of-way line of State Highway No. 46 at the northeast corner of Lot 1, Block H, the northwest corner of the called 41.8 acre tract;

- (1) **THENCE** South. 20°00'47" East, along the northeast boundary line of Lot 1, Block H, Mission Hills Ranch Subdivision, Unit 1, the west boundary line of the called 41.8 acre tract, a distance of 210.68 feet to a ½" rebar found at an exterior corner of Lot 1, Block H, an angle point in the northeast boundary line of Lot 27, Block A, Mission Hills Ranch Subdivision, Unit 2, P.U.D. recorded in Volume 15, Page 27, Map and Plat Records, Comal County, Texas;
- (2) **THENCE** North. 29°08'37" West, along the south boundary line of Lot 1, Block H, the northeast boundary line of Lot 27, Block A, a distance of 54.77 feet to a point for corner at the north corner of Lot 27, Block A, the northeast corner of Lot 26, Block A;
- (3) **THENCE** North. 66°45'48" West, continuing along the south boundary line of Lot 1, Block H, the northeast boundary line of Lot 26, Block A, a distance of 112.48 feet to a point for corner at the northwest corner of Lot 26, Block A, the northeast corner of Lot 25, Block A;

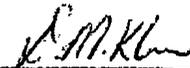
- (4) **THENCE** South.  $69^{\circ}58'18''$  West, continuing along the south boundary line of Lot 1, Block H, the northwest boundary line of Lots 25, 24, 23, 22, and part of 21, Block A, a distance of 362.87 feet to a point for corner on the northwest boundary line of Lot 21, Block A;
- (5) **THENCE** departing Lot 21, Block A, severing Lot 1, Block H, the following courses and distances:
- a. North.  $28^{\circ}05'51''$  West, a distance of 136.11 feet to a point for corner;
  - b. North.  $36^{\circ}49'18''$  East, a distance of 131.18 feet to a point for the point of curvature of a curve to the left;
  - c. curving to the left with a radius of 116.52 feet, a central angle of  $145^{\circ}13'13''$ , an arc length of 295.32 feet, a chord of North.  $35^{\circ}47'19''$  West, a distance of 222.38 feet to a point for the point of tangency;
  - d. and North.  $17^{\circ}11'24''$  West, at a distance of 84.89 feet, passing a  $\frac{1}{2}$ " rebar found at an interior corner of Lot 1, Block H, the southeast corner of Lot 15, Block A, Mission Hills Ranch Subdivision, Unit 8, P.U.D., recorded in Volume 15, Page 66, Map and Plat Records, Comal County, Texas, continuing along the east boundary line of Lots 15 and 14, Block A, a distance of 118.92 feet, a total distance of 203.81 feet to a point\*\* in the proposed southwest right-of-way line of State Highway No. 46 at 175.39 feet right of proposed centerline station 1544+34.00, said point being the northeast corner of Lot 14, Block A, Mission Hills Ranch Subdivision, Unit 8, P.U.D., the southeast corner of Lot 32, Block A, Mission Hills Ranch Subdivision, Unit 8, P.U.D., being conveyed to Mission Hills Ranch Homeowners Association, Inc., a Texas Non-Profit Corporation, by deed filed for record on 09-28-2005 and recorded in Document No. 200506036681, Official Public Records, Comal County, Texas, said point being the beginning of an access denial line for this parcel;
- (6) **THENCE** severing Lot 1, Block H, along the proposed southwest right-of-way line of State Highway No. 46 and the access denial line for this parcel, South.  $57^{\circ}12'40''$  East, a distance of 683.52 feet to the **PLACE OF BEGINNING** and containing 3.211 acres (139,842 square feet) of land, more or less.

Note: The basis of bearing recited herein is the Texas Department of Transportation right-of-way map of State Highway No. 46. This description was prepared from a survey made on the ground by employees of M.D.S. Land Surveying Company, Inc. The square footage recited herein is based on mathematical calculations and is subject to the rules of rounding and significant numbers. The monuments described as set herein may be replaced with a TxDOT Type II Right-of-Way Monument upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT. A plat of survey with same date accompanies this description.

Point\* denotes a calculated point to be replaced with a TxDOT Type II Right-of-Way Monument upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

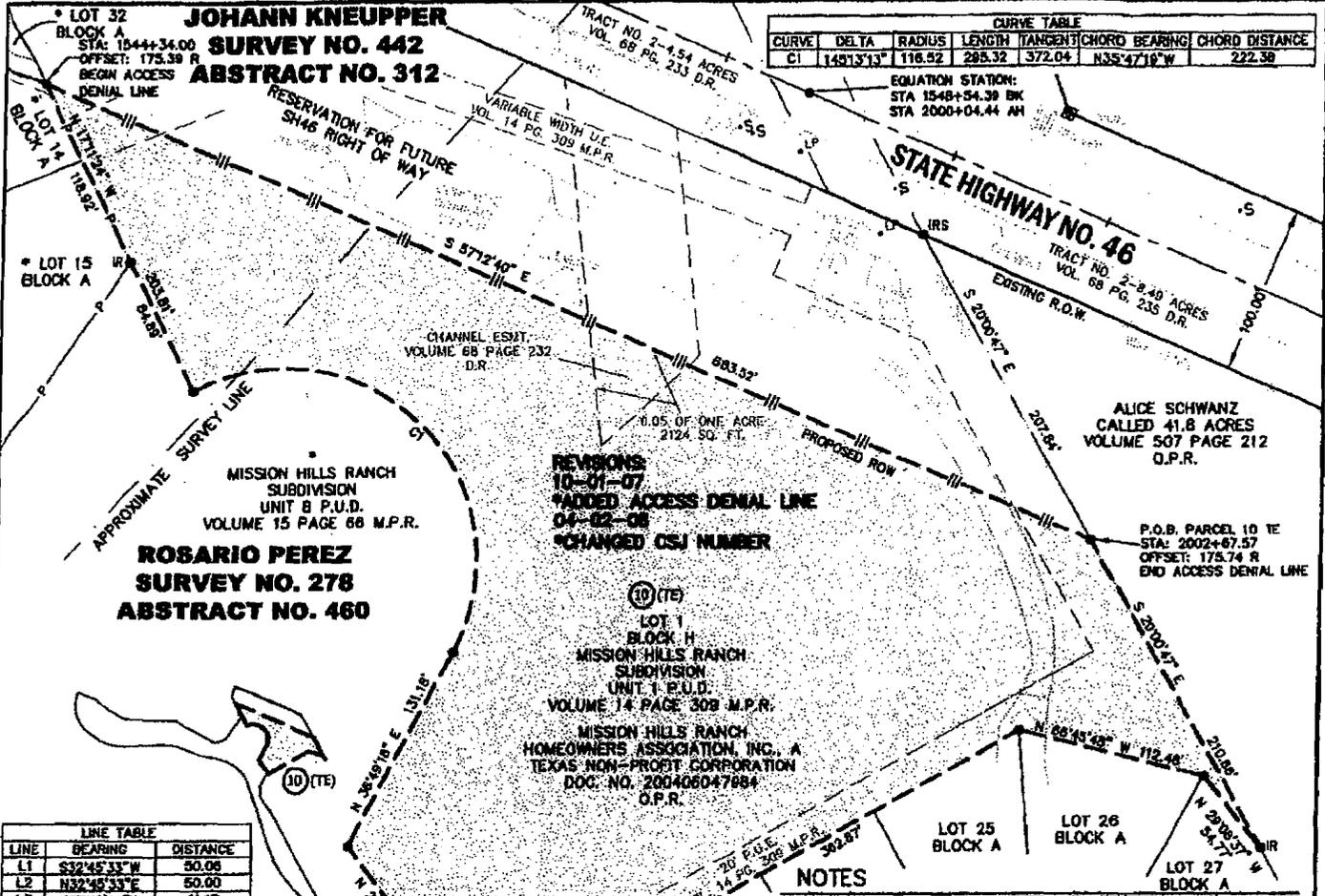
Point\*\* denotes a calculated point to be replaced with an aluminum cap on rod stamped "TxDOT ROW" upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

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



David Michael Klein R.P.L.S. # 5528





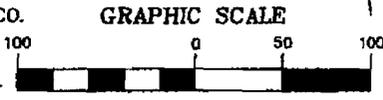
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
CI	149°13'13"	118.92	285.32	372.04	N35°47'19"W	222.39

EQUATION STATION:  
STA 1548+54.39 BK  
STA 2000+04.44 AH

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S92°45'33"W	50.08
L2	N32°45'33"E	50.00
L3	S87°12'40"E	41.17

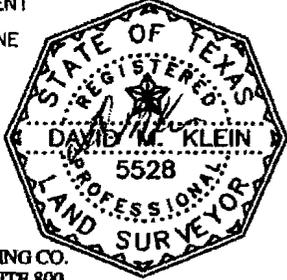
**LEGEND**

- ⊙ TYPE II TxDOT MONUMENT SET
- ⊙ TYPE II TxDOT MONUMENT FOUND
- ⊠ TYPE I TxDOT MONUMENT FOUND
- CALCULATED POINT (NOT SET)
- IR ● 1/2" REBAR FOUND
- IRS ● 1/2" REBAR W/MDS CAP SET
- O.P.R. OFFICIAL PROPERTY RECORDS OF COMAL CO.
- D.R. DEED RECORDS OF COMAL CO.
- M.P.R. MAP & PLAT RECORDS OF COMAL CO.
- P.O.B. PLACE OF BEGINNING
- U.E. EXISTING UTILITY EASEMENT
- D.E. EXISTING DRAINAGE EASEMENT
- M.E. EXISTING MAINTENANCE EASEMENT
- B.S.L. EXISTING BUILDING SETBACK LINE
- (X) PARCEL NUMBER



**NOTES**

1. A LEGAL DESCRIPTION WITH SAME DATE ACCOMPANIES THIS PLAT.
2. BEARINGS ARE BASED ON NAD83(86) TEXAS STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL ZONE) AS FURNISHED BY TxDOT.
3. COORDINATES AND DISTANCES ARE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00017.
4. STATION AND OFFSETS SHOWN ARE BASED ON CENTERLINE.
5. THE SQUARE FOOTAGE RECITED HEREIN IS BASED ON MATHEMATICAL CALCULATIONS AND IS SUBJECT TO THE RULES OF ROUNDING AND SIGNIFICANT NUMBERS.
6. THE ACREAGE OF THE PARENT TRACT WAS TAKEN FROM THE RECORDED INSTRUMENTS AND NOT BASED ON FIELD DIMENSIONS.
7. ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE".
8. THE MONUMENTS DESCRIBED AND SET HEREON MAY BE REPLACED WITH A TxDOT TYPE II RIGHT OF WAY MONUMENT UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.



M.D.S. LAND SURVEYING CO.  
113 FALLS COURT, SUITE 800  
BOERNE, TEXAS 78006  
PHONE: (830) 249-9188

<p>TEXAS DEPARTMENT OF TRANSPORTATION</p>		
DIST. 15	<p>PLAT OF PARCEL 10 TE</p>	COUNTY COMAL
R.O.W. C.S.J. 0215-02-050		SURVEY DATE JULY 27, 2007
<p>S.H. 46</p>		
<p>R.O.W. ACQUISITION: 3.211 ACRES ( 139,842 sq. ft.)</p>		
<p>REMAINDER: 12.07 ACRES</p>		

Page 1 of 4  
September, 2009  
Revised November 16, 2009  
Revised June 18, 2010

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

Property Description  
Parcel 10

Being 0.328 of an acre of land situated in the J.R. RUTHERFORD SURVEY, Abstract No. 34, McLennan County, Texas. Being part of Lots 7, 8, and 9, Block N of Meadow Lawn subdivision of record under Volume 789, Page 514 of the Deed Records of McLennan County, Texas (D.R.M.C.T.); said Lots 7, 8, and 9 having been conveyed to Santos Alvarez and Juanita Alvarez by deeds and recorded under McLennan County Clerk's File (M.C.C.F.) No.'s 2007003631 and 2004045219 both of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 0.328 of an acre being more particularly described by metes and bounds as follows:

Commencing at a found 1/2-inch iron pipe in the northerly line of said Lot 7, being the southwesterly corner of Lot 6, Block N of said Meadow Lawn subdivision, same being the southeasterly corner of Lot 3, Block N of said Meadow Lawn subdivision;

Thence, North 58°04'15" East, 24.54 feet along the northerly line of said Lot 7, being the southerly line of said Lot 6 to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed westerly right of way line of Interstate Highway 35 (width varies) and for the **POINT OF BEGINNING**;

- 1) **THENCE, North 58°04'15" East, 96.24 feet** continuing along the northerly line of said Lot 7, being the southerly line of said Lot 6 to a found 1/2-inch iron pipe in the existing westerly right of way line of Interstate Highway 35 (width varies), being the southeasterly corner of said Lot 6, same being the northeasterly corner of said Lot 7, said existing right of way conveyed to the State of Texas by deed and recorded under Volume 414, Page 398 of said Deed Records;
- 2) **THENCE, South 03°57'46" East, 203.79 feet** along the existing westerly right of way line of Interstate Highway 35, being the easterly lines of said Lots 7, 8, and 9 to the southeasterly corner of said Lot 9, being the northeasterly corner of Lot 10, Block N of said Meadow Lawn subdivision, from which a found 60D nail bears North 62°38' East, 1.98 feet;
- 3) **THENCE, South 58°04'15" West, 61.58 feet** along the northerly line of said Lot 10, being the southerly line of said Lot 9 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, for the point of curvature of a curve to the right;

- 4) **THENCE**, in a northwesterly direction, along the proposed westerly right of way line of Interstate Highway 35 and along said curve to the right, **having a central angle of 01°19'28"**, a **radius of 8,220.00 feet**, an **arc length of 190.02 feet** and a **chord bearing and distance of North 13°14'01" West, 190.02 feet** to the **POINT OF BEGINNING** and containing 0.328 of an acre of land, more or less.

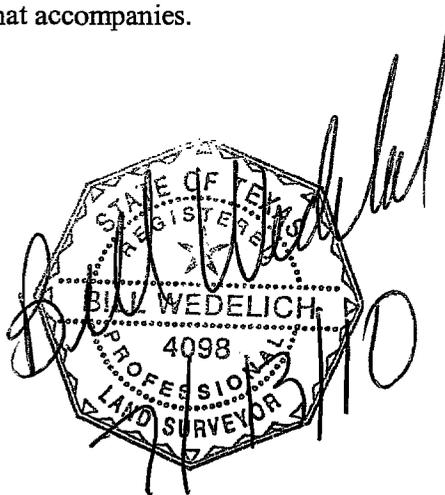
**Horizontal Control** – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD83 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD83 (1993) Grid values divide the 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 allowed to highway facility from the remainder of the abutting property”

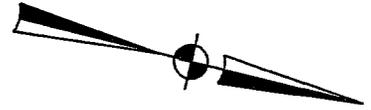
A survey was performed on the ground under my supervision in March, 2009.

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

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



LEGEND



- SET 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/TXDOT ALUM. CAP  
COA Stamped "CONTROL OF ACCESS POINT"
- FND 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/GS CAP (UNLESS NOTED)
- FND.(TYPE INDICATED AT LOCATION)
- ℙ Property Line
- Z Landhook
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- ⊥ Survey Line
- Ⓝ PARCEL NUMBER

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

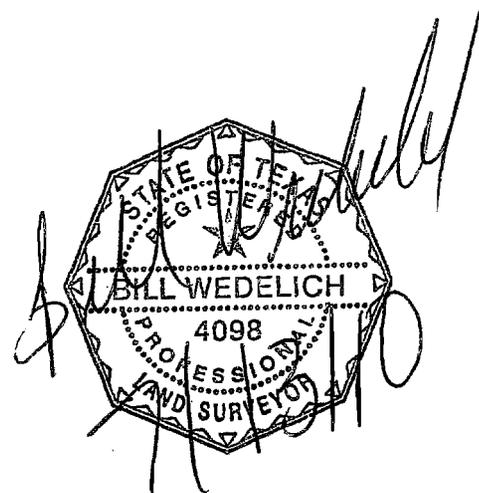
— PROPOSED R.O.W. LINE  
 - - - - DEED LINE WITHIN IH 35 R.O.W.

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

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

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

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



PARCEL 10  
 0.328 Ac.  
 14,273 sq.ft.

PAGE 3 OF 4

SANTOS ALVAREZ &  
 JUANITA ALVAREZ

IH-35

C.S.J. 0014-08-082

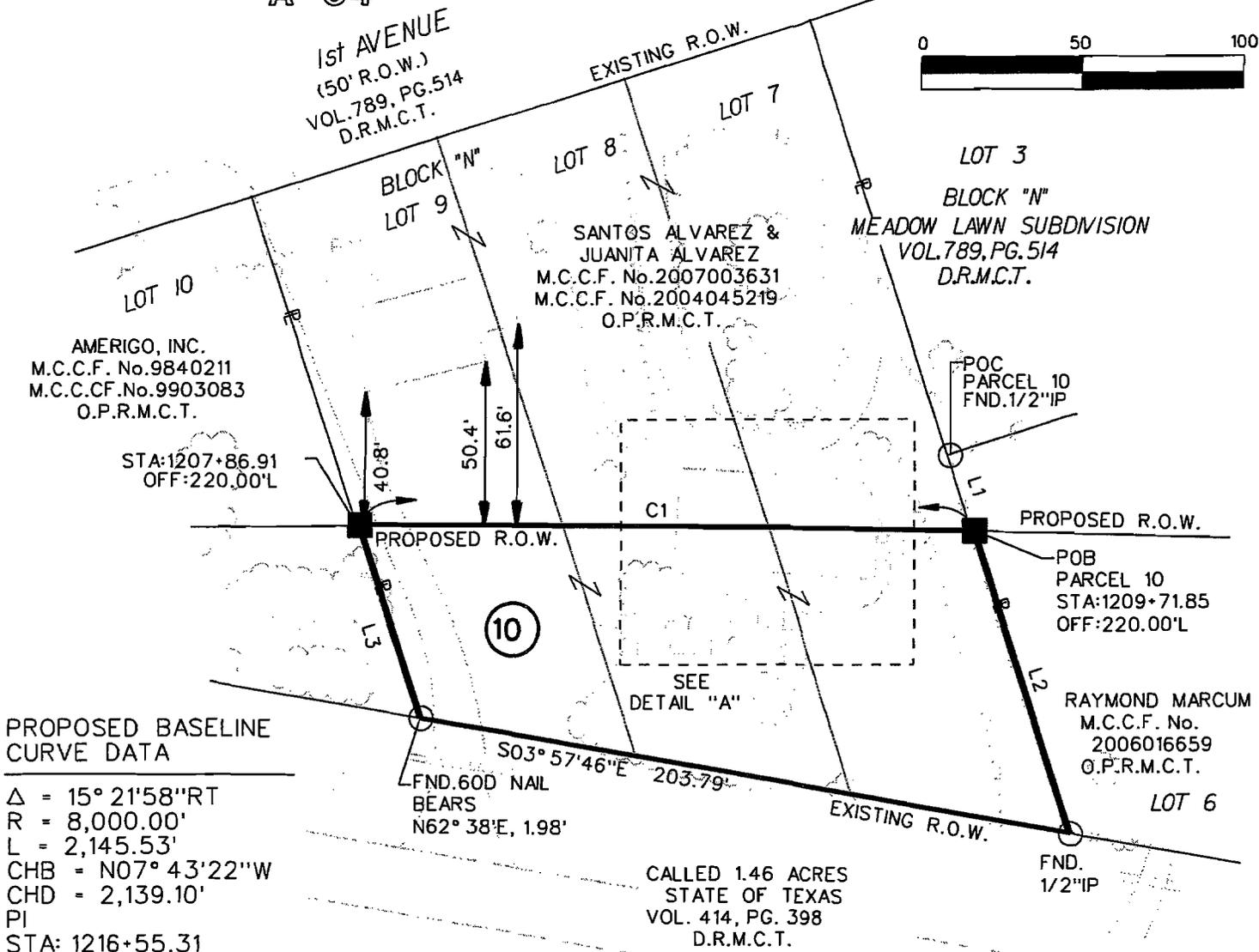
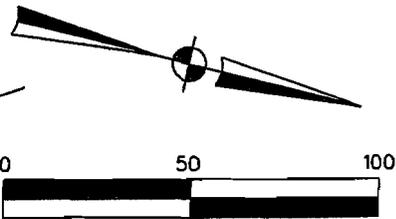
McLENNAN COUNTY prepared by: JULY, 2009



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

REVISED: JUNE 18, 2010  
 REVISED: NOVEMBER 16, 2009  
 DGN: IH35 163-3 Parcel 10A.dgn  
 GS JOB No. 07-017-163

J.R. RUTHERFORD SURVEY  
A-34

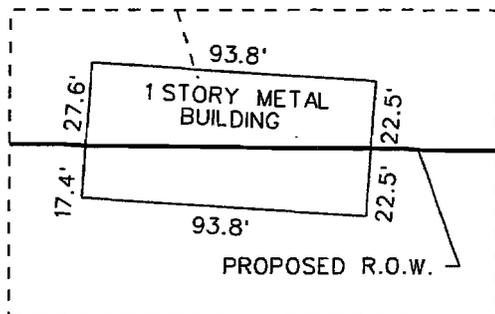


CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	CHORD	CHD
C1	01° 19' 28"	8,220.00'	190.02'	N13° 14' 01" W	190.02'

PROPOSED BASELINE  
(LOCATION IS N.T.S.)

INTERSTATE HIGHWAY 35  
(width varies)

1210+00



DETAIL "A"  
N.T.S.

PARCEL 10  
0.328 Ac.  
14,273 sq.ft.  
PAGE 4 OF 4

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N58° 04' 15" E	24.54'
L2	N58° 04' 15" E	96.24'
L3	S58° 04' 15" W	61.58'

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



REVISED: JUNE 18, 2010  
DGN: IH35 163-3 Parcel 10B.dgn  
GS JOB No. 07-017-163

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

ROW-E-49  
Rev. 3/2004  
Page 5 of 5

**McLennan County**  
**CSJ 0015-01-219**  
**I.H. 35, Phase 3**  
**Limits: From Hilltop Road to FM 1858 in West**  
**Parcel 10**

**AND IN ADDITION THERETO:**

**Title to all that metal building located partially on the remainder of the herein described parcel, said improvement being bisected by the western right-of-way line of IH 35, with the result that the portion of the said improvement lying adjacent to the said right of way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvements.**

County: Tarrant  
Parcel: 178 Pt. 1  
Segment: Segment 1

Page 1 of 5  
March 8, 2010  
Rev. April 12, 2010



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

Description for Parcel 178 Pt. 1

BEING a 744 square foot tract of land in D. Odum Survey, Abstract Number 1184, Fort Worth, Tarrant County, Texas, and being out of and a portion of that certain Lot 2, Block 8, Northern Crossing Addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 5034, Plat Records, Tarrant County, Texas, said Lot 2 is described in an Assumption Warranty Deed dated May 23, 2000, to Desert Pines Associates, as recorded in Document Number D200112054, Official Public Records, Tarrant County, Texas, said 744 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a ½ inch iron rod found for the Southwest corner of said Lot 2, same being the Northwest corner of a Portion of Block 8, Northern Crossing Addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-202, Page 69, Plat Records, Tarrant County, Texas, same also being in the existing East right-of-way line of Altair Boulevard (60' ROW), as recorded in Volume 388-202, Page 69, Plat Records, Tarrant County, Texas, said POINT OF COMMENCING being 486.67 feet South of and at right angles to centerline survey station 711+24.83 of the proposed centerline of Interstate 820, said POINT OF COMMENCING also being in a curve to the left, whose long chord bears North 06 degrees 18 minutes 21 seconds East, a distance of 243.79 feet;

THENCE Northeasterly, along the said existing East right-of-way line of Altair Boulevard, same being the West line of said Lot 2, curving to the left, having a radius of 1,030.00 feet, a central angle of 13 degrees 35 minutes 36 seconds, for an arc distance of 244.37 feet to the end of said curve, from which, a ½ inch iron rod found bears South 42 degrees 11 minutes 41 seconds West, a distance of 0.41 feet;

THENCE North 00 degrees 35 minutes 28 seconds West, continuing along the said existing East right-of-way line of Altair Boulevard, same being the West line of said Lot 2, a distance of 13.90 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set at the intersection of the proposed South right-of-way line of Interstate 820 with said existing East right-of-way line of Altair Boulevard and the West line of said Lot 2 for the POINT OF BEGINNING, said POINT OF BEGINNING being 231.36 feet South of and at right angles to centerline survey station 711+58.58 of the proposed centerline of Interstate 820; \*\*

County: Tarrant  
Parcel: 178 Pt. 1  
Segment: Segment 1

Page 2 of 5  
March 8, 2010  
Rev. April 12, 2010

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



Description for Parcel 178 Pt. 1

- (1) THENCE North 00 degrees 35 minutes 28 seconds West, continuing along the said existing East right-of-way line of Altair Boulevard, same being the West line of said Lot 2, a distance of 39.19 feet to the Northwest corner of said Lot 2, same being in the existing South right-of-way line of Interstate 820 (Variable width ROW), as recorded in Volume 14275, Page 8, Deed Records, Tarrant County, Texas, said point being in a curve to the left, whose long chord bears North 88 degrees 22 minutes 49 seconds East, a distance of 37.98 feet;
- (2) THENCE Northeasterly, along said existing South right-of-way line of Interstate 820, same being the North line of said Lot 2, curving to the left, having a radius of 11,504.10 feet, a central angle of 00 degrees 11 minutes 21 seconds, for an arc distance of 37.98 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set at the intersection of the proposed South right-of-way line of Interstate 820 with said existing South right-of-way line of Interstate 820 and the North line of said Lot 2, said point being the beginning of an Access Denial Line; \*\*
- (3) THENCE South 43 degrees 00 minutes 45 seconds West, crossing said Lot 2, along said proposed South right-of-way line of Interstate 820 and said Access Denial Line, a distance of 55.06 feet to the end of said Access Denial Line and the POINT OF BEGINNING, and containing 744 square feet [0.0171 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: 178 Pt. 1  
Segment: Segment 1

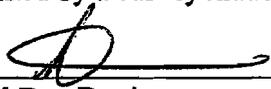
Page 3 of 5  
March 8, 2010  
Rev. April 12, 2010

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



Description for Parcel 178 Pt. 1

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

 4/12/10  
\_\_\_\_\_  
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



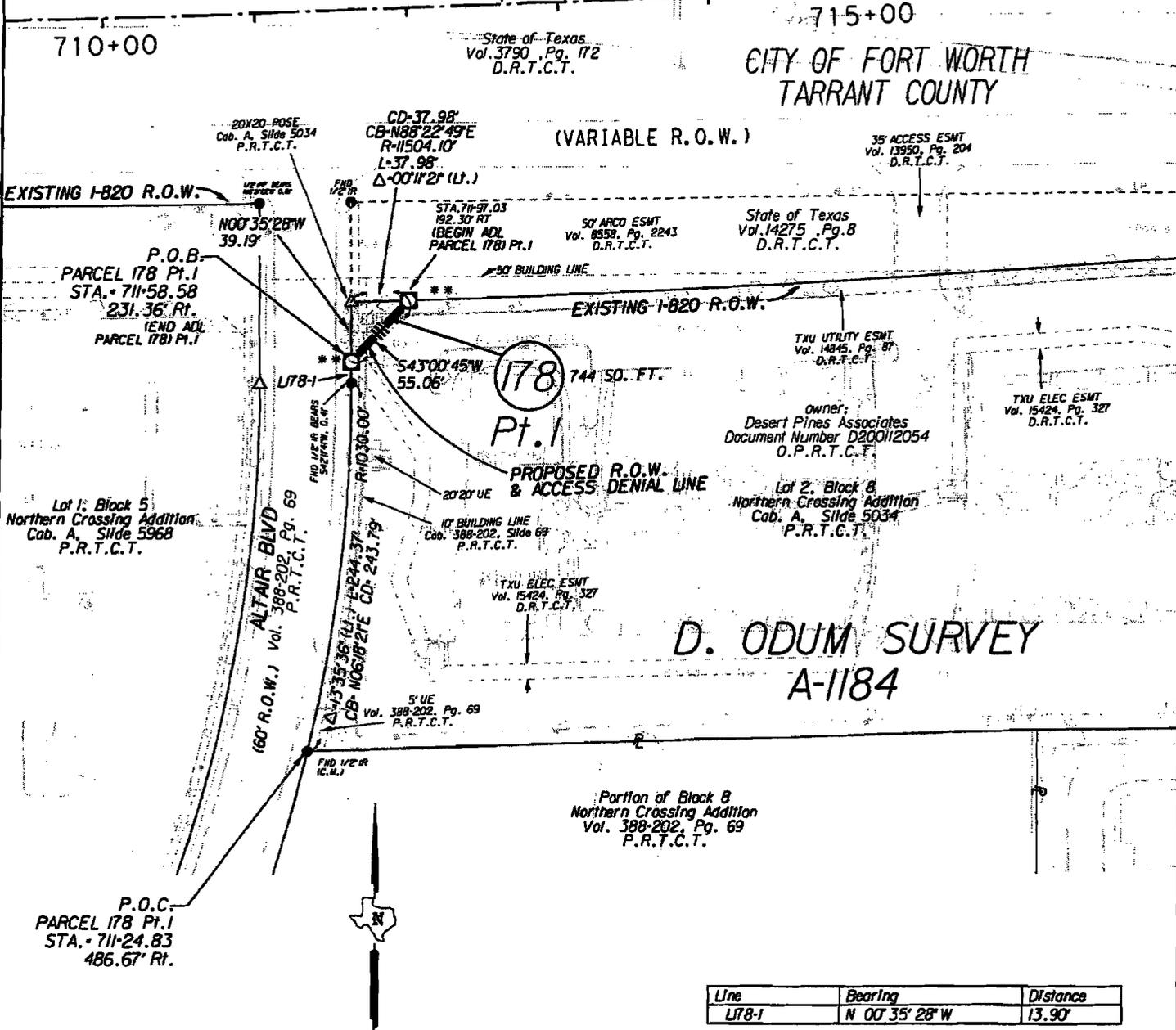
⊙ CURVE DATA

P.I. Station = 710+05.50  
N = 6991258.20  
E = 2338130.08  
Radius = 22,965.83  
Length = 1,496.86  
Delta = 03°44'04" (LT)

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION



PROPOSED ⊙ I-820



D. ODUM SURVEY  
A-1184

Line	Bearing	Distance
L78-1	N 00°35'28" W	13.90'



\* REMAINDER AREA EXCLUDES  
PARCEL 178 Pt. 2



A PLAT OF A SURVEY OF PARCEL 178 Pt. 1				PARCEL NUMBER		178 Pt. 1	
FILE	I-820	DIVISION TTA	ACQUISITION	ACRES	SQUARE FEET		
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J. NO. 0008-14-093	DEED AREA	7.0000	304,920		
		COUNTY TARRANT	REMAINDER AREA*	6.9679	303,522		

**LEGEND**

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

**PLAT TO ACCOMPANY  
PARCEL DESCRIPTION**

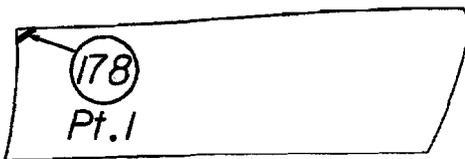


- 1) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (CORS) TEXAS NORTH CENTRAL ZONE (4202). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE I-820 PROJECT VALUES. THE I-820 STATE PLANE GRID TO PROJECT SURFACE ADJUSTMENT SCALE FACTOR IS 1.00012. 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. 704-5259, EFFECTIVE DATE NOVEMBER 24, 2009.
- 4) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL:  
ESMT VOL. 13950, PG. 203  
ESMT VOL. 13950, PG. 204  
ESMT VOL. 14581, PG. 483
- 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.

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

PARENT TRACT



NOT TO SCALE



\* REMAINDER AREA EXCLUDES  
PARCEL 178 Pt. 2

	A PLAT OF A SURVEY OF PARCEL 178 Pt. 1			PARCEL NUMBER	178 Pt. 1	
	FILE	I-820		ACQUISITION	ACRES	SQUARE FEET
	SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C. S. J. NO.	DEED AREA	7.0000	304,920
	1" = 100'		0008-14-093	REMAINDER AREA*	6.9679	303,522
			DIVISION TTA			
			COUNTY TARRANT			

County: Tarrant  
Parcel: 178 Pt. 2  
Segment: Segment 1  
Highway: Interstate 820  
Limits: From I-35W to Northeast Interchange  
Federal Aid Project No.:  
R.O.W. CSJ: 0008-14-093

Page 1 of 5  
March 8, 2010  
Rev. April 12, 2010



Description for Parcel 178 Pt. 2

BEING a 654 square foot tract of land in D. Odum Survey, Abstract Number 1184, Fort Worth, Tarrant County, Texas, and being out of and a portion of that certain Lot 2, Block 8, Northern Crossing Addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 5034, Plat Records, Tarrant County, Texas, said Lot 2 is described in an Assumption Warranty Deed dated May 23, 2000, to Desert Pines Associates, as recorded in Document Number D200112054, Official Public Records, Tarrant County, Texas, said 654 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for the Southeast corner of said Lot 2, same being the Northeast corner of Lot 1, Block 8, Northern Crossing Addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 3642, Plat Records, Tarrant County, Texas, same also being in the existing West right-of-way line of Endicott Avenue (100' ROW), as recorded in Volume 388-202, Page 69, Plat Records, Tarrant County, Texas, said POINT OF COMMENCING being 512.10 feet South of and at right angles to centerline survey station 720+68.80 of the proposed centerline of Interstate 820, said POINT OF COMMENCING also being in a curve to the left, whose long chord bears North 18 degrees 47 minutes 40 seconds East, a distance of 285.43 feet;

THENCE Northeasterly, along said existing West right-of-way line of Endicott Avenue, same being the East line of said Lot 2, curving to the left, having a radius of 1,000.00 feet, a central angle of 16 degrees 24 minutes 35 seconds, for an arc distance of 286.41 feet to a point of compound curve to the left, whose long chord bears North 04 degrees 51 minutes 50 seconds East, a distance of 13.35 feet;

THENCE Northeasterly, continuing along said existing West right-of-way line of Endicott Avenue, same being the East line of said Lot 2, curving to the left, having a radius of 70.00 feet, a central angle of 10 degrees 56 minutes 43 seconds, for an arc distance of 13.37 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set at the intersection of said existing West right-of-way line of Endicott Avenue and the East line of said Lot-2 with the proposed South right-of-way line of Interstate 820 for the POINT OF BEGINNING, said POINT OF BEGINNING being 232.67 feet South of and at right angles to centerline survey station 721+75.24 of the proposed centerline of Interstate 820, said POINT OF BEGINNING also being the beginning of an Access Denial Line; \*\*

County: Tarrant  
Parcel: 178 Pt. 2  
Segment: Segment 1  
Highway: Interstate 820  
Limits: From I-35W to Northeast Interchange  
Federal Aid Project No.:  
R.O.W. CSJ: 0008-14-093

Page 2 of 5  
March 8, 2010  
Rev. April 12, 2010



Description for Parcel 178 Pt. 2

- (1) THENCE North 45 degrees 15 minutes 56 seconds West, crossing said Lot 2, along the proposed South right-of-way line of Interstate 820 and said Access Denial Line, a distance of 57.63 feet to a 5/8 inch smooth iron rod with aluminum cap stamped "TxDOT" set for the end of said Access Denial Line, same being at the intersection of the North line of said Lot 2 with the existing South right-of-way line of Interstate 820 (Variable width ROW), as recorded in Volume 14275, Page 8, Deed Records, Tarrant County, Texas, said point being in a curve to the right and whose long chord bears North 89 degrees 47 minutes 06 seconds East, a distance of 27.38 feet; \*\*
- (2) THENCE Northeasterly, along said existing South right-of-way line of Interstate 820, same being the North line of said Lot 2, curving to the right, having a radius of 5,720.31 feet, a central angle of 00 degrees 16 minutes 27 seconds, for an arc distance of 27.38 feet to the Northeast corner of said Lot 2, same being in the aforesaid existing West right-of-way line of Endicott Avenue, same also being the beginning of a curve to the right whose long chord bears South 18 degrees 26 minutes 14 seconds East, a distance of 42.86 feet;
- (3) THENCE Southeasterly, along said existing West right-of-way line of Endicott Avenue, same being the East line of said Lot 2, curving to the right, having a radius of 70.00 feet, a central angle of 35 degrees 39 minutes 25 seconds, for an arc distance of 43.56 feet to the POINT OF BEGINNING, and containing 654 square feet [0.0150 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.

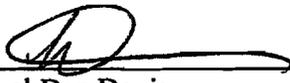
County: Tarrant  
Parcel: 178 Pt. 2  
Segment: Segment 1  
Highway: Interstate 820  
Limits: From I-35W to Northeast Interchange  
Federal Aid Project No.:  
R.O.W. CSJ: 0008-14-093

Page 3 of 5  
March 8, 2010  
Rev. April 12, 2010



Description for Parcel 178 Pt. 2

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

 4/12/10

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

Q CURVE DATA

P.I. Station = 723+09.32  
N = 6991331.90  
E = 2339432.35  
Radius = 22,965.83  
Length = 1,074.87  
Delta = 2° 40' 54" (RT)

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

PROPOSED Q I-820

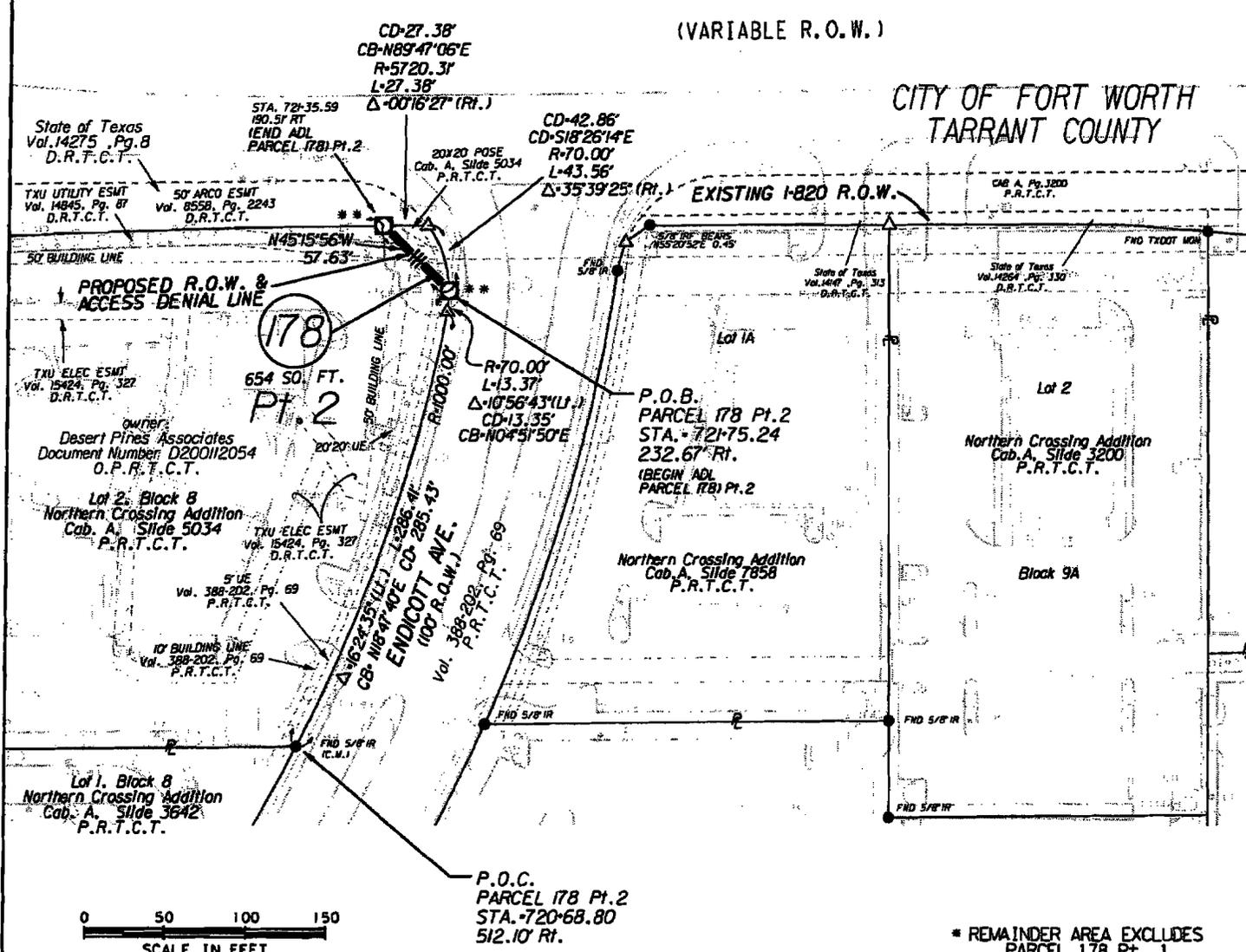
720+00

725+00

(VARIABLE R.O.W.)

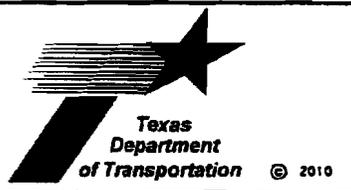
CITY OF FORT WORTH  
TARRANT COUNTY

EXISTING I-820 R.O.W.



\* REMAINDER AREA EXCLUDES  
PARCEL 178 Pt. 1

P.O.C.  
PARCEL 178 Pt. 2  
STA. 720+68.80  
512.10' Rt.



A PLAT OF A SURVEY OF PARCEL 178 Pt. 2				PARCEL NUMBER	178 Pt. 2	
FILE	I-820		DIVISION TTA	ACQUISITION	0.0150	654
SCALE	1" = 100'		COUNTY TARRANT	DEED AREA	7.0000	304,920
FEDERAL AID PROJECT NO.	0008-14-093			REMAINDER AREA*	6.9679	303,522



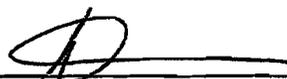
PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

LEGEND

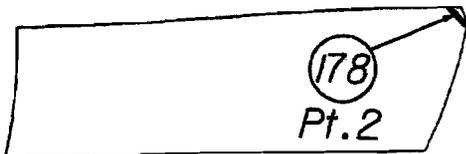
■	TXDOT TYPE I CONCRETE MONUMENT FOUND
◼	TXDOT TYPE II CONCRETE MONUMENT FOUND
□	5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED) TO BE REPLACED BY TXDOT TYPE II CONCRETE MONUMENT
○	5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP (UNLESS NOTED)
◊	5/8" SMOOTH IRON ROD SET WITH TXDOT ALUM. CAP 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 (+yp)	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 B
	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. 704-5259, EFFECTIVE DATE NOVEMBER 24, 2009.
- 4) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL:  
ESMT VOL. 13950, PG. 203  
ESMT VOL. 13950, PG. 204  
ESMT VOL. 14581, PG. 483
- 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.

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

PARENT TRACT



NOT TO SCALE



\* REMAINDER AREA EXCLUDES  
PARCEL 178 Pt. 1



© 2010

A PLAT OF A SURVEY OF PARCEL 178 Pt. 2				PARCEL NUMBER	178 Pt. 2	
FILE	I-820		DIVISION TTA	ACQUISITION	0.0150	654
SCALE	1" = 100'		COUNTY	DEED AREA	7.0000	304, 920
FEDERAL AID PROJECT NO.	R.O.W.-C.S. & NO.	0008-14-093	TARRANT	REMAINDER AREA*	6.9679	303, 522

**North Tarrant Expressway – Segment 1**

**County: Tarrant**  
**Highway: I.H. 820**  
**Project Limits: From W. of I.H. 35 to S.H. 26**  
**CSJ: 0008-14-093**  
**PARCEL: 178 Parts 1 & 2**

**CATEGORY 1 BISECTION CLAUSE**

**AND IN ADDITION THERETO:**

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

COUNTY: Bell  
HIGHWAY: Interstate Highway 35  
PROJECT LIMITS: From: F.M. Highway 2843  
To: F.M. Highway 2484  
RCSJ: 0015-07-078

December 16, 2009  
Revised April 9, 2010  
Revised September 2, 2010

**PROPERTY DESCRIPTION FOR PARCEL 1AAQ**

**BEING** a 0.705 of an acre (30,703 square feet) parcel of land situated in the Young Williams Survey, Abstract 861, Bell County, Texas and being a part of 1.322 acre tract of land described in instrument to Larry Guess, recorded in Document #2009-00008433 of the Real Property Records of Bell County, Texas, the aforementioned 0.705 of an acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

**COMMENCING** at a point lying in the North line of a remaining portion of an about six acre tract of land described in an instrument to Mrs. Pearl Goodnight, recorded in Volume 699, Page 279, of the Deed Records of Bell County, Texas, and being at the Southwest corner of the aforementioned 1.322 acre tract, and the Southeast corner of a remaining portion of a 2.67 acre tract of land described in an instrument to C. David Broecker, & wife Patricia A. Broecker, recorded in Volume 5854, Page 668, of the Official Public Records of Bell County, Texas, from which a found 1/2" iron rod bears, North 16°26'04" East, 0.16 feet;

**THENCE** SOUTH 73°55'00" East, 55.00 feet (Record - S71°55'13"E), along the South line of the aforementioned 1.322 acre tract, and the North line of the aforementioned remaining portion of an about six acre tract, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 2) lying in the proposed West right-of-way line of Interstate Highway 35, for a point of non-tangent curvature, for the Southwest corner of the herein described 0.705 of an acre parcel, and the **POINT OF BEGINNING**;

- (1) **THENCE** NORTHEASTERLY, an arc distance of 310.92 feet, with a curve to the right having a radius of 6034.00 feet, a delta angle of  $02^{\circ}57'08''$ , and a chord which bears North  $29^{\circ}25'15''$  East, 310.89 feet, along the proposed West right-of-way line of Interstate Highway 35, passing at an arc length of 193.42 feet, a set  $5/8''$  iron rod with aluminum cap stamped "Control of Access Point" for the beginning of a proposed "Denial of Access Line" (See Note 1), and continuing with the proposed West right-of-way line of Interstate Highway 35, and the proposed "Denial of Access Line" (See Note 1), to a set  $5/8''$  iron rod with aluminum cap stamped "TxDOT" (See Note 2), for the end of the proposed "Denial of Access Line" (See Note 1), lying in the South line of a 2.373 acre "Tract 1" of land described in an instrument to Karen Gene Friedman and Dennis King Copeland, recorded in Volume 6096, Page 453, of the Official Public Records of Bell County, Texas, for the Northwest corner of the herein described 0.705 of an acre parcel, from which a found  $1/2''$  iron rod at the Northwest corner of the aforementioned 1.322 acre tract bears, North  $72^{\circ}32'52''$  West, 124.88 feet;
- (2) **THENCE** SOUTH  $72^{\circ}32'52''$  East, 67.75 feet (Record -  $S70^{\circ}32'04''E$ ), along the South line of the aforementioned 2.373 acre tract, and the North line of the aforementioned 1.322 acre tract, to a point, lying in the existing West right-of-way line of Interstate Highway 35 (right-of-way width varies), described as a 1.366 acre tract of land in an instrument to the State of Texas, recorded in Volume 795, Page 147, of the Deed Records of Bell County, Texas, for the Northeast corner of the said 1.322 acre tract, the Southeast corner of the said 2.373 acre tract and the Northeast corner of the herein described 0.705 of an acre parcel, from which a found  $5/8''$  square head iron bolt bears, North  $52^{\circ}43'43''$  West, 0.30 feet;
- (3) **THENCE** SOUTH  $17^{\circ}20'22''$  West, 300.95 feet (Record -  $S19^{\circ}25'02''W - 301.02'$ ), along the aforementioned existing West right-of-way line of Interstate Highway 35, and the East line of the aforementioned 1.322 acre tract, to a point, for the Southeast corner of the said 1.322 acre tract, the Northeast corner of a 0.33 of an acre tract of land described in an instrument to Donald Goodnight and wife, Robbie L. Goodnight, recorded in Volume 1358, Page 413 of the Deed Records of Bell County, Texas, and for the Southeast corner of the herein described 0.705 of an acre parcel, from which a found  $1/2''$  iron rod bears, North  $73^{\circ}54'59''$  West, 0.78 feet;

(4) **THENCE** NORTH 73°55'00" West, 132.85 feet (Record - N71°55'13"W, along the North line of the aforementioned 0.33 of an acre tract, and the North line of the aforementioned remaining portion of an about six acre tract, and the South line of the aforementioned 1.322 acre tract to the **POINT OF BEGINNING** and containing 0.705 of an acre (30,703 square feet) of land, more or less. The total length of the herein described proposed "Denial of Access Line" (see Note 1) is 117.50 feet.

((Note 1) Access is prohibited across the "Denial of Access Line" to the highway facility from the remainder of the abutting property.

(Note 2) "The monument described as set in this call may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT."

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

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

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

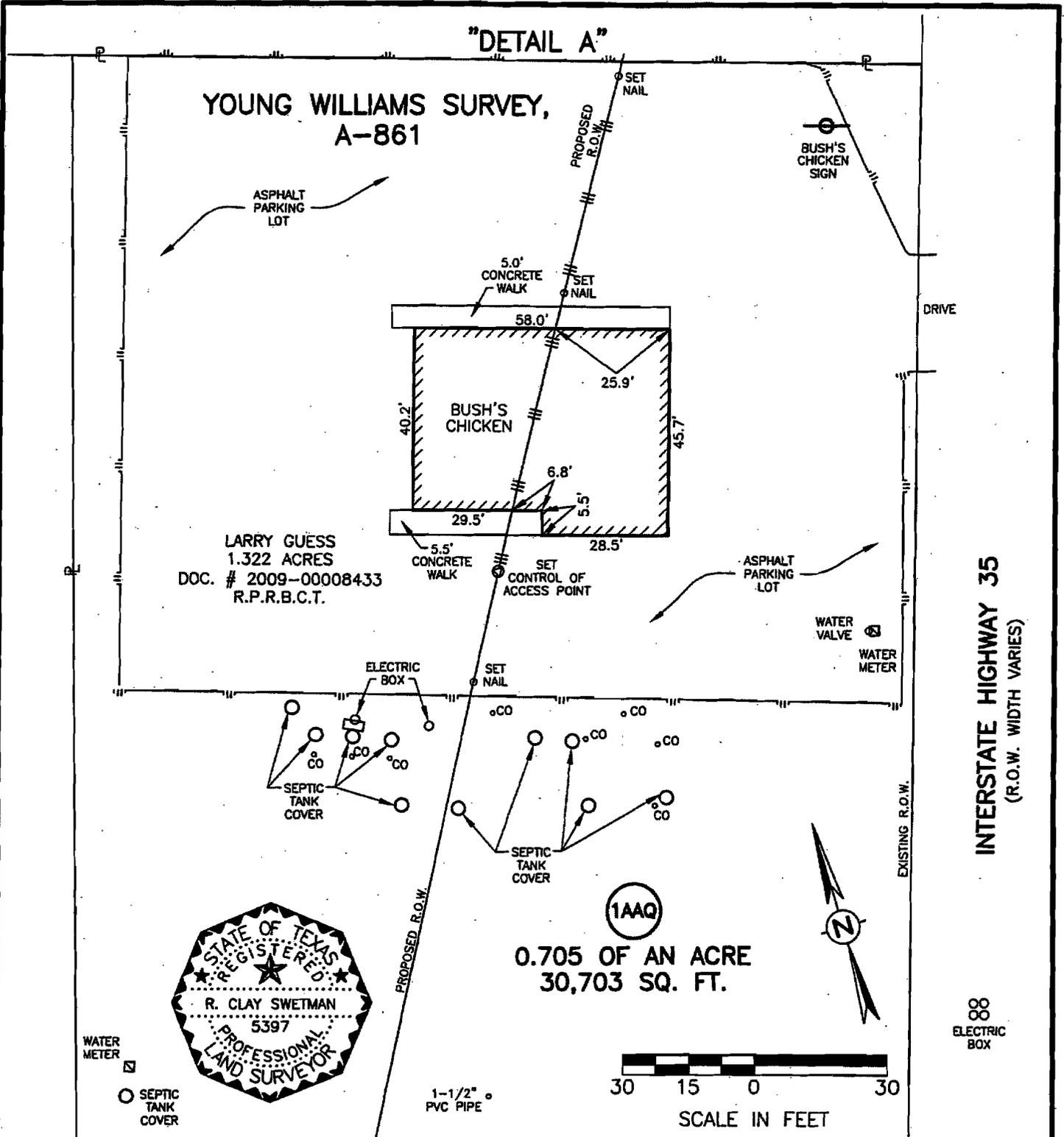
I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 2<sup>nd</sup> day of September, 2010 A.D.

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







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

88  
ELECTRIC BOX

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]*  
9/12/2010  
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. 1AAQ BI-SECT SKETCH  
RCS: 0015-07-078  
BELL COUNTY, TEXAS

ROW ACQUISITION	
WACO DISTRICT	DATE: SEPTEMBER 2, 2010
PAGE 5 OF 5	

September 7, 2010  
**Parcel 1AAQ**

County: Bell  
CSJ: 0015-07-078  
Highway No.: IH 35

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

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

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

Property Description  
Parcel 3

Being 1.998 acres of land situated in the ED W. HOLMES SURVEY, Abstract No. 454, McLennan County, Texas. Being all of that called 1.74 acre tract of land conveyed to John G. Anderson by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2007044063 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 1.998 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 an angle point in the southerly line of that certain called 28.19 acre tract of land conveyed to Carrol D. Farrar by deed and recorded under Volume 1791, Page 231 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 834, Page 268, Volume 835, Page 494, Volume 598, Page 309 and Volume 432, Page 484 all of said Deed Records;

Thence, North 13°16'19" East, 10.29 feet along the existing westerly right of way line of Interstate Highway 35, being the southerly line of said 28.19 acre tract to set 5/8-inch iron rod with "GS" cap at the southerly corner of said 1.74 acre tract, being the southeasterly corner of said 28.19 acre tract, in the centerline of the Old Dallas Road (now abandoned) (no recording information found) and for the **POINT OF BEGINNING;**

- 1) **THENCE, North 01°21'04" West, 1,174.96 feet** along the westerly line of said 1.74 acre tract, being the easterly line of said 28.19 acre tract and the centerline of abandoned Old Dallas Road to a set 5/8-inch iron rod with "GS" cap at the northerly corner of said 1.74 acre tract, being the southwest corner of that certain tract of land obtained by McLennan County, Texas per prescription of Old Dallas Road (now abandoned) (no recording information found) and for the point of curvature of a curve to the right;
- 2) **THENCE**, in a southeasterly direction, along the northerly line of said 1.74 acre tract, being the southerly line of said McLennan County tract and along said curve to the right, **having a central angle of 00°42'51"**, a radius of 2,714.90 feet, an arc length of 33.84 feet and a chord bearing and distance of **South 20°10'17" East, 33.84 feet** to a found 1/2-inch iron rod in the existing westerly right of way line of Interstate Highway 35, being the northeasterly corner of said 1.74 acre tract;
- 3) **THENCE, South 01°31'06" East, 72.62 feet** along the existing westerly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with "GS" cap for the point of curvature of a curve to the right;

- 4) **THENCE**, in a southeasterly direction, continuing along the existing westerly right of way line of Interstate Highway 35 and along said curve to the right, **having a central angle of 08°27'24"**, a radius of 2,714.90 feet, an arc length of 400.71 feet and a chord bearing and distance of **South 17°14'14" East, 400.34 feet**, passing at an arc length of 79.00 feet a found concrete monument and continuing along the existing westerly right of way line of Interstate Highway 35 to a found concrete monument in the easterly line of said 1.74 acre tract and for the end of said curve;
- 5) **THENCE, South 03°12'44" East, 198.06 feet** continuing along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said 1.74 acre tract to a found concrete monument;
- 6) **THENCE, South 13°16'19" West, 503.62 feet** continuing along the existing westerly right of way line of Interstate Highway 35, being the southeasterly line of said 1.74 acre tract to the **POINT OF BEGINNING** and containing 1.998 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.

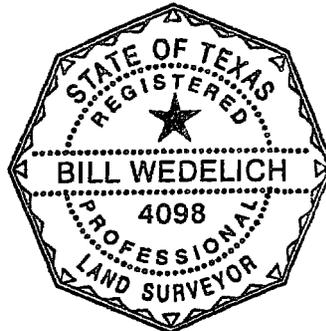
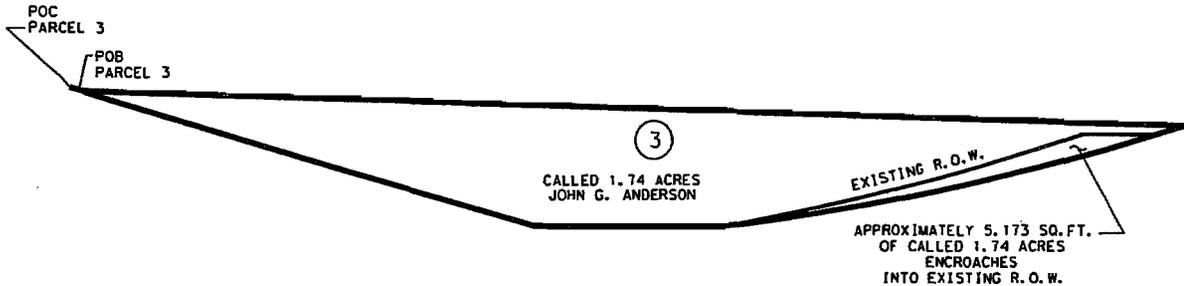
**PREPARED BY:**  
GeoSolutions, LLC  
25814 Budde Road  
Spring, Texas 77380



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
- Z Landhook
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- ⊥ Survey Line
- ⊕ PARCEL NUMBER
- D.R.M.C.T. DEED RECORDS McLENNAN COUNTY TEXAS
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS McLENNAN COUNTY TEXAS
- P.R.M.C.T. PLAT RECORDS OF McLENNAN COUNTY, TEXAS
- |- DENIAL OF ACCESS LINE
- PROPOSED R.O.W. LINE
- - - DEED LINE WITHIN 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



PARCEL 3  
1.998 ACRES  
87,050 SQ. FT.

PAGE 3 OF 5

JOHN G. ANDERSON

IH-35

C. S. J. 0014-08-082

McLENNAN COUNTY JULY, 2009

prepared by:



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

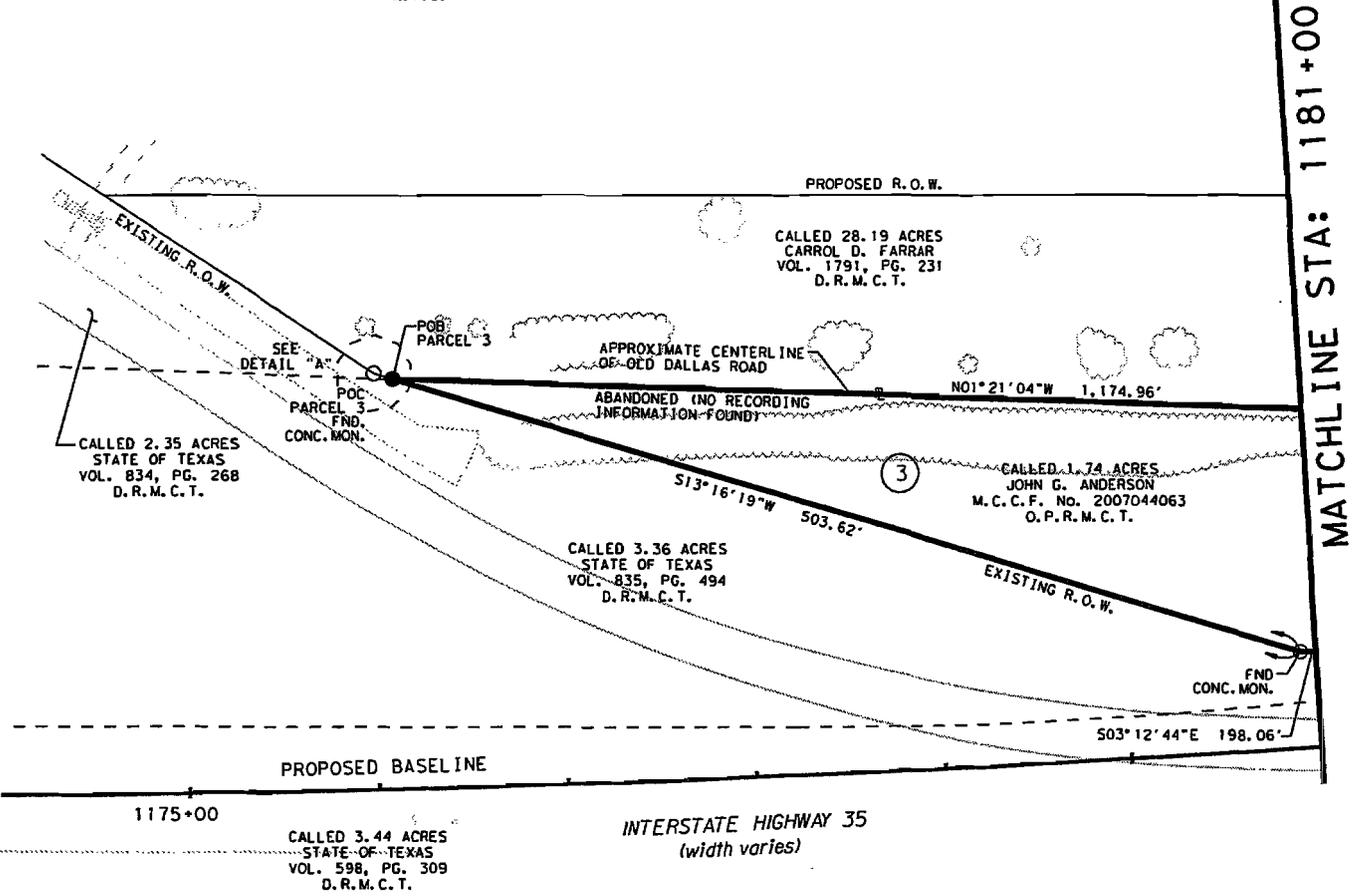
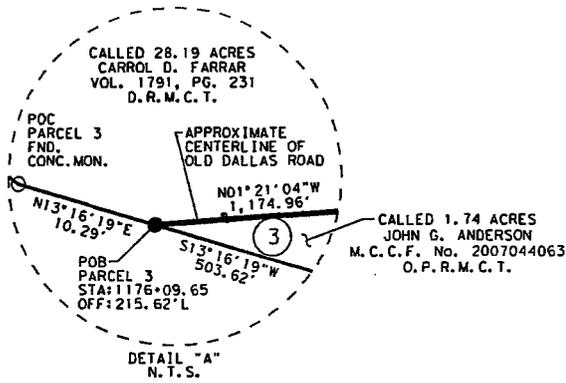
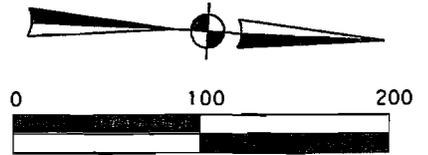
NOTES:  
1. HORIZONTAL CONTROL - ALL BEARINGS ARE RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83 (1993). COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES IN US SURVEY FEET. TO CONVERT COORDINATES TO TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83 (1993) GRID VALUES DIVIDE 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.

REVISED: NOVEMBER 16, 2009

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

ED W. HOLMES SURVEY  
A-454



PARCEL 3  
1.998 ACRES  
87,050 SQ. FT.

PAGE 4 OF 5

PROPOSED BASELINE  
CURVE DATA

$\Delta = 12^{\circ}13'01''LT$   
 $R = 12,000.00'$   
 $L = 2,558.72'$   
 $CHB = N09^{\circ}17'51''W$   
 $CHD = 2,553.88'$   
 $PI$   
 $STA: 1185+81.21$   
 $N = 10,594,116.93$   
 $E = 3,302,229.90$

JOHN G. ANDERSON  
 IH-35  
 C. S. J. 0014-08-082  
 McLENNAN COUNTY JULY, 2009  
 Prepared by:

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

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



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 83

**BEING** a 3.240 acre (141,118 square feet) parcel of land situated in the M.F. Connell Survey, Abstract 6, Bell County, Texas, and being all of Tract 1 and Tract 2 as described in a document to Texaco, Inc., recorded in Volume 1120, Page 321, of the Deed Records of Bell County, Texas, the aforementioned 3.240 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, lying 32.28 feet left of and radial to proposed Interstate Highway 35 centerline station 1781+34.51, for the Northeast corner of the aforementioned Texaco, Inc. "Tract 2", the Southeast corner of 0.815 of an acre tract described in a document to Billy Helm and wife, Vicki Helm, recorded in Document #2007-00019453, of the Real Property Records of Bell County, Texas, for the Northeast corner of the herein described 3.240 acre parcel, from which a found 1/2" iron rod bears North 75°03'38" West a distance of 0.73 feet;

- (1) **THENCE** SOUTH 16°39'59" West, along the East line of the aforementioned Texaco, Inc. "Tract 2" and the existing West right-of-way line of the aforementioned Interstate Highway 35, a distance of 518.36 feet (Record - S19°07'E 519.6') to a point, lying 7.73 feet right of and radial to proposed Interstate Highway 35 centerline station 1776+18.16, for the Southeast corner of the aforementioned Texaco, Inc. "Tract 2", the Northeast corner of a 0.63 of an acre tract described in a document to Shelly Brothers Investments, L.P., recorded in Document #2008-00029305 of the Real Property Records of Bell County, Texas, and the Southeast corner of the herein described 3.240 acre parcel, from which a found 1/2" iron rod bears South 29°33'51" West a distance of 0.27 feet;
- (2) **THENCE** NORTH 73°31'27" West, leaving the aforementioned existing West right-of-way line of Interstate Highway 35 along the South line of the aforementioned Texaco, Inc. "Tract 2" and the North line of the aforementioned 0.63 of an acre tract, a distance of 269.87 feet (Record - N71°W 269.33') to a set 1/2" iron rod with plastic cap stamped "CDS/Muery S.A. TX" in the existing East right-of-way line of Pearl Street (public maintained, no record description found) for the Southwest corner of the said Texaco, Inc. "Tract 2", the Northwest corner of the said 0.63 of an acre tract, and the Southwest corner of the herein described 3.240 acre parcel;

- (3) **THENCE** NORTH 15°41'53" East, along the West line of the aforementioned Texaco, Inc. "Tract 2", the West line of the aforementioned Texaco, Inc. "Tract 1", and then returning to the West line of the said Texaco, Inc. "Tract 2", and along the existing East right-of-way line of the aforementioned Pearl Street, a distance of 510.93 feet (Record - N17°32'E) to a point for the Northwest corner of the said Texaco, Inc. "Tract 2", the Southwest corner of the aforementioned 0.815 of an acre tract, and the Northwest corner of the herein described 3.240 acre parcel;
- (4) **THENCE** SOUTH 75°03'38" East, leaving the existing East right-of-way line of the aforementioned Pearl Street along the North line of the aforementioned Texaco, Inc. "Tract 2" and the South line of the aforementioned 0.815 of an acre tract, a distance of 278.63 feet (Record - S72°57'E 278') to the **POINT OF BEGINNING**, and containing 3.240 acres (141,118 square feet) of land, more or less.

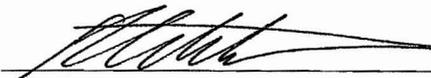
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00015

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

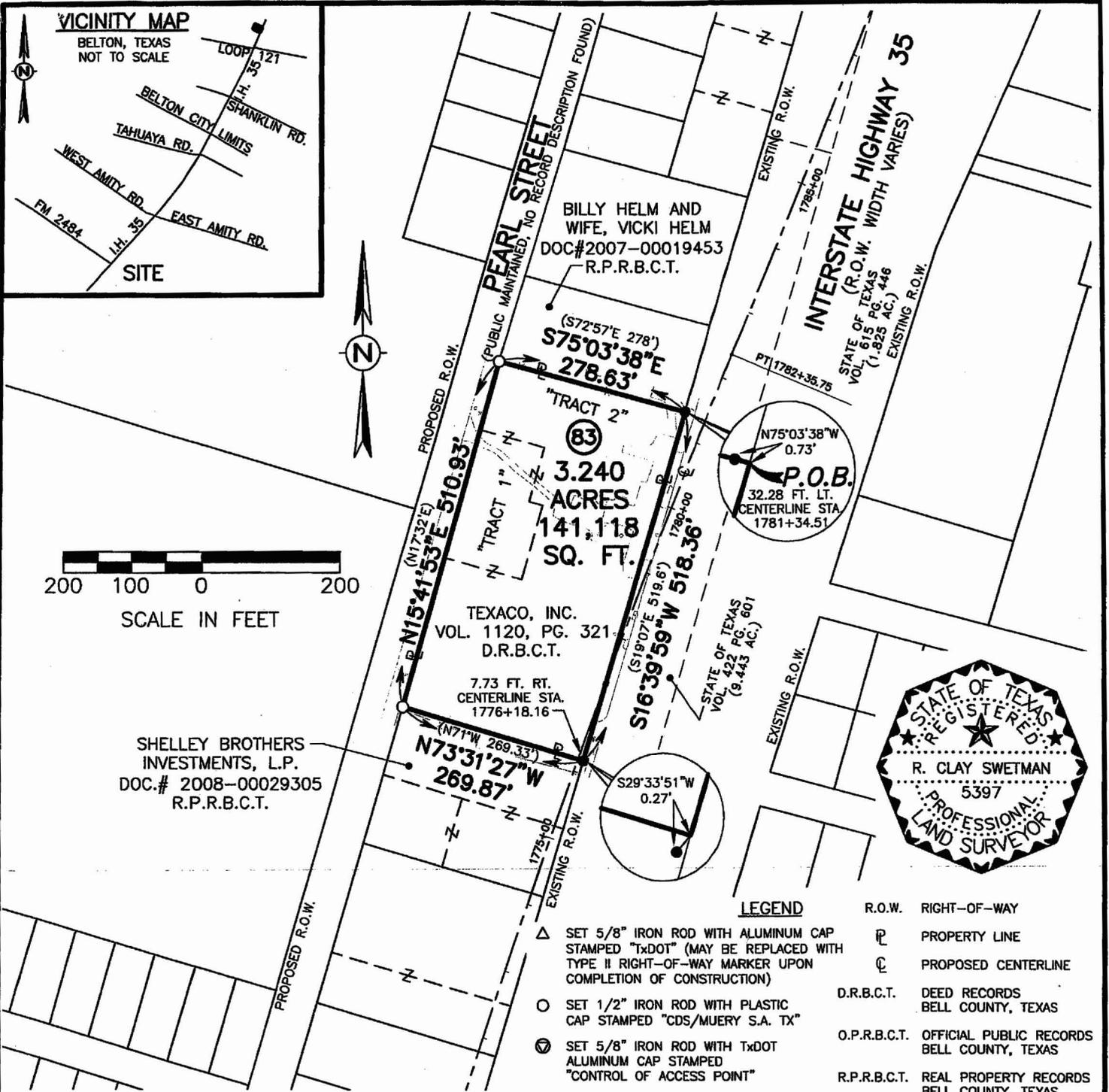
THE STATE OF TEXAS   X  
   X KNOWN TO ALL MEN BY THESE PRESENTS:  
 COUNTY OF BEXAR       X

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

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

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





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

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL-83.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 Sweetman* 8/19/2009  
R. CLAY SWETMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

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

**TEXAS DEPARTMENT OF TRANSPORTATION**  
INTERSTATE HIGHWAY 35  
PARCEL NO. 83  
RCSJ: 0015-06-082  
BELL COUNTY, TEXAS

ROW ACQUISITION-3.240 AC.

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

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

May 29, 2009  
Revised: December 22, 2009

PROPERTY DESCRIPTION FOR PARCEL 10

BEING a 2.539 acre (110,605 square feet) parcel of land situated in the G.F. Lankford Survey, Abstract 510, Bell County, Texas and being a part of a remaining portion of a 118.7 acre tract of land described in an instrument to Salado S&S Investments, L.P. recorded in Volume 4907, Page 422, of the Official Public Records of Bell County, Texas, the aforementioned 2.539 acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

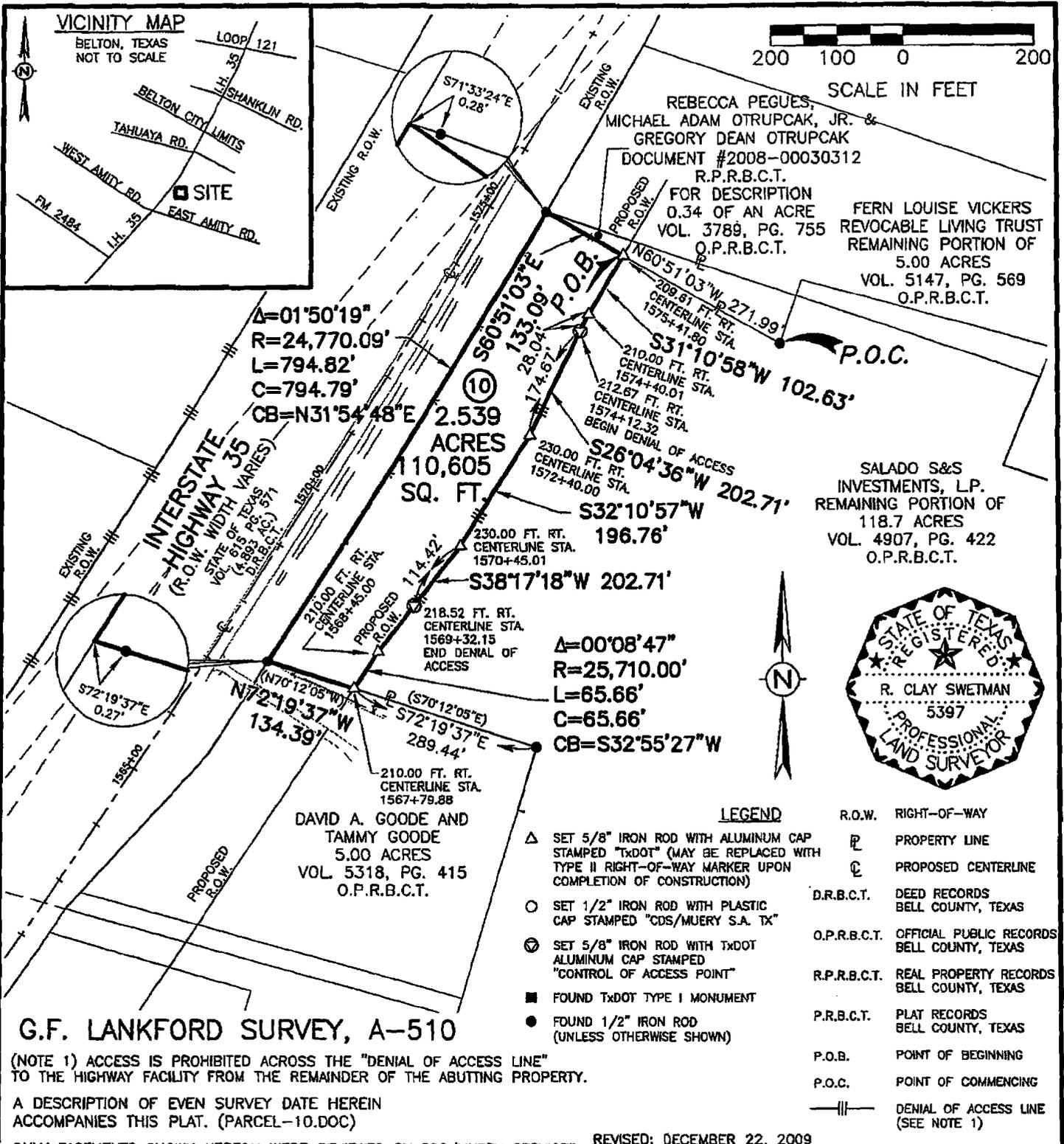
COMMENCING at a found 1/2" iron rod at a Northeast interior corner of the aforementioned remaining portion of a 118.7 acre tract and the Southeast corner of a 0.34 of an acre tract of land described in an instrument recorded in Volume 3789, Page 755, of the Official Public Records of Bell County, Texas, and in an instrument to Rebecca Pegues, Michael Adam Otrupcak, Jr., and Gregory Dean Otrupcak, recorded in Document #2008-00030312 of the Real Property Records of Bell County, Texas;

THENCE NORTH 60°51'03" West, along a Northeast line of the aforementioned remaining portion of a 118.7 acre tract and the Southwest line of the aforementioned 0.34 of an acre tract, a distance of 271.99 feet to a set 5/8" iron rod with an aluminum cap stamped "TxDOT" (See Note 2) in the proposed Southeast right-of-way line of Interstate Highway 35, lying 209.61 feet right of and radial to Interstate Highway 35 proposed centerline station 1575+41.80, for the POINT OF BEGINNING and the Northeast corner of the herein described 2.539 acre parcel;

- (1) THENCE SOUTH 31°10'58" West, along the proposed Southeast right-of-way line of Interstate Highway 35, a distance of 102.63 feet, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 2), lying 210.00 feet right of and radial to Interstate Highway 35 proposed centerline station 1574+40.01, for an angle point of the herein described 2.539 acre parcel;
- (2) THENCE SOUTH 26°04'36" West, along the proposed Southeast right-of-way line of Interstate Highway 35, passing a set 5/8" iron rod with aluminum cap stamped "Control of Access Point" at a distance of 28.04 feet for the beginning of a proposed "Denial of Access Line" (See Note 1), lying 212.67 feet right of and radial to Interstate Highway 35 proposed centerline station 1574+12.32, a total distance of 202.71 feet to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 2), lying 230.00 feet right of and radial to Interstate Highway 35 proposed centerline station 1572+40.00, for an angle point of the herein described 2.539 acre parcel;

- (3) **THENCE** SOUTH  $32^{\circ}10'57''$  West, along the proposed Southeast right-of-way line of Interstate Highway 35 and the proposed "Denial of Access Line" (See Note 1), a distance of 196.76 feet to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 2), lying 230.00 feet right of and radial to Interstate Highway 35 proposed centerline station 1570+45.01, for an angle point of the herein described 2.539 acre parcel;
- (4) **THENCE** SOUTH  $38^{\circ}17'18''$  West, along the proposed Southeast right-of-way line of Interstate Highway 35 and the proposed "Denial of Access Line" (See Note 1), passing a set 5/8" iron rod with aluminum cap stamped "Control of Access Point" at a distance of 114.42 feet, lying 218.52 feet right of and radial to Interstate Highway proposed centerline station 1569+32.15, for the end of the proposed "Denial of Access Line" (See Note 1), a total distance of 202.71 feet to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 2), lying 210.00 feet right of and radial to Interstate Highway 35 proposed centerline station 1568+45.00, for a non-tangent point of curvature of the herein described 2.539 acre parcel;
- (5) **THENCE** SOUTHWESTERLY, along the proposed Southeast right-of-way line of Interstate Highway 35, an arc distance of 65.66 feet, with a curve to the right having a radius of 25,710.00 feet, a delta angle  $00^{\circ}08'47''$  and a chord which bears South  $32^{\circ}55'27''$  West a distance of 65.66 feet, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (See Note 2), lying 210.00 feet right of and radial to Interstate Highway 35 proposed centerline station 1567+79.88, for the Southeast corner of the herein described 2.539 acre parcel, from which a found 1/2" iron rod bears South  $72^{\circ}19'37''$  East a distance of 289.44 feet (record -  $S70^{\circ}12'05''E$ ) for an interior angle corner of the aforementioned remaining portion of a 118.7 acre tract and the Northeast corner of a 5.00 acre tract of land described in an instrument to David A. Goode and Tammy Goode recorded in Volume 5318, Page 415, of the Official Public Records of Bell County, Texas;
- (6) **THENCE** NORTH  $72^{\circ}19'37''$  West, leaving the proposed Southeast right-of-way line of Interstate Highway 35, along a Southwest line of the aforementioned remaining portion of a 118.7 acre tract and the Northwest line of the aforementioned 5.00 acre Goode tract, a distance of 134.39 feet (record -  $N70^{\circ}12'05''W$ ) to a point in the existing Southeast right-of-way line of Interstate Highway 35 (right-of-way width varies), as described in a document of a 4.893 acre tract of land and recorded in Volume 615, Page 571, of the Deed Records of Bell County, Texas, for a non-tangent point of curvature, a Southwest corner of the said remaining portion of a 118.7 acre tract, the Northwest corner of the said 5.00 acre Goode tract, and the Southwest corner of the herein described 2.539 acre parcel, from which a found 1/2" iron rod bears South  $72^{\circ}19'37''$  East a distance of 0.27 feet;





**G.F. LANKFORD SURVEY, A-510**

(NOTE 1) ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL-10.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]*  
12/31/2009

R. CLAY SWETMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

REVISED: DECEMBER 22, 2009

<b>CDS/MUERY SERVICES</b> Engineering & Surveying 3411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111	
<b>TEXAS DEPARTMENT OF TRANSPORTATION</b> INTERSTATE HIGHWAY 35 PARCEL NO. 10 RCSJ: 0015-06-082 BELL COUNTY, TEXAS	
ROW ACQUISITION-2,539 AC.	DATE: MAY 29, 2009
WACO DISTRICT	PAGE 4 OF 4



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

Page 1 of 3  
October, 2009

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

Property Description  
Parcel 54

Being 0.057 of an acre of land situated in the A.P. EATON SURVEY, Abstract No. 324, McLennan County, Texas. Being a portion of Shady Rest Addition to the Cities of Lacy Lake View and the County of McLennan County as recorded in Volume 207, Page 722 of Official Public Records of McLennan County, Texas (O.P.R.M.C.T.) and being that certain tract of land conveyed to Donna White by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2008006515 of said Official Public Records.

Commencing at a point in the existing southerly line of Spring Lake Road (width varies) (a prescriptive road) (no recording information found), being in the northerly line of said Donna White tract, from which a found 90D nail bears North 34°02' West, 0.95 feet;

Thence, North 55°57'56" East, 53.37 feet along the existing southerly line of Spring Lake Road, being the northerly line of said Donna White 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 77/81 (width varies) and for the **Point of Beginning**;

1. **THENCE, North 55°57'56" East, 149.30 feet** continuing along the existing southerly line of Spring Lake Road, being the northerly line of said Donna White tract to a found concrete monument at the intersection of the existing southerly line of Spring Lake Road with the existing westerly right of way line of U.S. Highway 77/81 (width varies), being at the northeasterly corner of said Shady Rest Addition and said Donna White tract;
2. **THENCE, South 07°57'56" West, 67.86 feet** along the existing westerly right of way line of Interstate Highway 77/81, being the easterly line of said Shady Rest Addition and said Donna White tract to a set "X" in concrete (fence base), in the proposed westerly right of way line of Interstate Highway 77/81;
3. **THENCE, North 59°21'10" West, 35.38 feet** along the proposed westerly right of way line of Interstate Highway 77/81 to a set "X" in concrete;
4. **THENCE, South 67°42'12" West, 90.67 feet** continuing along the proposed westerly right of way line of Interstate Highway 77/81 to the **POINT OF BEGINNING** and containing 0.057 (2,485 sq. ft.) of an acre, more or less.

Page 2 of 3  
October, 2009

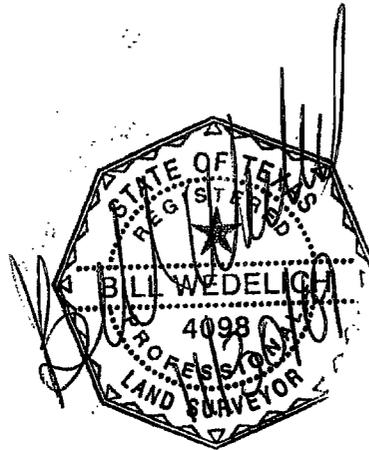
Basis of Bearing is based on the Texas State Plane Coordinate System, Central Zone North American Datum 1983 (NAD 83).

"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 1/2" x 11" plat that accompanies.

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



LEGEND

- SET 5/8" IR W/TXDOT ALUM. CAP (UNLESS NOTED)
- SET 5/8" IR W/TXDOT ALUM. CAP  
COA Stamped "CONTROL OF ACCESS POINT"
- FND 5/8" IR W/TXDOT ALUM. CAP

- SET 5/8" IR W/GS CAP (UNLESS NOTED)
- FND. (TYPE INDICATED AT LOCATION)
- ℙ Property Line
- Z Landhook

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- § Survey Line
- ⊕ PARCEL NUMBER

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

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

-||- ACCESS DENIAL LINE

— PROPOSED R.O.W. LINE

--- DEED LINE WITHIN 1H 35 R.O.W.

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

△ CALCULATED POINT (NO MONUMENT SET)

LOT 1  
BLOCK 1  
SHADY REST ADDITION  
TO THE CITIES OF LACY LAKE VIEW  
AND THE COUNTY OF McLENNAN COUNTY  
VOL. 207, PG. 722  
O.P.R.M.C.T.

A.P. EATON  
SURVEY, A-324

NOTES:

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



SAMUEL BURTON  
SURVEY, A-77

NORTH LINE OF SPRING LAKE RD  
SOUTH LINE OF SPRING LAKE RD

THIRD TRACT  
CALCULATED 2.067 ACRE TRACT  
OF REBECCA H. BROCKETT TRUSTEE  
OF REBECCA H. BROCKETT REVOCABLE  
LIVING TRUST  
M.C.C.F. No. 9807480  
O.P.R.M.C.T.

SECOND TRACT  
CALLED 1-1/4 ACRE TRACT  
OF REBECCA H. BROCKETT TRUSTEE  
OF REBECCA H. BROCKETT REVOCABLE  
LIVING TRUST  
M.C.C.F. No. 9807480  
O.P.R.M.C.T.

POB  
PARCEL 54  
STA: 1026+47.13  
OFF: 1538.26' L

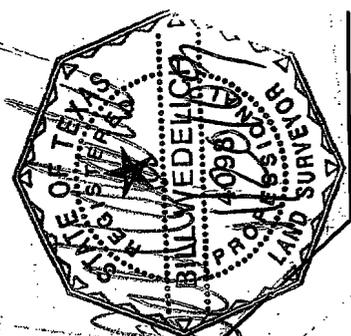
POC  
PARCEL 54  
STA: 1026+41.35  
OFF: 1591.32' L  
FND. 90D° NAIL,  
BEARS  
N34° 02' W, 0.95'

PROPOSED R.O.W.  
N59° 21' 10" W 90.67'

Approximate Survey Line  
N55° 57' 56" E 149.30'

SPRING LAKE ROAD  
(width varies)  
(no recording information found)

EXISTING ROW LINE



EXISTING ROW LINE

507° 57' 56" W 67.86' FND.  
CONC. MON.

SET "X" IN CONC.  
STA: 1026+38.41  
OFF: 1448.01' L

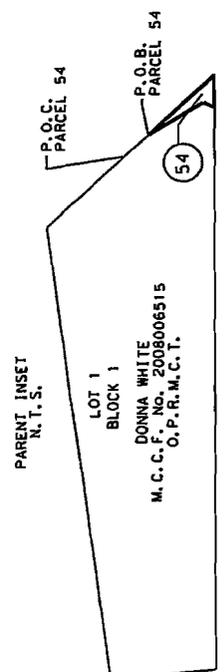
SET "X" IN CONCRETE  
FENCE BASE  
STA: 1026+08.25  
OFF: 1429.51' L

U.S. HIGHWAY 77/BI  
(width varies)

PARCEL 54  
0.057 AC.  
2,485 SQ. FT.  
PAGE 3 OF 3

DONNA WHITE  
IH-35  
R.O.W. C.S.J. 0015-01-219  
McLENNAN COUNTY prepared by: OCTOBER, 2009

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



DGN: IH35 P-54.ggn  
GS JOB No. 07-017-162

County: McLennan  
Parcel: 54  
ROW CSJ: 0015-01-219  
I.H. 35: From North Loop 340  
To North Business 77 in Lacy Lakeview

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

Title to all those Metal Storage Buildings (2) located partially on the remainder of the foregoing described parcel, said improvements being bisected by the proposed southerly right-of-way line, with the result that the portion of the said improvements lying adjacent to said right-of-way line would be in such a condition that they could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of said improvements.

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

Property Description  
Parcel 32

Being 2.432 acres of land situated in the W.R. HAMPTON SURVEY, Abstract No. 469, McLennan County, Texas. Being part of that certain called 6.020 acre tract of land conveyed to NLR Real Estate, LLC by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2008022497 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 2.432 acres being more particularly described by metes and bounds as follows:

Commencing at a found 1/2-inch iron rod at the northeasterly corner of that certain south residue of a called 16.25 acre tract of land conveyed to Othel M. Neely by deed and recorded under Volume 951, Page 304 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), being at the southeasterly corner of said 6.020 acre tract;

Thence, South 62°10'43" West, 313.55 feet along the northerly line of said south residue of 16.25 acre tract, being the southerly line of said 6.020 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 62°10'43" West, 163.12 feet** continuing along the being the northerly line of said south residue of 16.25 acre tract, being the southerly line of said 6.020 acre tract to a found 3/8-inch iron rod in the existing easterly right of way line of Interstate Highway 35 (width varies), being the westerly corner of said residue of 16.25 acre tract, same being the southwest corner of said 6.020 acre tract, said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 825, Page 255 and Volume 617, Page 312 both of said Deed Records;
- 2) **THENCE, North 36°41'56" West, 28.85 feet** along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said 6.020 acre tract to a found concrete monument with broken top;
- 3) **THENCE, North 03°56'21" West, 661.85 feet** continuing along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said 6.020 acre tract to a found 1/2-inch iron rod at the southwest corner of that certain north residue of a called 16.25 acre tract of land conveyed to Othel M. Neely by deed and recorded under Volume 951, Page 304 of said Deed Records, being the northwest corner of said 6.020 acre tract;
- 4) **THENCE, South 85°44'32" East, 166.33 feet** along the southerly line of said north residue of 16.25 acre tract, being the northerly line of said 6.020 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 03°57'06" East, 596.35 feet along the proposed easterly right of way line of Interstate Highway 35 to the **POINT OF BEGINNING** and containing 2.432 acres of land, more or less.

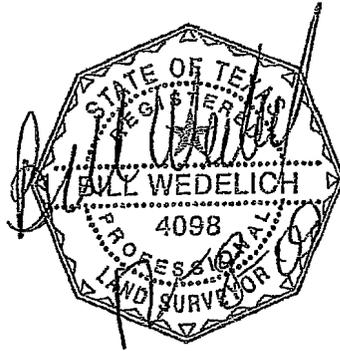
**Horizontal Control** – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD85 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD85 (1993) Grid values divide the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

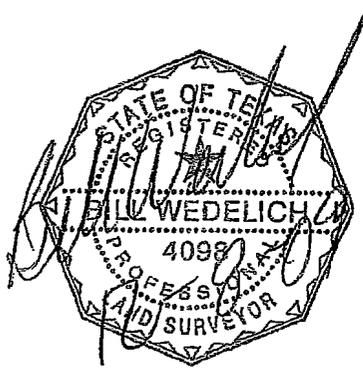
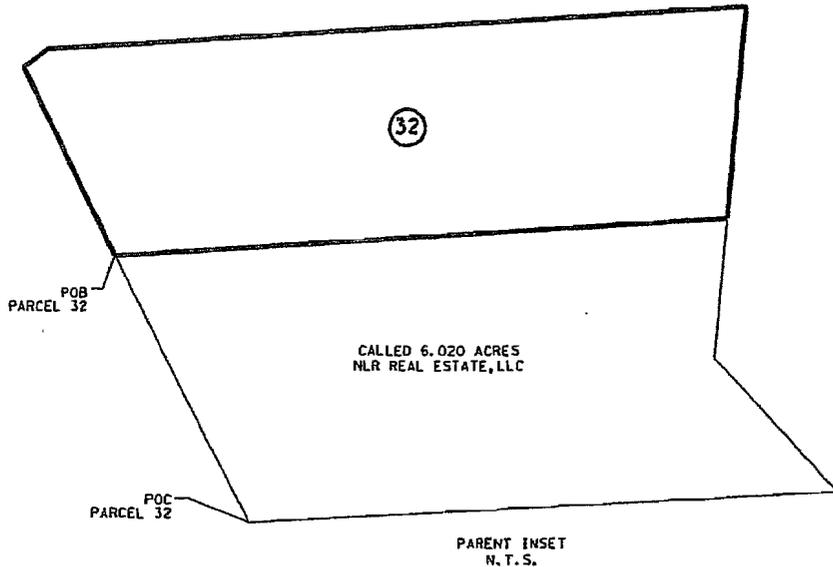
See attached 8 1/2" x 11" plat that accompanies.

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



LEGEND

- SET 1x4DOT TYPE II CONCRETE MONUMENT
- SET 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/TXDOT ALUM. CAP
- COA Stamped "CONTROL OF ACCESS POINT" (COA)
- FND 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/GS CAP (UNLESS NOTED)
- FND. (TYPE INDICATED AT LOCATION)
- D. R. M. C. T. DEED RECORDS McLENNAN COUNTY, TEXAS
- O. P. R. M. C. T. OFFICIAL PUBLIC RECORDS McLENNAN COUNTY TEXAS
- ||- DENIAL OF ACCESS LINE
- DEED LINE WITHIN 1H 35 R. O. W.
- PROPOSED R. O. W. LINE
- P. R. M. C. T. PLAT RECORDS OF McLENNAN COUNTY, TEXAS
- PIPELINE MARKER [ ] TELE. PEDESTAL
- POWER POLE | FIBER OPTIC SIGN
- GUY [ ] TELE. MH
- ⊕ FIRE HYDRANT — FIBER OPTIC LINE
- ⊕ WATER VALVE ● SAN. MH
- ⊕ SIGN
- Property Line
- Landhook
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- Survey Line
- (32) PARCEL NUMBER



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

2. PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.  
3. ACCESS IS ALLOWED TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

PARCEL 32  
2.432 AC.  
105,936 SQ.FT.  
PAGE 3 OF 4

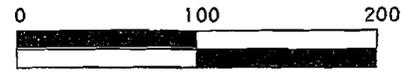
NLR REAL ESTATE, LLC  
IH-35  
C. S. J. 0014-08-082  
McLENNAN COUNTY prepared by: JULY, 2009



REVISED: NOVEMBER 16, 2009  
DGN: IH35 163-3 Parcel 32A.dgn  
GS JOB No. 07-017-163

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

# W.R. HAMPTON SURVEY A-469



( SOUTHBOUND )

CALLED 6,556 ACRES  
STATE OF TEXAS  
VOL. 617, PG. 312  
D. R. M. C. T.

INTERSTATE HIGHWAY 35  
(width varies)

( NORTHBOUND )

CALLED 3,332 ACRES  
STATE OF TEXAS  
VOL. 825, PG. 255  
D. R. M. C. T.

N03° 57' 06" W

PROPOSED BASELINE

1280+00

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

EXISTING R.O.W.

N03° 56' 21" W 661.85'

FND. 1/2" IR

FND. 3/8" IR

S62° 10' 43" W 163.12'

32

S85° 44' 32" E 166.33'

B. 3'

13.9'

29.8'

68.7'

45.0'

24.7'

131.8'

47.1'

S03° 57' 06" E 596.35'

STA: 1283+57.98  
OFF: 220.00' R

POB  
PARCEL 32  
STA: 1277+61.62  
OFF: 220.00' R

PROPOSED R.O.W.

SOUTH RESIDUE OF  
A CALLED 16.25 ACRE  
OTHEL M. NEELY  
VOL. 951, PG. 304  
D. R. M. C. T.

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

NORTH RESIDUE OF  
A CALLED  
16.25 ACRE  
OTHEL M. NEELY  
VOL. 951, PG. 304,  
D. R. M. C. T.

S62° 10' 43" W 313.55'

POC  
PARCEL 32  
FND 1/2" IR

PARCEL 32  
2.432 AC.  
105,936 SQ.FT.

PAGE 4 OF 4

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N36° 41' 56" W	28.85'

DGN: IH35 163-3 Parcel 32B.dgn  
GS JOB No. 07-017-163

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

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

County: McLennan  
Highway No.: IH 35  
Project Limits: From Hilltop Road  
To FM 1858 in West

District: Waco  
Parcel No.: 32  
CSJ No.: 0014-08-082  
Federal Proj. No.: NH 2010 (379)

**BISECTION CLAUSE**

AND IN ADDITION THERETO:

Title to all that Truck Stop Restaurant/Convenience Store Building located partially on the remainder of the herein described parcel, said improvement being bisected by the eastern right-of-way line of IH 35, with the result that the portion of the said improvement lying adjacent to the said right of way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvements.

County:	McLennan	District:	Waco
Highway No.:	IH 35	Parcel No.:	32
Project Limits:	From Hilltop Road	CSJ No.:	0014-08-082
	To FM 1858 in West	Federal Proj. No.:	NH 2010 (379)

### BISECTION CLAUSE

AND IN ADDITION THERETO:

Title to all that Canopy #2 located partially on the remainder of the herein described parcel, said improvement being bisected by the eastern right-of-way line of IH 35, with the result that the portion of the said improvement lying adjacent to the said right of way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvements.

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

Property Description  
Parcel 22

Being 0.647 of an acre of land situated in the J.R. RUTHERFORD SURVEY, Abstract No. 34, McLennan County, Texas. Being part 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 the Deed Records of McLennan County, Texas (D.R.M.C.T.); said 0.647 of an acre being more particularly described by metes and bounds as follows:

Commencing at a found 3/8-inch iron rod at the southeasterly corner of said 2.0 acre tract, being an angle point in the interior westerly line of that certain residue of a called 28.869 acre tract of land conveyed to Les Smith by deed and recorded under Volume 1736, Page 893 of said Deed Records;

Thence, South 57°18'48" West, 390.99 feet along the southerly line of said 2.0 acre tract, being the 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) and for the **POINT OF BEGINNING**;

- 1) **THENCE, South 57°18'48" West, 155.26 feet** continuing along the southerly line of said 2.0 acre tract, being the interior westerly line of said residue of 28.869 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 southwest corner of said 2.0 acre tract, same being an angle point in the westerly line of said residue of 28.869 acre tract, said existing right of way conveyed to the State of Texas by deed and recorded under Volume 612, Page 78 of said Deed Records;
- 2) **THENCE, North 03°57'46" West, 199.76 feet** along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said 2.0 acre tract to 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°04' East, 0.35 feet;
- 3) **THENCE, North 57°18'48" East, 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 set 5/8-inch iron rod with TxDOT aluminum cap in the proposed easterly right of way line of Interstate Highway 35 and for the point of curvature of a curve to the right;

- 4) **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°34'53"**, a radius of **20,220.00 feet, an arc length of 205.22 feet and a chord bearing and distance of South 01°17'47" East, 205.22 feet** to the **POINT OF BEGINNING** and containing 0.647 of an acre of land, more or less.

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

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

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

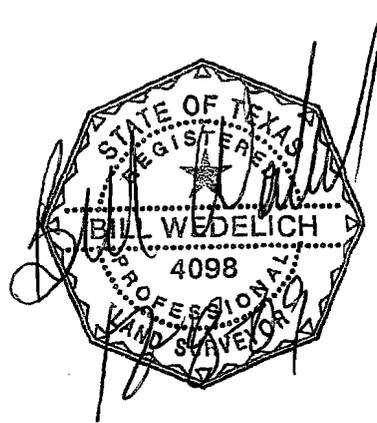
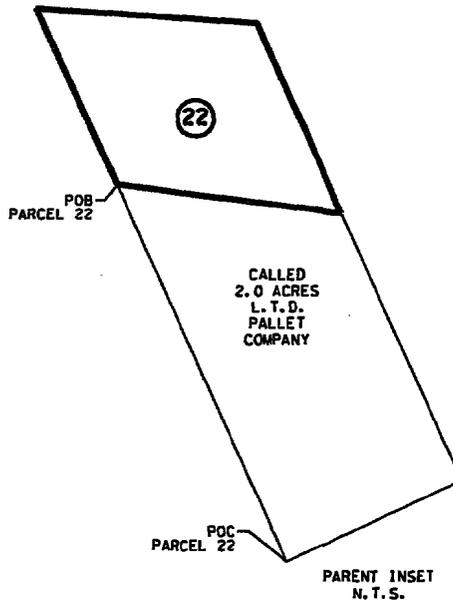
See attached 8 ½" x 11" plat that accompanies.

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



LEGEND

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



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

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

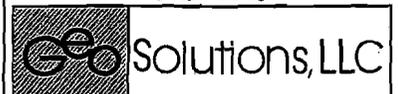
3. ACCESS IS ALLOWED TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

PARCEL 22  
0.647 AC.  
28,187 SQ.FT.

PAGE 3 OF 4

L.T.D. PALLET COMPANY

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



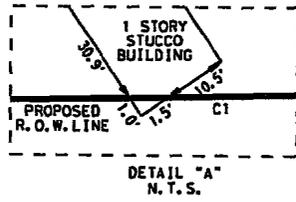
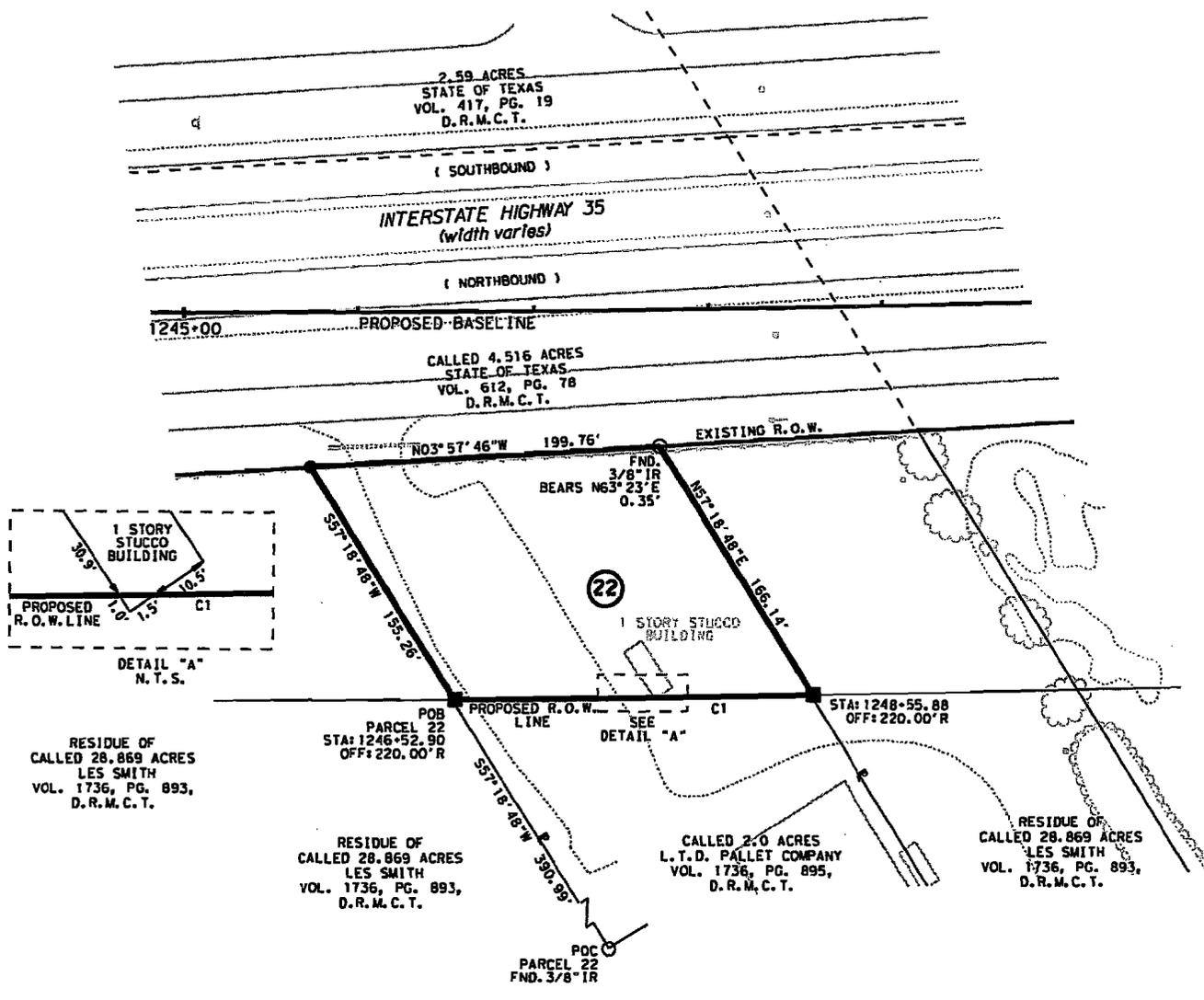
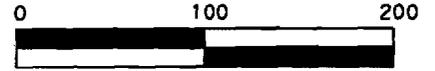
Solutions, LLC

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

REVISED: NOVEMBER 16, 2009

DGN: IH35 163-3 Parcel 22A.dgn  
GS JOB No. 07-017-163

# J.R. RUTHERFORD SURVEY A-34



CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	CHORD	CHD
C1	00° 34' 53"	20,220.00'	205.22'	S01° 17' 47" E	205.22'

PARCEL 22  
0.647 AC.  
28,187 SQ.FT.

PAGE 4 OF 4

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

L.T.D. PALLET COMPANY  
IH-35  
C.S.J. 0014-08-082  
McLENNAN COUNTY JULY, 2009  
prepared by:

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

DGN: IH35 163-3 Parcel 22B.dgn  
GS JOB No. 07-017-163

County: Tarrant  
Parcel: 2C  
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 4  
April 16, 2010



**DESCRIPTION FOR PARCEL 2C**

Description of 457 square feet of land out of the Thomas Easter Survey, Abstract No. 474, in the City of Southlake, Tarrant County, Texas, same being a portion of Lot 1, Block 2, Gateway Plaza Addition, a subdivision of record in Cabinet A, Slide 5365, Plat Records, Tarrant County, Texas, and being out of that portion of said Lot 1 being described in a Deed, dated December 29, 1998, to Wyndham Properties, Ltd., of record in Volume 13585, Page 76, Official Records, Tarrant County, Texas; said 457 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found with cap at the southwest corner of said Lot 1, same being at the intersection of the existing east right-of-way (ROW) line of Gateway Drive and the existing north ROW line of F.M. 1709;

THENCE with the south line of said Lot 1 and the existing north ROW line of F.M. 1709, North 81 degrees 54 minutes 54 seconds East 110.56 feet to a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) Type II concrete monument set for the POINT OF BEGINNING and the west corner of this tract, same being in the proposed north right-of-way (ROW) line of F.M. 1709, 69.60 feet left of F.M. 1709 Baseline Station 466+57.05;

- 1) THENCE, with the north line of this tract and the proposed north ROW line of F.M. 1709, crossing said Lot 1, **North 74 degrees 29 minutes 32 seconds East 109.83 feet** to a 1/2 inch iron rod set with a TxDOT aluminum cap at the northeast corner of this tract, same being in the east line of said Lot 1 and the west line of Lot 2, Block 2, of said Gateway Plaza Addition;
- 2) THENCE, with the east line of this tract and said Lot 1, and the west line of said Lot 2, **South 18 degrees 31 minutes 24 seconds East 5.28 feet** to a calculated point at the southeast corner of this tract and said Lot 1 and the southwest corner of said Lot 2, same being in the existing north ROW line of F.M. 1709 and the north line of that tract described as 0.054 of one acre in a deed to the State of Texas, of record in Volume 9809, Page 2200, Deed Records, Tarrant County, Texas;

THENCE, with the south line of this tract, said Lot 1, and the existing north ROW line of F.M. 1709 and the north line of said 0.054 of one acre State of Texas tract, the following two (2) courses, numbered 3 and 4;

- 3) **South 74 degrees 50 minutes 34 seconds West 73.04 feet** to a chisel mark found and the west corner of said 0.054 of one acre State of Texas tract; and

County: Tarrant  
Parcel: 2C  
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 4  
April 16, 2010



**DESCRIPTION FOR PARCEL 2C**

- 4) **South 81 degrees 54 minutes 54 seconds West 37.38 feet** to the POINT OF BEGINNING and containing 457 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**    §

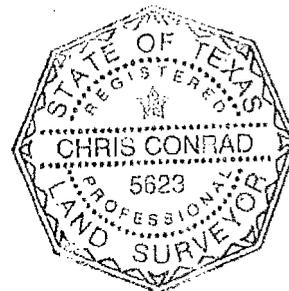
That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

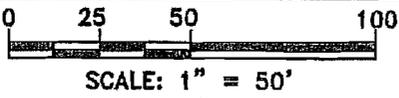
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 16th day of April, 2010 A.D.

SURVEYED BY:

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

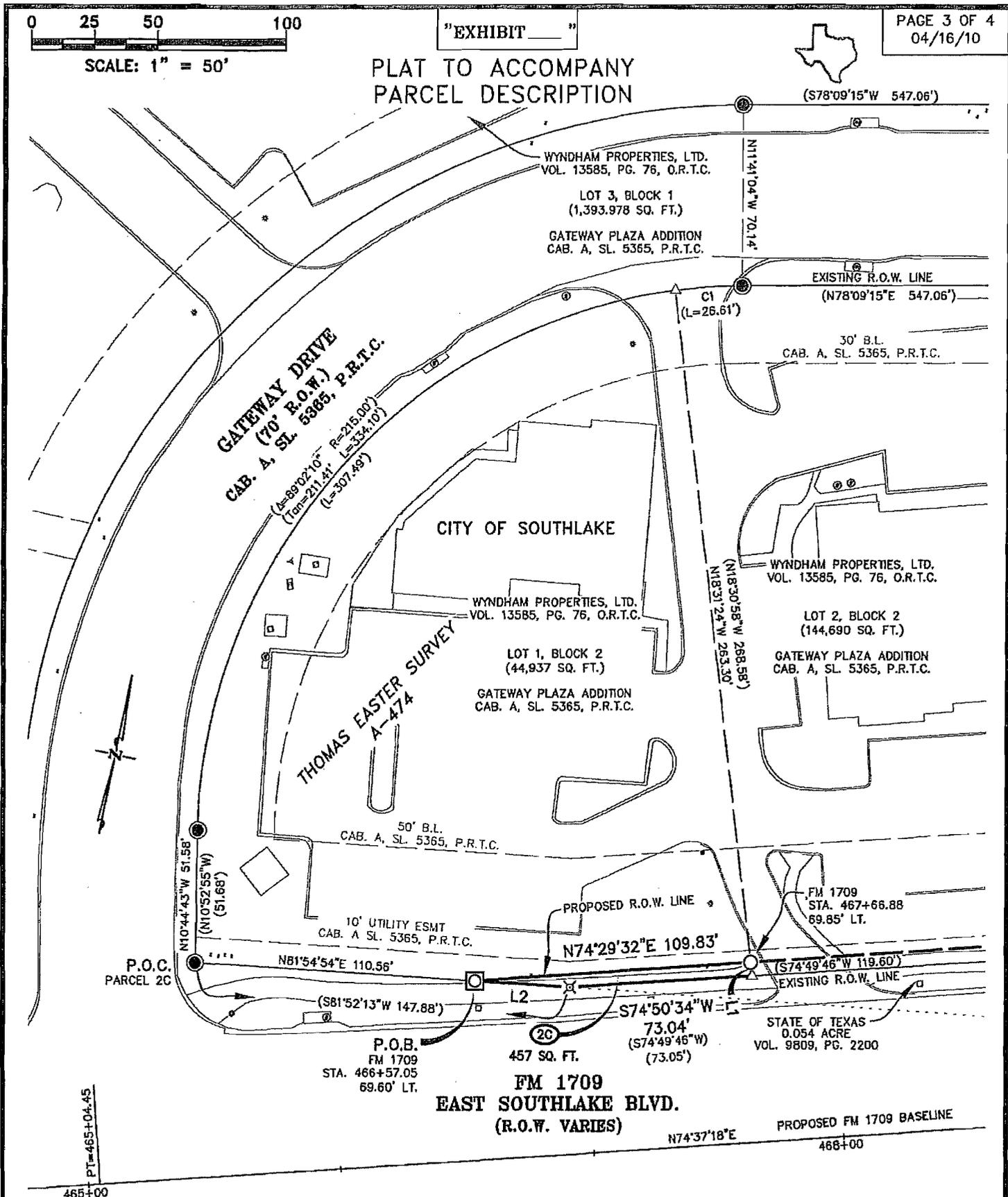
Chris Conrad, Reg. Professional Land Surveyor No. 5623  
2010/SH114/Parcel 2C R1  
Issued 4/16/2010





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

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION



P.O.C.  
PARCEL 2C

P.O.B.  
FM 1709  
STA. 466+57.05  
69.60' LT.

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

STATE OF TEXAS  
0.054 ACRE  
VOL. 9809, PG. 2200

A PLAT OF A SURVEY OF PARCEL 2C			
DIVISION TTA	STATE HIGHWAY 114		PARCEL 2C
SCALE 1" = 50'	FEDERAL AID PROJECT NO. NH2009(843)	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT



"EXHIBIT \_\_\_\_"

PAGE 4 OF 4  
04/16/10

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION



NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 0913980-704, EFFECTIVE DATE, AUGUST 11, 2009, 8:00 am, ISSUED AUGUST 31, 2009, 8:00 am.
- 4) ITEM 1. (VOL. 13906, PG. 496, VOL. 13998, PG. 509, VOL. 14048, PG. 389, VOL. 14068, PG. 508, VOL. 14246, PG. 116, VOL. 14333, PG. 419, VOL. 14347, PG. 86, & VOL. 15775, PG. 151) IN SCHEDULE B OF THE TITLE COMMITMENT ARE RESTRICTIVE COVENANTS THAT AFFECT THIS TRACT.
- 4) ITEM 10.b. (VOL. 12912, PG. 5) IN SCHEDULE B OF THE TITLE COMMITMENT DOES NOT AFFECT THIS TRACT.
- 5) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	26.61	215.00	7°05'26"	13.32	N74°34'46"E	26.59

LEGEND

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



LINE TABLE		
LINE	BEARING	LENGTH
L1	S18°31'24"E	5.28
L2	S81°54'54"W	37.38

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.

04/16/10

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

	SQUARE FEET
ACQUISITION	457
SURVEYED AREA	44,906
REMAINDER AREA	44,449

A PLAT OF A SURVEY OF  
PARCEL 2C

DIVISION  
TTA

STATE HIGHWAY 114

PARCEL  
2C

SCALE  
1" = 50'

FEDERAL AID PROJECT NO.  
NH2009(843)

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

COUNTY  
TARRANT



County: Tarrant  
Parcel: 2B  
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 7  
April 16, 2010



**DESCRIPTION FOR PARCEL 2B**

Description of 17,558 square feet of land out of the Thomas Easter Survey, Abstract No. 474, in the City of Southlake, Tarrant County, Texas, same being a portion of Lot 2, Block 2, of Gateway Plaza Addition, a subdivision of record in Cabinet A, Slide 5365, Plat Records, Tarrant County, Texas, and being out of that tract described in a Deed, dated December 29, 1998, to Wyndham Properties, Ltd., of record in Volume 13585, Page 76, Official Records, Tarrant County, Texas and out of that Warranty Deed with Vendor's Lien, dated June 23, 1999 to Wyndham Properties, Ltd., of record in Volume 13881, Page 405, Official Records, Tarrant County, Texas and out of that Deed, dated March 3, 1999 to Wyndham Properties, Ltd., of record in Volume 13691, Page 57, Official Records, Tarrant County, Texas and out of that Plat Vacation, dated October 8, 1999 to Wyndham Properties, Ltd., of record in Volume D199254334, Official Records, Tarrant County, Texas; said 17,558 square feet of land being more particularly described in two (2) parts by metes and bounds as follows:

PART 1 – 2,694 square feet:

COMMENCING at a 1/2 inch iron rod found with cap in the north line of said Lot 2 and the existing south right-of-way (ROW) line of Gateway Drive;

THENCE, with the north line of said Lot 2 and the existing south ROW line of Gateway Drive, North 78 degrees 10 minutes 12 seconds East 439.38 feet to a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) Type II concrete monument set for the POINT OF BEGINNING and west corner of this tract, same being in the proposed south ROW line of Gateway Drive, 245.16 feet left of F.M. 1709 Baseline Station 473+60.20;

THENCE, with the north line of this tract and said Lot 2 and the existing south ROW line of Gateway Drive, the following two (2) courses, numbered 1 and 2;

- 1) **North 78 degrees 10 minutes 12 seconds East 107.69 feet** to a 1/2 inch iron rod found with cap; and
- 2) with a curve to the left, whose intersection angle is **06 degrees 27 minutes 24 seconds**, radius is **285.00 feet**, an arc distance of **32.12 feet**, the chord of which bears **North 74 degrees 48 minutes 49 seconds East 32.10 feet** to a calculated point at the northeast corner of this tract and said Lot 2 and the northwest corner of Lot 3, Block 2, of said Gateway Plaza Addition;
- 3) THENCE, with the east line of this tract, said Lot 2, and the west line of said Lot 3, **South 14 degrees 48 minutes 34 seconds East**, passing at 1.37 feet a 1/2 inch iron rod found and continuing 49.90 feet for a total distance of **51.27 feet** to a 1/2 inch iron rod set with a TxDOT aluminum cap at the southeast corner of this tract, same being in the proposed south ROW line of Gateway Drive;

THENCE, with the south line of this tract and the proposed south ROW line of Gateway Drive, crossing said Lot 2, the following two (2) courses, numbered 4 and 5;

County: Tarrant  
Parcel: 2B  
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 7  
April 16, 2010



**DESCRIPTION FOR PARCEL 2B**

- 4) with a curve to the left, whose intersection angle is **21 degrees 15 minutes 17 seconds**, radius is **259.00 feet**, an arc distance of **96.08 feet**, the chord of which bears **North 78 degrees 48 minutes 45 seconds West 95.53 feet** to a TxDOT Type II concrete monument set; and
- 5) **North 89 degrees 26 minutes 24 seconds West 55.78 feet** to the POINT OF BEGINNING and containing 2,694 square feet within these metes and bounds, more or less.

PART 2 – 14,864 square feet:

COMMENCING at a 1/2 inch iron rod found with cap at the north line of said Lot 2 and the existing south right-of-way (ROW) line of Gateway Drive;

THENCE, with the north line of said Lot 2 and the existing south ROW line of Gateway Drive, with a curve to the left, whose intersection angle is 07 degrees 05 minutes 26 seconds, radius is 215.00 feet, an arc distance of 26.61 feet, the chord of which bears South 74 degrees 34 minutes 46 seconds West 26.59 feet to a calculated point at the northwest corner of said Lot 2 and the northeast corner of Lot 1, Block 2, of said Gateway Plaza Addition;

THENCE, with the west line of said Lot 2 and the east line of said Lot 1, South 18 degrees 31 minutes 24 seconds East 263.30 feet to a 1/2 inch iron rod set with a TxDOT aluminum cap for the POINT OF BEGINNING and the northwest corner of this tract, same being in the proposed northwest ROW line of F.M. 1709, 69.85 feet left of F.M. 1709 Baseline Station 467+66.88;

THENCE, with the north line of this tract and the proposed north ROW line of F.M. 1709, crossing said Lot 2, the following two (2) courses, numbered 6 and 7;

- 6) **North 74 degrees 29 minutes 32 seconds East 155.58 feet** to a TxDOT Type II concrete monument set; and
- 7) with a curve to the left, whose intersection angle is **30 degrees 09 minutes 09 seconds**, radius is **863.73 feet**, an arc distance of **454.55 feet**, the chord of which bears **North 59 degrees 24 minutes 57 seconds East 449.32 feet** to a 1/2 inch iron rod set with a TxDOT aluminum cap for the northeast corner of this tract, same being in the east line of said Lot 2 and the west line of said Lot 3;
- 8) THENCE, with the east line of this tract and said Lot 2 and the west line of said Lot 3, **South 14 degrees 48 minutes 34 seconds East 95.77 feet** to a calculated point at the southeast corner of this tract and said Lot 2, and the southwest corner of said Lot 3, same being in the existing north ROW line of F.M. 1709 and the north line of that tract described as 0.326 of one acre in a deed to the State of Texas, of record in Volume 11021, Page 811, Deed Records, Tarrant County, Texas;

County: Tarrant  
Parcel: 2B  
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 7  
April 16, 2010



**DESCRIPTION FOR PARCEL 2B**

THENCE, with the south line of this tract and said Lot 2 and the existing north ROW line of F.M. 1709 and the north line of said 0.326 of one acre State of Texas tract, continuing with the north line of that tract described as 0.169 of one acre in a deed to the State of Texas, of record in Volume 11393, Page 993, Deed Records, Tarrant County, Texas, continuing with the north line of that tract described as 0.182 of one acre in a deed to the State of Texas, of record in Volume 9815, Page 1217, Deed Records, Tarrant County, Texas, and continuing with the north line of that tract described as 0.054 of one acre in a deed to the State of Texas, of record in Volume 9809, Page 2200, Deed Records, Tarrant County, Texas, the following four (4) courses, numbered 9 through 12;

- 9) **South 84 degrees 00 minutes 14 seconds West 47.72 feet** to a 1/2 inch iron rod found with a cap;
- 10) **South 64 degrees 33 minutes 55 seconds West 203.04 feet** to a 1/2 inch iron rod found with a cap;
- 11) **South 74 degrees 29 minutes 30 seconds West 221.21 feet** to a chisel mark found at the northwest corner of said 0.182 of one acre State of Texas tract and the northeast corner of said 0.054 of one acre State of Texas tract; and
- 12) **South 74 degrees 50 minutes 34 seconds West 119.72 feet** to a calculated point at the southwest corner of this tract and said Lot 2 and the southeast corner of said Lot 1;

County: Tarrant  
Parcel: 2B  
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 4 of 7  
April 16, 2010



**DESCRIPTION FOR PARCEL 2B**

13) THENCE, with a west line of this tract and said Lot 2 and the east line of said Lot 1, North 18 degrees 31 minutes 24 seconds West 5.28 feet to the POINT OF BEGINNING and containing 14,864 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.

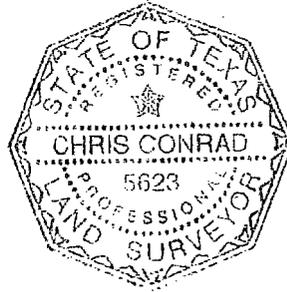
STATE OF TEXAS           §  
  §           KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS       §

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.

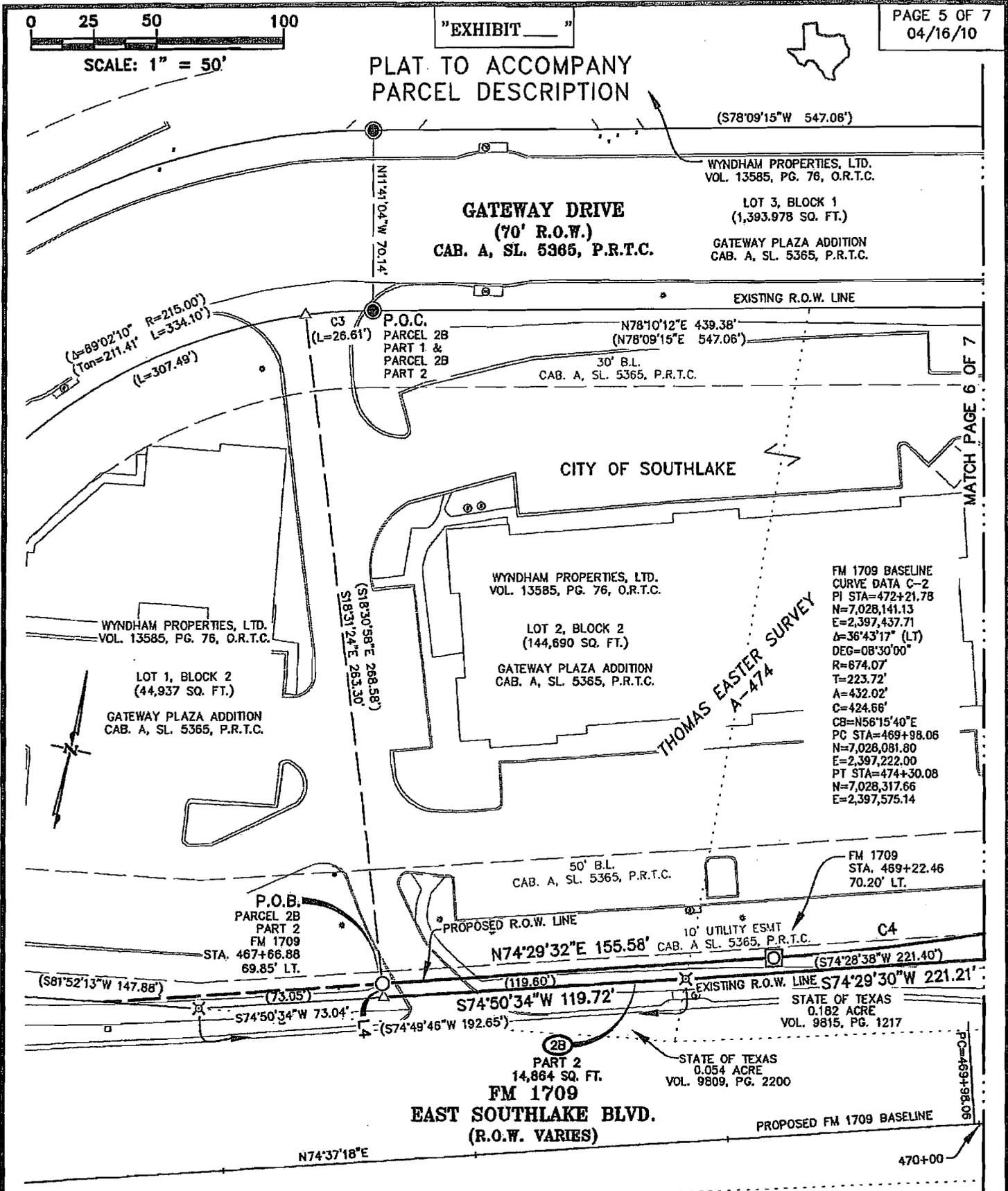
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 16th day of April, 2010 A.D.

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 2B R1  
Issued 4/16/2010



A PLAT OF A SURVEY OF PARCEL 2B				 Texas Department of Transportation © 2009 by TxDOT
DIVISION TTA	STATE HIGHWAY 114		PARCEL 2B	
SCALE 1" = 50'	FEDERAL AID PROJECT NO. NH2009(843)	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT	



"EXHIBIT \_\_\_\_"

PAGE 7 OF 7  
04/16/10

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION



NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(96) CORS. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY UNIVERSAL LAND TITLE OF NORTH TEXAS, LLC, AND LAWYERS TITLE INSURANCE CORPORATION, GF NO. 0913980-704, EFFECTIVE DATE, AUGUST 11, 2009, 8:00 am, ISSUED AUGUST 31, 2009, 8:00 am.
- 4) ITEM 1. (VOL. 13906, PG. 496, VOL. 13998, PG. 509, VOL. 14048, PG. 389, VOL. 14068, PG. 508, VOL. 14246, PG. 116, VOL. 14333, PG. 419, VOL. 14347, PG. 86, & VOL. 15775, PG. 151) IN SCHEDULE B OF THE TITLE COMMITMENT ARE RESTRICTIVE COVENANTS THAT AFFECT THIS TRACT.
- 4) ITEM 10.b. (VOL. 12912, PG. 5) IN SCHEDULE B OF THE TITLE COMMITMENT DOES NOT AFFECT THIS TRACT.
- 5) ALL RECORD STATE OF TEXAS RIGHT-OF-WAY DEEDS SHOWN ARE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), UNLESS OTHERWISE NOTED.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	32.12	285.00	6°27'24"	16.08	N74°48'49"E	32.10
C2	96.08	259.00	21°15'17"	48.60	N78°48'45"W	95.53
C3	26.61	215.00	7°05'26"	13.32	S74°34'46"W	26.59
C4	454.55	863.73	30°09'09"	232.67	N59°24'57"E	449.32

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
- ┌ PROPERTY LINE
- ▬ STATE HIGHWAY 114 BASELINE
- N.T.S. NOT-TO-SCALE
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.T.C. PLAT RECORDS, TARRANT COUNTY
- D.R.T.C. DEED RECORDS, TARRANT COUNTY
- O.R.T.C. OFFICIAL RECORDS, TARRANT COUNTY
- +— DISTANCE SHOWN NOT TO SCALE
- - - APPROXIMATE SURVEY LINE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S14°48'34"E	51.27
L2	N89°26'24"W	55.78
L3	S84°00'14"W	47.72
L4	N18°31'24"W	5.28

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.

04/16/10

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



	SQUARE FEET
ACQUISITION	
PART 1	2,694
PART 2	14,864
TOTAL	17,558
DEED AREA	144,640
REMAINDER AREA	127,082

A PLAT OF A SURVEY OF  
PARCEL 2B

DIVISION TTA	STATE HIGHWAY 114		PARCEL 2B
SCALE 1" = 50'	FEDERAL AID PROJECT NO. NH2009(843)	R.O.W.-C. S. J. NO. 0353-03-088	COUNTY TARRANT

