

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

Page 1 of 2

VARIOUS Districts

To facilitate the safety and movement of traffic and to preserve the financial investment of the public in its highways, the Texas Transportation Commission (commission) finds that public necessity requires the laying out, opening, constructing, reconstructing, maintaining, widening, straightening, extending, and operating of the highway facilities listed below as a part of the State Highway System (highway system).

As provided for by Transportation Code, Chapter 203, Subchapter D, including Sections 203.051, 203.052, and 203.054, the commission finds and determines that each of the parcels of land listed below, and more particularly described in the attached Exhibits (parcels), are necessary or convenient as a part of the highway system to be constructed, reconstructed, maintained, widened, straightened, or extended (constructed or improved) and it is necessary to acquire fee simple title in the parcels or such lesser property interests as set forth in the attached Exhibits.

The commission finds and determines that the highway facilities to be constructed or improved on the parcels identified and listed below under "CONTROLLED ACCESS" are designated as a Controlled-Access Highway in accordance with Transportation Code, Section 203.031; and where there is adjoining real property remaining after acquisition of a parcel, the roads are to be constructed or improved as a part of the highway facility with the right of ingress and egress to or from the remaining real property adjoining the highway facility to be permitted or denied, as designated and set forth on each of the attached Exhibits A - N. Where there is adjoining real property remaining after acquisition of a parcel with respect to the highway facilities to be constructed or improved on the parcels identified and listed below under "NON-CONTROLLED ACCESS," roads are to be constructed or improved as a part of the highway facility with the right of ingress and egress to or from the remaining real property adjoining the highway facility to be permitted or denied, as designated and set forth on each of the attached Exhibits 1 - 14, in accordance with Transportation Code, Sections 203.002 and 203.003.

The commission finds and determines that condemnation of the parcels is required.

IT IS THEREFORE ORDERED that the initiation of condemnation proceedings for the parcels is adopted and authorized by a single order for the parcels, and this first vote by the commission applies to all of the parcels.

IT IS FURTHER ORDERED that the executive director is hereby authorized to proceed to condemnation on the parcels and directed to transmit or cause to be transmitted this request of the commission to the Office of the Attorney General to file or cause to be filed against all owners, lienholders, and any owners of any other interests in the parcels, proceedings in condemnation to acquire in the name of and on behalf of the state, fee simple title to each parcel or such lesser estates or property interests as are more fully described in each of the attached Exhibits, save and excepting oil, gas, and sulfur, as provided by law, as follows:

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

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VARIOUS Districts

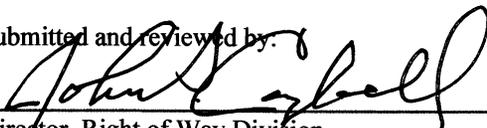
NON-CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Collin	SH 289	13	0091-04-057	39
Collin	SH 78	12	0281-02-064	16
Collin	SH 78	7	0281-02-064	1
Denton	FM 2181	2	2054-02-017	1
Denton	FM 2181	3	2054-02-017	4
Denton	FM 2181	4	2054-02-017	53
Denton	FM 2181	5	2054-02-017	8
Denton	FM 2181	6	2054-02-017	3
Denton	FM 2181	8	2054-02-017	18
Denton	FM 2181	9	2054-02-017	31
Denton	FM 2181	1	2054-02-017	6
Jefferson	FM 365	11	0932-01-099	65
Montgomery	FM 1774	14	1400-04-026	201
Montgomery	FM 1774	10	1400-04-027	111B

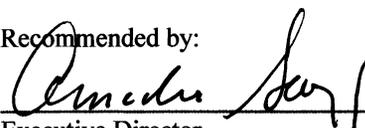
CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Bell	IH 35	G	0015-04-083	18, 18E
Bell	IH 35	L	0015-04-083	106AC
Bell	IH 35	K	0015-04-083	89
Bell	IH 35	H	0015-04-083	30
Bell	IH 35	F	0015-04-083	10
Bell	IH 35	C	0015-04-083	90AC
Bell	IH 35	I	0015-04-083	33
Bell	IH 35	J	0015-07-078	65, 65AC
Bell	IH 35	E	0015-07-078	2, 2AC
Gregg	SL 281	B	1763-03-039	14
McLennan	IH 35	D	0015-01-221	110
McLennan	IH 35	M	0015-02-058	23, 23E
McLennan	IH 35	N	0015-02-058	29
Rusk	US 259	A	0138-05-053	5

Submitted and reviewed by:

  
 Director, Right of Way Division

Recommended by:

  
 Executive Director

**112804 AUG 25 11**

Minute  
Number

Date  
Passed

County: Denton  
Highway: Farm to Market Road 2181  
R.O.W. CSJ: 2054-02-017

Page 1 of 3  
Date: December 21, 2007

Description for Parcel 6

BEING, 2,174 square feet of land, more or less, in the C. Poullalier Survey, Abstract No. 1006, City of Denton, Denton County, Texas, and being portion of a tract of land conveyed by deed to City of Denton, as recorded in Volume 2978, Page 909 of the Deed Records of Denton County, Texas (D.R.D.C.T), and being a portion of Lot A, Block 1 of R.N.W. Addition, an addition to Denton County, Texas, recorded in Cabinet H, Page 338, Plat Records Denton County, Texas, (P.R.D.C.T.), said 2,174 square feet of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at the northwest corner of said R.N.W. Addition;

THENCE, North 88 degrees 32 minutes 37 seconds East along the northerly line of said R.N.W. Addition, a distance of 474.43 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new westerly right-of-way line of Farm to Market Road 2181, and being the POINT OF BEGINNING having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7113922.67, and East 2393158.35; \*\*

- 1) THENCE, North 88 degrees 32 minutes 37 seconds East continuing along the northerly line of said R.N.W. Addition, a distance of 8.73 feet to a point for corner at the northeast corner of said Lot A, and being on the existing westerly right-of-way line of Farm to Market Road 2181, as established by a 10.0 right-of-way dedication, as per said R.N.W. Addition;
- 2) THENCE, South 01 degrees 27 minutes 23 seconds East along the east line of said Lot A, and along said existing westerly right-of-way line of Farm to Market Road 2181, a distance of 249.68 feet to the southeast corner of said Lot A;
- 3) THENCE, South 88 degree 32 minutes 52 seconds West, along the southerly line of said Lot A, a distance of 8.69 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new westerly right-of-way line of Farm to Market Road 2181;\*\*
- 4) THENCE, departing the southerly line of said Lot A, North 01 degree 27 minutes 57 seconds West along the new westerly right-of-way line of Farm to Market Road 2181, a distance of 249.68 feet to the POINT OF BEGINNING and containing 2,174 square feet (0.0499 acres) of land, more or less.

County: Denton  
Highway: Farm to Market Road 2181  
R.O.W. CSJ: 2054-02-017

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Date: December 21, 2007

Description for Parcel 6

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.



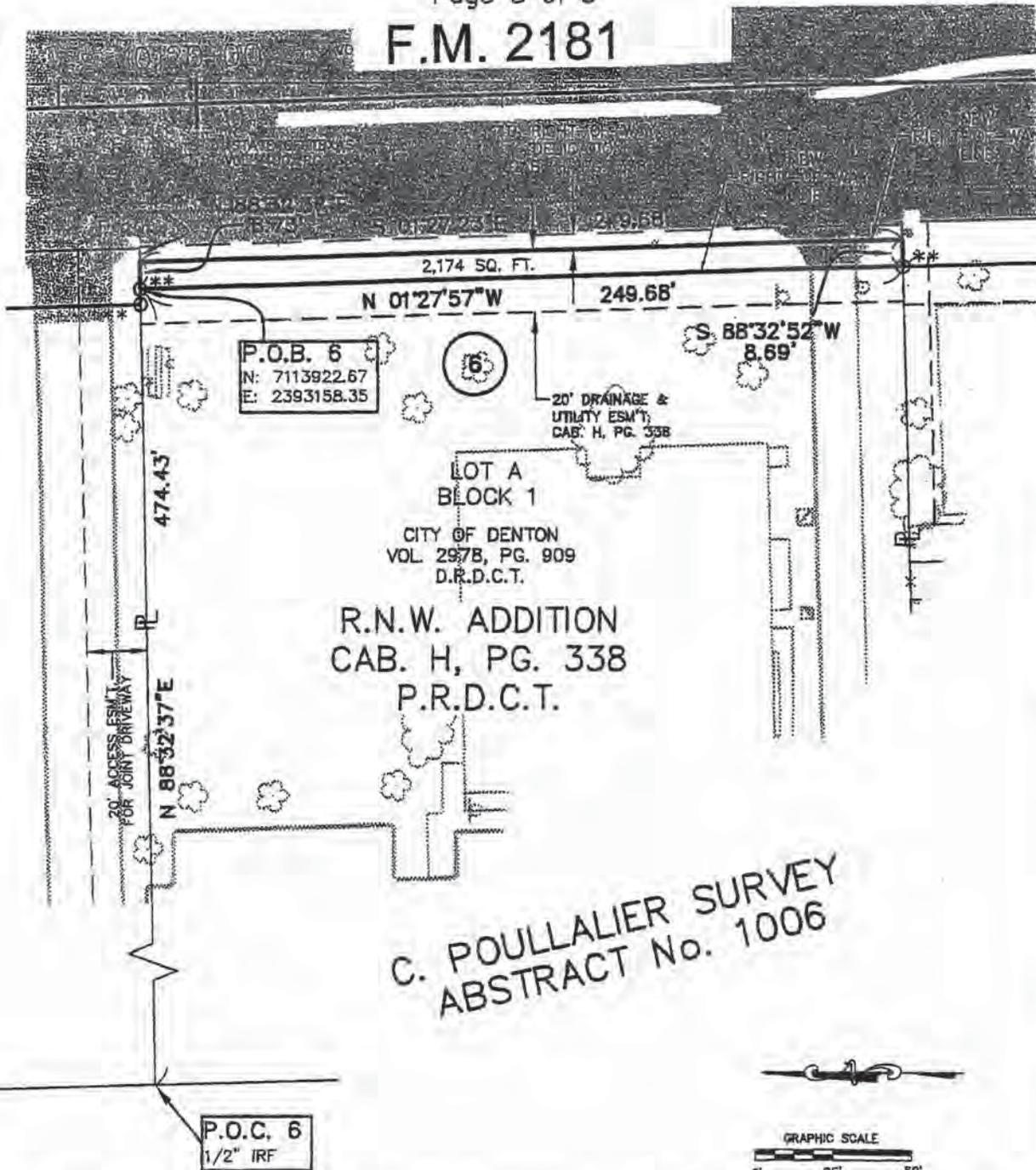
12/21/2007

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: December 21, 2007



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# F.M. 2181



**LEGEND**

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

A PLAT OF A SURVEY OF PARCEL 6 FOR FARM TO MARKET ROAD 2181 A 2,174 SQ. FT., [0.0499 AC.] TRACT OF LAND IN THE C. POUILLALIER SURVEY ABSTRACT NO. 1006 CITY OF DENTON DENTON COUNTY, TEXAS DECEMBER 21, 2007

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 1.00015789. CALCULATIONS WERE MADE UTILIZING GPS OBSERVATIONS HOLDING HGS MONUMENTS DTD 3 (PFD AB3868) AND ARLINGTON RRP (PFD CS3400) IN JUNE OF 1998. THIS BEARING BASIS DIFFERS FROM THE CURRENT DALLAS DISTRICT TEXAS DEPARTMENT OF TRANSPORTATION RTK VRS NETWORK BY 00 DEGREES 00 MINUTES 15 SECONDS (COUNTERCLOCKWISE). (EXAMPLE - PROJECT DATUM - NORTH 12 DEGREES 08 MINUTES 33 SECONDS WEST) = TxDOT RTK - NORTH 12 DEGREES 08 MINUTES 17 SECONDS WEST.

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

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

County: Denton  
Highway: Farm to Market Road 2181  
R.O.W. CSJ: 2054-02-017

Page 1 of 3  
Date: December 21, 2007

Description for Parcel 1

BEING, 3,921 square feet of land, more or less, in the Jeremiah Fisher Survey, Abstract No. 421, City of Denton, Denton County, Texas, and being portion of a tract of land conveyed by deed to Fredrich2 Partners, Ltd., as recorded in Volume 5311, Page 929 of the Deed Records of Denton County, Texas (D.R.D.C.T), also being a portion of Lot 1, Block B, of Offices of Wind River, an addition to Denton County, Texas, recorded in Cabinet N, Page 264, Plat Records Denton County, Texas, (P.R.D.C.T.), said 3,921 square feet of land being more particularly described as follows:

COMMENCING at the southeast corner of said Offices of Wind River addition, from which a 5/8 inch iron rod found with cap stamped "Carter & Burgess" cap, bears North 04 degrees 19 minutes 57 seconds West, a distance of 0.25 feet;

THENCE North 88 degrees 39 minutes 24 seconds West along the southerly line of said Offices of Wind River addition, a distance of 228.92 feet to a 5/8 inch iron rod set with TxDOT aluminium cap on the new easterly 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 7114050.35, and East 2393275.15; \*\*

- 1) THENCE North 88 degrees 39 minutes 24 seconds West continuing along the southerly line of said Offices of Wind River addition a distance of 11.16 feet to a point for corner at the southwest corner of said Lot 1, and being on the existing easterly right-of-way line of Farm to Market Road 2181, as conveyed by Ordinance No. 95-004 to the City of Denton, Texas, recorded in Document No. 95-R0003792, (R.P.R.D.C.T.);
- 2) THENCE North 01 degree 16 minutes 35 seconds West, along the westerly line of said Lot 1 and the existing easterly right-of-way line of said Farm to Market Road 2181, a distance of 320.42 feet to a point for corner;
- 3) THENCE North 04 degree 52 minutes 12 seconds East, continuing along the westerly line of said Lot 1 and the existing easterly right-of-way line of said Farm to Market Road 2181, a distance of 93.93 feet to a cut cross on concrete walk found at an angle point in said westerly line of said Lot 1 and the existing easterly right-of-way line of said Farm to Market Road 2181, and being the beginning of the new easterly right-of-way line of said Farm to Market Road 2181;

County: Denton  
Highway: Farm to Market Road 2181  
R.O.W. CSJ: 2054-02-017

Page 2 of 3  
Date: December 21, 2007

Description for Parcel 1

- 4) THENCE, departing the existing easterly right-of-way line of said Farm to Market Road 2181 and the westerly line of said Lot 1, South 01 degrees 25 minutes 40 seconds East along the new easterly right-of-way line of said Farm to Market Road 2181, a distance of 414.32 feet to the POINT OF BEGINNING and containing 3,921 square feet (0.0900 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.



12/21/2007

D. Rex Winchester  
Registered Professional Land Surveyor  
Texas Registration No. 5191  
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3131 McKinney Avenue  
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Date: December 21, 2007



EXHIBIT "A"  
Page 3 of 3

**JEREMIAH FISHER SURVEY  
ABSTRACT No. 421**

**P.O.C. 1**  
5/8" IRF W/CARTER &  
BURGESS' CAP BEARS  
N04°19'57"W-0.25'

**SUNDOWN RANCH  
COMMERCIAL LOTS  
LOT 1, BLOCK A  
CAB. V, PG. 614  
P.R.D.C.T.**

**OFFICES OF WIND RIVER  
CAB. N, PG. 264  
P.R.D.C.T.**

**LOT 1 BLOCK B  
FREDRICH2 PARTNERS, LTD  
VOL. 5311, PG. 929  
D.R.D.C.T.**

**OFFICES OF WIND RIVER  
CAB. N, PG. 264  
P.R.D.C.T.**

LOT 1 BLOCK A

POT STA 10111-39.49

WIND RIVER LANE

80' RIGHT-OF-WAY  
DEDICATION  
CAB. N, PG. 264

1/2" IRF  
W/7"00" CAP

X CUT FND. N. 04°50'00"E  
38.93'

10'15'00"

NEW  
RIGHT-OF-WAY  
LINE

10' RIGHT-OF-WAY  
DEDICATION  
CAB. N, PG. 264

3,921 SQ. FT.

EXISTING  
RIGHT-OF-WAY  
LINE

10'15'00"

N. 01°25'40"E  
33' 41.32'

3,921 SQ. FT.

F.M. 2181

CITY OF DENTON  
RIGHT-OF-WAY  
VOL. 2802, PG. 93

STATE OF TEXAS  
VOL. 400, PG. 343

A PLAT OF A SURVEY  
OF PARCEL 1 FOR  
FARM TO MARKET ROAD 2181  
A 3,921 SQ. FT., [0.0900 AC.]  
TRACT OF LAND IN THE  
JEREMIAH FISHER SURVEY  
ABSTRACT NO. 421  
CITY OF DENTON  
DENTON COUNTY, TEXAS  
DECEMBER 21, 2007



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 1.000017189. CALCULATIONS WERE MADE UTILIZING GPS OBSERVATIONS INCLUDING HIS ADJUSTMENTS DTD 8 (P.D. 08989) AND ARJUNTON RRP (P.D. 033400) IN JUNE OF 1999. THIS BEARING BASIS DIFFERS FROM THE CURRENT DALLAS DISTRICT TEXAS DEPARTMENT OF TRANSPORTATION RTR MGS NETWORK BY 00 DEGREES 00 MINUTES 15 SECONDS (COUNTERCLOCKWISE). (EXAMPLE - PROJECT DARTON - NORTH 12 DEGREES 08 MINUTES 17 SECONDS WEST) = TADOT RTR - NORTH 12 DEGREES 08 MINUTES 17 SECONDS WEST.

NOTE- THIS MAP IS AN INTERVAL 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
  - 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 3/8-INCH IRON ROD UNLESS OTHERWISE NOTED
  - BD= TADOT BRONZE DISK SET IN CONCRETE

R.O.W. CSJ: 2054-02-017

County: Denton  
Highway: Farm to Market Road 2181  
R.O.W. CSJ: 2054-02-017

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Date: December 21, 2007

Description for Parcel 4

BEING, 1,033 square feet of land, more or less, in the Jeremiah Fisher Survey, Abstract No. 421, City of Denton, Denton County, Texas, and being portion of a tract of land conveyed by deed to Unsil K. Keiser, as recorded in Document Number 2004-135479 of the Deed Records of Denton County, Texas (D.R.D.C.T), also being a portion of Lot 1, Block A, of Dove Creek Office Addition, an addition to the City of Denton, Denton County, Texas, recorded in Cabinet Q, Page 234, Plat Records Denton County, Texas, (P.R.D.C.T.), said 1,033 square feet of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at an angle point in the northerly line of said Lot 1;

THENCE, North 88 degrees 28 minutes 51 seconds West along the northerly line of said Lot 1, a distance of 9.36 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new easterly right-of-way line of Farm to Market Road 2181, and being the POINT OF BEGINNING having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7113523.34, and East 2393288.61, and being the beginning of a non-tangent curve to the left having a radius of 1,372.39 feet; \*\*

- 1) THENCE, departing the northerly line of said Lot 1R-1 in a southerly direction along the new easterly right-of-way line of said Farm to Market Road 2181 along said curve to the left through a central angle of 02 degrees 31 minutes 06 seconds, an arc distance of 60.32 feet, and being subtended by a chord bearing South 02 degrees 59 minutes 02 seconds East, a distance of 60.32 feet to a 5/8 inch iron rod set with TxDOT aluminum cap for an angle point;\*\*
- 2) THENCE South 49 degrees 58 minutes 56 seconds East continuing along the new easterly right-of-way line of Farm to Market Road 2181, a distance of 21.05 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the existing northerly right-of-way line of Bent Oaks Court, a 50.0 foot wide right-of-way, as established by said Dove Creek Office Addition and the southerly line of said Lot 1;\*\*

County: Denton  
Highway: Farm to Market Road 2181  
R.O.W. CSJ: 2054-02-017

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Date: December 21, 2007

Description for Parcel 4

- 3) THENCE, South 84 degree 35 minutes 04 seconds West, along the northerly right-of-way line of Bents Oaks Court and the southerly line of said Lot 1, a distance of 26.81 feet to a point for corner at the southwest corner of said Lot 1, and being on the existing easterly right-of-way line of Farm to Market Road 2181, as established by a 3.0 foot wide right-of-way dedication, as per said Dove Creek Office Addition, and being the beginning of a non-tangent curve to the right having a radius of 1,384.69 feet; \*\*
- 4) THENCE, in a northerly direction along the existing easterly right-of-way line of Farm to Market Road 2181, along said curve to the right through a central angle of 03 degrees 10 minutes 42 seconds, an arc distance of 76.81 feet, and being subtended by a chord bearing North 03 degrees 48 minutes 59 seconds West, a distance of 76.80 feet to a point for corner at the northwest corner of said Lot 1;
- 5) THENCE, departing the existing easterly right-of-way line of Farm to Market Road 2181, South 88 degree 28 minutes 51 seconds East and along the northerly line of said Lot 1 a distance of 12.54 feet to the POINT OF BEGINNING and containing 1,033 square feet (0.0237 acres) of land, more or less.

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

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

County: Denton  
Highway: Farm to Market Road 2181  
R.O.W. CSJ: 2054-02-017

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Date: December 21, 2007

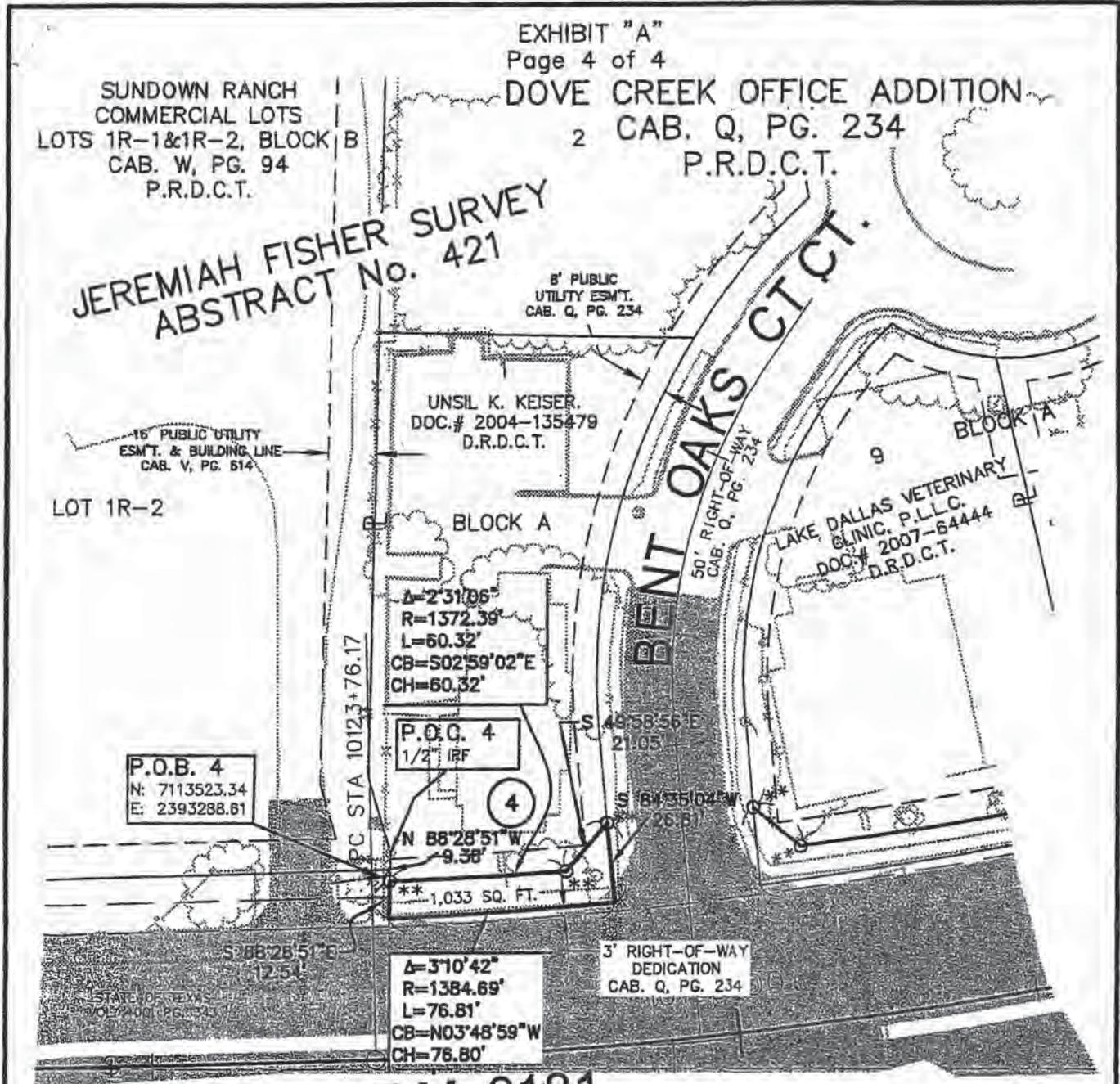
Description for Parcel 4

*D. Rex Winchester*

*12/21/2007*

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: December 21, 2007





**F.M. 2181**



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

A PLAT OF A SURVEY OF PARCEL 4 FOR FARM TO MARKET ROAD 2181 A 1,033 SQ. FT., [0.237 AC.] TRACT OF LAND IN THE JEREMIAH FISHER SURVEY ABSTRACT NO. 421 CITY OF DENTON DENTON COUNTY, TEXAS DECEMBER 21, 2007

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 1.000197199. CALCULATIONS WERE MADE UTILIZING GPS OBSERVATIONS HOLDING NGS MONUMENTS DTO B (PID AB59865) AND ARLINGTON IRF (PID C33400) IN JUNE OF 1998. THIS BEARING BASIS DIFFERS FROM THE CURRENT DALLAS DISTRICT TEXAS DEPARTMENT OF TRANSPORTATION RTK VRS NETWORK BY 00 DEGREES 00 MINUTES 15 SECONDS (COUNTERCLOCKWISE). (EXAMPLE - PROJECT DATUM - NORTH 12 DEGREES 08 MINUTES 33 SECONDS WEST) = TxDOT RTK - NORTH 12 DEGREES 08 MINUTES 17 SECONDS WEST.

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

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

County: Denton  
Highway: Farm to Market Road 2181  
R.O.W. CSJ: 2054-02-017

Page 1 of 3  
Date: December 10, 2010

Description for Parcel 53

BEING, 3,207 square feet of land, more or less, in the Jeremiah Fisher Survey, Abstract No. 421, City of Denton, Denton County, Texas, and being portion of a tract of land conveyed to Big Star Development, Ltd., as recorded in Document Number 2007-78279 of the Deed Records of Denton County, Texas, said 3,207 square feet of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at the southwest corner of said Big Star Development tract;

THENCE South 89 degrees 59 minutes 12 seconds East along the south line of said Big Star Development tract a distance of 136.16 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new westerly right-of-way line of Farm to Market Road 2181 and being the POINT OF BEGINNING having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7112858.89, and East 2393345.27; \*\*

- 1) THENCE, North 28 degrees 00 minutes 27 seconds West along the new westerly right-of-way line of Farm to Market Road 2181, a distance of 5.27 feet to a 5/8 inch iron rod set with TxDOT aluminum cap, and being the beginning of a curve to the right having a radius of 1,492.39 feet; \*\*
- 2) THENCE in a northerly direction along the new westerly right-of-way line of Farm to Market Road 2181, along said curve to the right through a central angle of 07 degrees 50 minutes 19 seconds, an arc distance of 204.17 feet, and being subtended by a chord bearing North 24 degrees 05 minutes 18 second West, a distance of 204.01 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the existing westerly right-of-way line of Farm to Market Road 2181, as established by a tract of land conveyed by deed to the State of Texas, as recorded in Volume 400, Page 343, Deed records Denton County, Texas (D.R.D.C.T); \*\*
- 3) THENCE, South 35 degrees 43 minutes 07 seconds East, along the existing westerly right-of-way line of Farm to Market Road 2181, a distance of 70.12 feet to existing westerly right-of-way line of Farm to Market Road 2181, as established by a tract of land conveyed by deed to the State of Texas, as recorded in Volume 400, Page 342 (D.R.D.C.T), and being the beginning of a non-tangent curve to the left having a radius of 1,477.69 feet;
- 4) THENCE, in a southerly direction continuing along the existing westerly right-of-way line of Farm to Market Road 2181, along said curve to the left through a central angle of 05 degrees 47 minutes 34 seconds, an arc distance of 149.40 feet, and being subtended by a chord bearing South 26 degrees 12 minutes 39 second East, a distance of 149.33 feet to a point for corner on the south line of said Big Star Development tract;

County: Denton  
Highway: Farm to Market Road 2181  
R.O.W. CSJ: 2054-02-017

Page 2 of 3  
Date: December 10, 2010

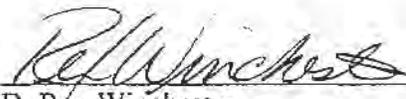
Description for Parcel 53

- 5) THENCE, departing the existing westerly right-of-way line of Farm to Market Road 2181, North 89 degrees 59 minutes 12 seconds West along the south line of said Big Star Development tract, a distance of 21.15 feet to the POINT OF BEGINNING and containing 3,207 square feet (0.0736 acres) of land, more or less.

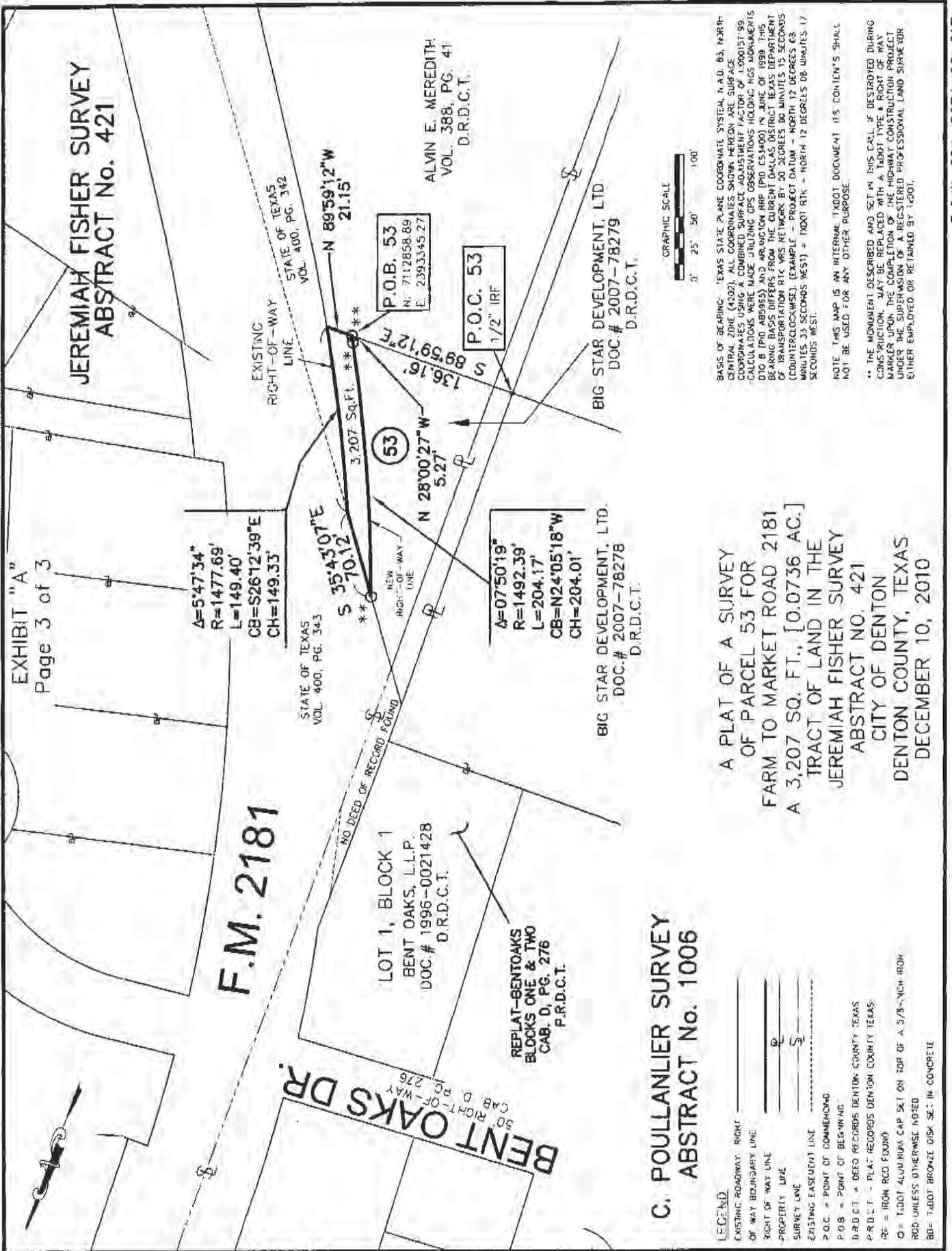
Basis of Bearing: Texas State Plane Coordinate System, N.A.D. 83, North Central Zone (4202), All coordinates shown hereon are surface coordinates using a combined surface adjustment factor of 1.000157199. Calculations were made utilizing GPS observations holding NGS monuments DTO B (PID AB5965) and Arlington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

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

For: Huitt-Zollars, Inc.

  
D. Rex Winchester  
Registered Professional Land Surveyor  
Texas Registration No. 5191  
Huitt-Zollars, Inc.  
1717 McKinney Avenue  
Suite 1400  
Dallas, Texas 75202-1236  
Ph. (214) 871-3311  
Date: December 10, 2010





County: Denton  
Highway: Farm to Market Road 2181  
R.O.W. CSJ: 2054-02-017

Page 1 of 4  
Date: December 21, 2007

Description for Parcel 8

BEING, 1,336 square feet of land, more or less, in the Jeremiah Fisher Survey, Abstract No. 421, City of Denton, Denton County, Texas, and being portion of a tract of land conveyed by deed to Lake Dallas Veterinary Clinic, P.L.L.P., as recorded in Document Number 2007-64444 of the Deed Records of Denton County, Texas (D.R.D.C.T), also being a portion of Lot 9, Block A, of Dove Creek Office Addition, an addition to the City of Denton, Denton County, Texas, recorded in Cabinet Q, Page 234, Plat Records Denton County, Texas, (P.R.D.C.T.), said 1,336 square feet of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at the west end of a curve on the southerly right-of-way line of Bent Oaks Court, a 50.0 foot wide right-of-way, as established by said Dove Creek Office Addition, and being on the northerly line of said Lot 9;

THENCE South 84 degrees 35 minutes 04 seconds West, along the southerly right-of-way line of Bent Oaks Court and the northerly line of said Lot 9, a distance of 28.98 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new easterly right-of-way line of Farm to Market Road 2181 and being the POINT OF BEGINNING having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7113399.82, and East 2393313.01; \*\*

- 1) THENCE, South 38 degrees 39 minutes 32 Seconds West, departing the southerly right-of-way line of Bent Oaks Court and the northerly line of said Lot 1, along the new easterly right-of-way line of Farm to Market Road 2181, a distance of 20.87 feet to a 5/8 inch iron rod set with TxDOT aluminum cap and being the beginning of a non-tangent curve to the left having a radius of 1,372.39 feet;\*\*
- 2) THENCE, in a southerly direction along the new easterly right-of-way line of Farm to Market Road 2181, along said curve to the left through a central angle of 04 degrees 05 minutes 45 seconds, an arc distance of 98.11 feet, and being subtended by a chord bearing South 09 degrees 37 minutes 09 seconds East, a distance of 98.09 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the southerly line of said Lot 9;\*\*

County: Denton  
Highway: Farm to Market Road 2181  
R.O.W. CSJ: 2054-02-017

Page 2 of 4  
Date: December 21, 2007

Description for Parcel 8

- 3) THENCE, South 77 degrees 34 minutes 47 seconds West along the southerly line of said Lot 9, a distance of 10.25 feet to a cut cross found at the southwest corner of said Lot 9 and being on the existing right-of-way line of Farm to Market Road 2181, as established by a 3.0 foot wide right-of-way dedication as per said Dove Creek Office Addition, and being the beginning of a non-tangent curve to right having a radius of 1,384.69 feet;
- 4) THENCE, departing the southerly line of said Lot 9 in a northerly direction and along the existing easterly right-of-way line of Farm to Market Road 2181 and along the westerly line of said Lot 9, and along said curve to the right through a central angle of 04 degrees 44 minutes 07 seconds, an arc distance of 114.44 feet, and being subtended by a chord bearing North 09 degrees 50 minutes 34 seconds West, a distance of 114.41 feet to a point for corner at the northwest corner of said Lot 9, and being the intersection of the existing easterly right-of-way line of Farm to Market Road 2181 with the southerly right-of-way line of Bent Oaks Court;
- 5) THENCE, North 84 degree 35 minutes 04 seconds East, departing the existing easterly right-of-way line of Farm to Market Road 2181, and along the northerly line of said Lot 9 and the southerly right-of-way line of Bent Oaks Court a distance of 26.34 feet to the POINT OF BEGINNING and containing 1,336 square feet (0.0307 acres) of land, more or less.

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

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

County: Denton  
Highway: Farm to Market Road 2181  
R.O.W. CSJ: 2054-02-017

Page 3 of 4  
Date: December 21, 2007

Description for Parcel 8

For: Huitt-Zollars, Inc.

*D. Rex Winchester*

*12/21/2007*

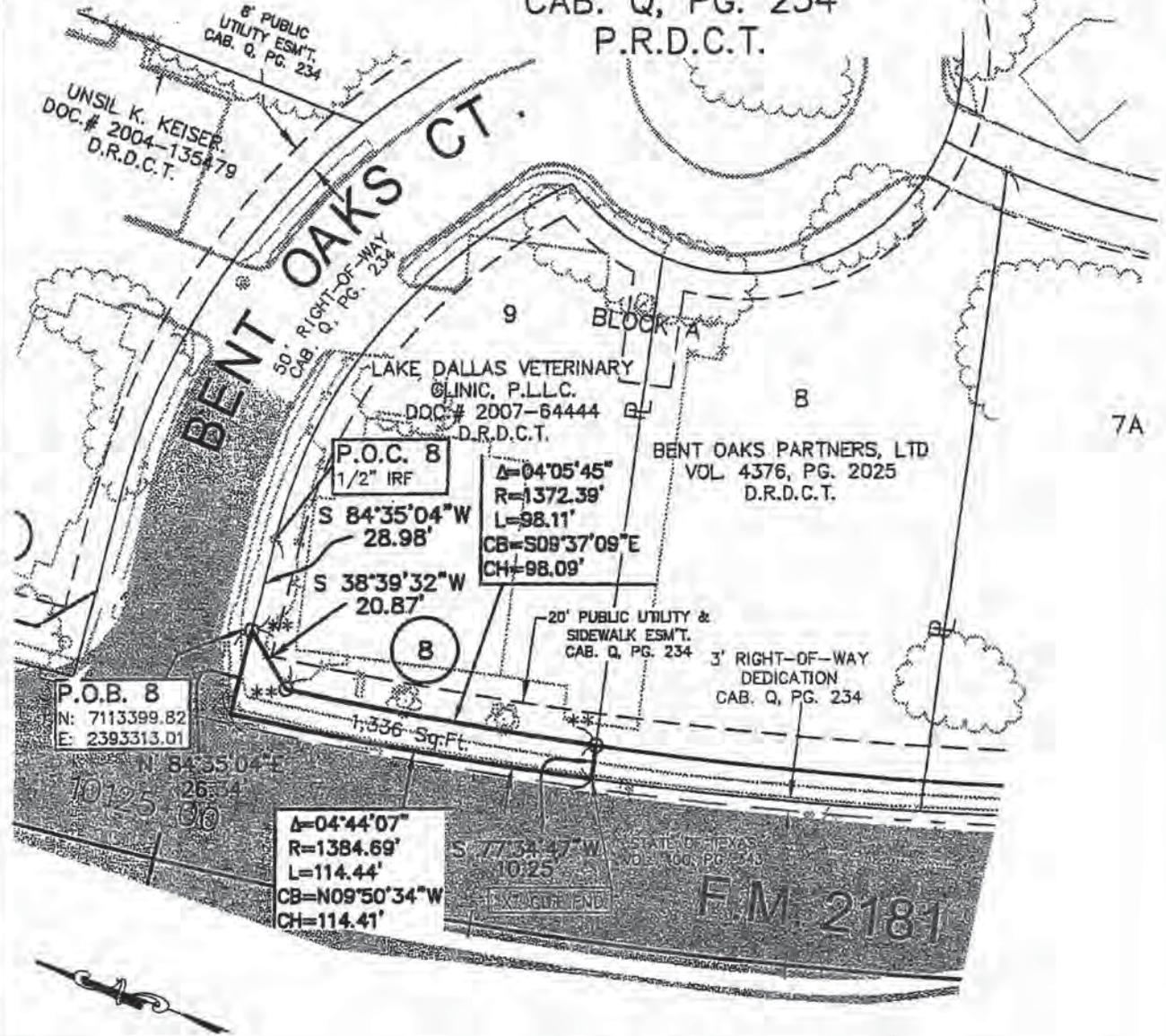
D. Rex Winchester  
Registered Professional Land Surveyor  
Texas Registration No. 5191  
Huitt-Zollars, Inc.  
3131 McKinney Avenue  
Suite 600  
Dallas, Texas 75204  
Ph. (214) 871-3311  
Date: December 21, 2007



JERAMIAH FISHER SURVEY  
ABSTRACT No. 421

EXHIBIT "A"  
Page 4 of 4

DOVE CREEK OFFICE ADDITION  
CAB. Q, PG. 234  
P.R.D.C.T.



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

A PLAT OF A SURVEY  
OF PARCEL 8 FOR  
FARM TO MARKET ROAD 2181  
A 1,336 SQ. FT., [0.0307 AC.]  
TRACT OF LAND IN THE  
JERAMIAH FISHER SURVEY  
ABSTRACT NO. 421  
CITY OF DENTON  
DENTON COUNTY, TEXAS  
DECEMBER 21, 2007

**BASIS OF BEARING:** TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, NORTH CENTRAL ZONE (4202). ALL COORDINATES SHOWN HEREDON ARE SURFACE COORDINATES USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.000157189. CALCULATIONS WERE MADE UTILIZING GPS OBSERVATIONS HOLDING NGS MONUMENTS DTD B (PID AB5865) AND ARLINGTON RRP (PID CS3400) IN JUNE OF 1999. THIS BEARING BASIS DIFFERS FROM THE CURRENT DALLAS DISTRICT TEXAS DEPARTMENT OF TRANSPORTATION RTK VRS NETWORK BY 00 DEGREES 00 MINUTES 15 SECONDS (COUNTERCLOCKWISE). (EXAMPLE - PROJECT DATUM - NORTH 12 DEGREES 08 MINUTES 33 SECONDS WEST) = TxDOT RTK - NORTH 12 DEGREES 08 MINUTES 17 SECONDS WEST.

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

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

County: Denton  
Highway: Farm to Market Road 2181  
R.O.W. CSJ: 2054-02-017

Page 1 of 3  
Date: December 21, 2007

Description for Parcel 3

BEING, 258 square feet of land, more or less, in the Jeremiah Fisher Survey, Abstract No. 421, City of Denton, Denton County, Texas, and being portion of a tract of land conveyed by deed to Northstar Bank of Texas, as recorded in Document Number 2005-20174 of the Deed Records of Denton County, Texas (D.R.D.C.T), and being a portion of Lot 1R-1, Block B, of Lots 1R-1 and 1R-2, Block A, Sundown Ranch Commercial Lots, an addition to the City of Denton, Denton County, Texas, as recorded in Cabinet W, Page 94, Plat Records Denton County, Texas, (P.R.D.C.T.), said 258 square feet of land being more particularly described as follows:

COMMENCING at a cut cross found in concrete at the southeast corner of said Lot 1R-1;

THENCE South 88 degrees 22 minutes 33 seconds West along the south line of said Lot 1R-1, a distance of 194.85 feet to a 1/2 inch iron rod found with cap stamped "4561" at the southeast corner of said Lot 1R-1 and being on the existing easterly right-of-way line of Farm to Market Road 2181, as established by a 7.5 foot wide right-of-way dedication by said Sundown Ranch Commercial Lots addition;

THENCE North 01 degrees 37 minutes 27 seconds West along the west line of said Lot 1R-1 and the existing easterly right-of-way line of Farm to Market Road 2181, a distance of 181.38 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new easterly right-of-way line of Farm to Market Road 2181, and being the POINT OF BEGINNING having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7113884.25, and East 2393282.31; \*\*

- 1) THENCE North 01 degrees 37 minutes 27 seconds West continuing along the west line of said Lot 1R-1 and the existing easterly right-of-way line of Farm to Market Road 2181, a distance of 12.07 feet to a point for corner;
- 2) THENCE North 43 degrees 34 minutes 57 seconds East continuing along the westerly line of said Lot 1R-1 and the existing easterly right-of-way line of Farm to Market Road 2181, a distance of 21.14 feet to a point for corner on the existing southerly right-of-way line of Sundown Boulevard, a variable width right-of-way, as established by Sundown Ranch, Phase I, an addition to the City of Denton, Denton County, Texas, recorded in Cabinet O, Page 199, (P.R.D.C.T.);

County: Denton  
Highway: Farm to Market Road 2181  
R.O.W. CSJ: 2054-02-017

Page 2 of 3  
Date: December 21, 2007

Description for Parcel 3

- 3) THENCE North 88 degree 47 minutes 21 seconds East, along the southerly right-of-way line of Sundown Boulevard and the northerly line of said Lot 1R-1, a distance of 12.14 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new easterly right-of-way line of Farm to Market Road 2181;\*\*
- 4) THENCE, departing the southerly right-of-way line of Sundown Boulevard and the northerly line of said Lot 1R-1, South 43 degree 39 minutes 41 seconds West, along the new easterly right-of-way line of said Farm to Market Road 2181, a distance of 38.19 feet to the POINT OF BEGINNING and containing 258 square feet (0.0059 acres) of land, more or less.

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

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

For: Huitt-Zollars, Inc.

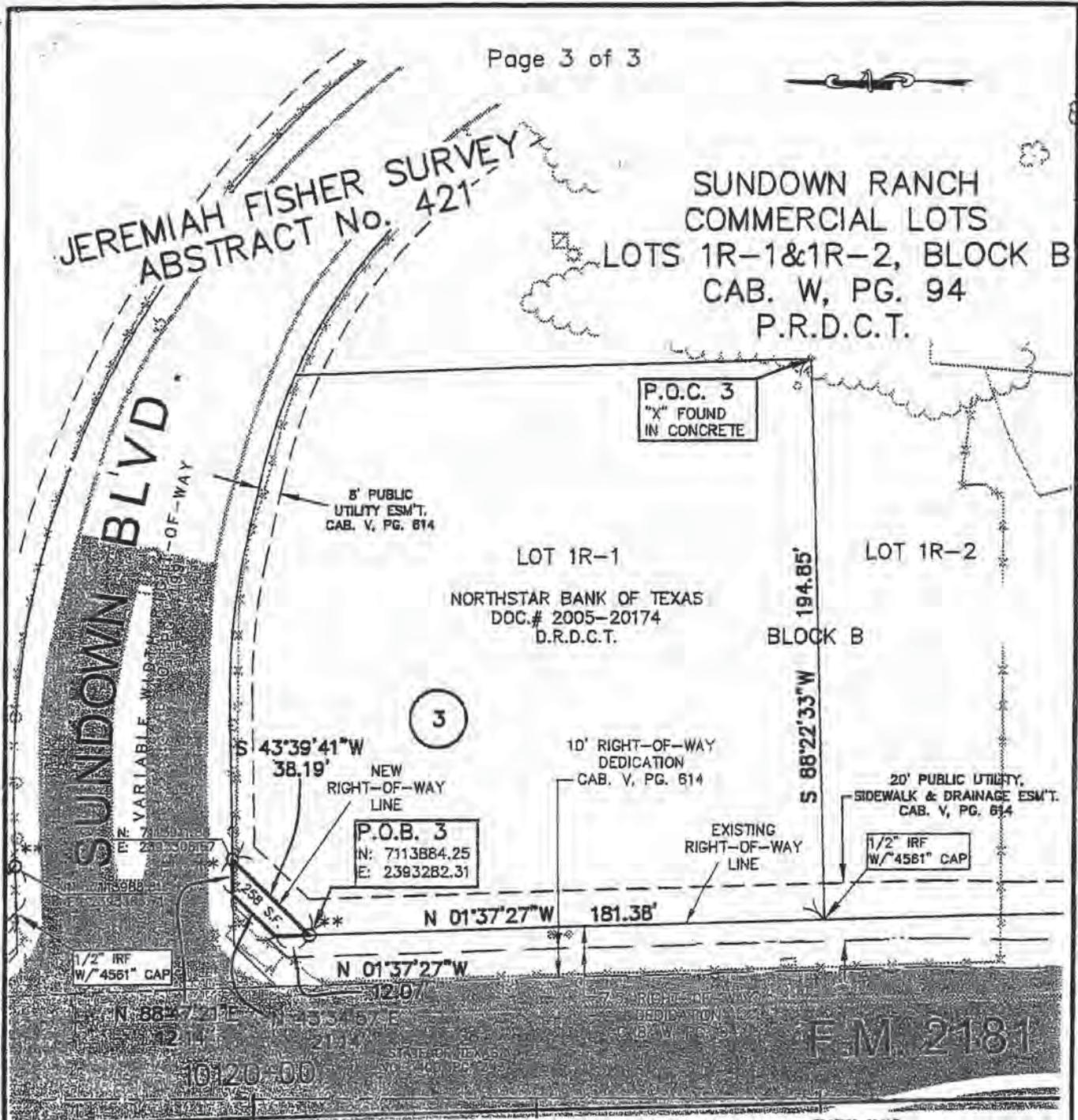
  
D. Rex Winchester  
Registered Professional Land Surveyor  
Texas Registration No. 5191

Huitt-Zollars, Inc.  
3131 McKinney Avenue  
Suite 600  
Dallas, Texas 75204  
Ph. (214) 871-3311  
Date: December 21, 2007



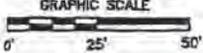
JEREMIAH FISHER SURVEY  
ABSTRACT No. 421

SUNDOWN RANCH  
COMMERCIAL LOTS  
LOTS 1R-1&1R-2, BLOCK B  
CAB. W, PG. 94  
P.R.D.C.T.



A PLAT OF A SURVEY  
OF PARCEL 3 FOR  
FARM TO MARKET ROAD 2181  
A 258 SQ. FT., [0.0059 AC.]  
TRACT OF LAND IN THE  
JEREMIAH FISHER SURVEY  
ABSTRACT NO. 421  
CITY OF DENTON  
DENTON COUNTY, TEXAS  
DECEMBER 21, 2007

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



**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 1.000157198. CALCULATIONS WERE MADE UTILIZING GPS OBSERVATIONS HOLDING NGS MONUMENTS DTO B (PID AB5965) AND ARJINGTON RRP (PID C33400) IN JUNE OF 1998. THIS BEARING BASIS DIFFERS FROM THE CURRENT DALLAS DISTRICT TEXAS DEPARTMENT OF TRANSPORTATION RTK VRS NETWORK BY 00 DEGREES 00 MINUTES 15 SECONDS (COUNTERCLOCKWISE), (EXAMPLE - PROJECT DATUM - NORTH 12 DEGREES 08 MINUTES 33 SECONDS WEST) = TxDOT RTK - NORTH 12 DEGREES 08 MINUTES 17 SECONDS WEST.

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

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

County: Collin  
Highway: State Highway 78  
R.O.W. CSJ: 0281-02-064

Page 1 of 3  
July 7, 2009

Description for Parcel 1

BEING, a 7,310 square foot tract of land situated in the Francisco De La Pena Survey, Abstract No. 688, Collin County, Texas; said tract being part of Lots 1-5 of Wylie Ranch East Commercial Park, an addition to the City of Wylie, Texas according to the plat recorded in Cabinet C, Page 8 of the Plat Records of Collin County, Texas and part of that certain tract of land described in Special Warranty Deed to KPM Ventures, Ltd. recorded in Instrument No. 20071129001600770 of the Official Public Records of Collin County, Texas; said 7,310 square foot tract of land being more particularly described as follows:

COMMENCING, at a point in the east right-of-way line of Kreymer Lane (a 60-foot wide right-of-way) and the west line of said Lot 1; said point being South 29 degrees, 27 seconds West, a distance of 0.32 feet from a 5/8-inch iron rod with illegible yellow cap found (as reference) and the beginning of a curve to the right;

THENCE, in a northerly direction, along the said east line of Kreymer Lane, the said west line of Lot 1 and said curve to the right, having a central angle of 31 degrees, 31 minutes, 01 seconds, a radius of 420.00 feet, a chord bearing and distance of North 15 degrees, 49 minutes, 51 seconds West, 228.13 feet, an arc distance of 231.03 feet to a "+" cut in concrete set for corner at the POINT OF BEGINNING; said point being at the intersection of the said east line of Kreymer Lane and the proposed south right-of-way line of State Highway 78;

- 1) THENCE, in a northerly direction, continuing along the said east line of Kreymer Lane, the said west line of Lot 1 and said curve to the right, having a central angle of 00 degrees, 57 minutes, 33 seconds, a radius of 420.00 feet, a chord bearing and distance of North 00 degrees, 24 minutes, 25 seconds East, 7.03 feet, an arc distance of 7.03 feet to a point for corner (nothing found or set) at the intersection of the said east line of Kreymer Lane and the existing south right-of-way line of said State Highway 78 (a variable width right-of-way); said point being the northwest corner of said KPM tract and the northwest corner of said Lot 1; from said point a "+" cut in concrete found bears North 39 degrees, 50 minutes East, a distance of 0.3 feet and a "+" cut in concrete found bears North 16 degrees, 54 minutes East, a distance of 0.3 feet;
- 2) THENCE, South 89 degrees, 06 minutes, 49 seconds East, along the said existing south line of State Highway 78, the north line of said Lots 1-5 and the north line of said KPM tract, a distance of 1003.28 feet to a point for corner (nothing found or set); said point being the northeast corner of said KPM tract, the northeast corner of said Lot 5 and the northwest corner of Lot 6 of said Wylie Ranch East Commercial Park; from said point a 1/4-inch iron pipe found bears North 44 degrees, 48 minutes East, a distance of 0.5 feet;

County: Collin  
Highway: State Highway 78  
R.O.W. CSJ: 0281-02-064

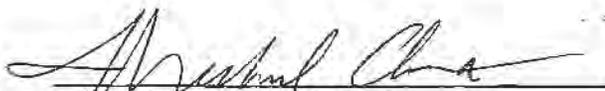
Page 2 of 3  
July 7, 2009

Description for Parcel 1

- 3) THENCE, South 00 degrees, 48 minutes, 11 seconds West, departing the said existing south line of State Highway 78 and along the east line of said KPM tract, the east line of said Lot 5 and the west line of said Lot 6, a distance of 7.54 feet to a 5/8-inch iron rod with aluminum disk stamped "TxDOT" set for corner in the said proposed south line of State Highway 78;
- 4) THENCE, North 89 degrees, 05 minutes, 03 seconds West, departing the said east line of the KPM tract, the said east line of Lot 5 and the said west line of Lot 6 and along the said proposed south line of State Highway 78, traversing said KPM tract and said Lots 5-1, a distance of 1003.24 feet to the POINT OF BEGINNING and containing 7,310 square feet [0.1678 acre] of land, more or less.

*(A survey plat of even survey date herewith accompanies this description)*

All bearings are based on the Texas State Plane Coordinate System, North Central Texas, Zone 4202, NAD83 (CORS96), Epoch: 2002.00. All coordinates shown are surface and may be converted to grid by dividing by the TxDOT Collin County conversion factor of 1.000152710.

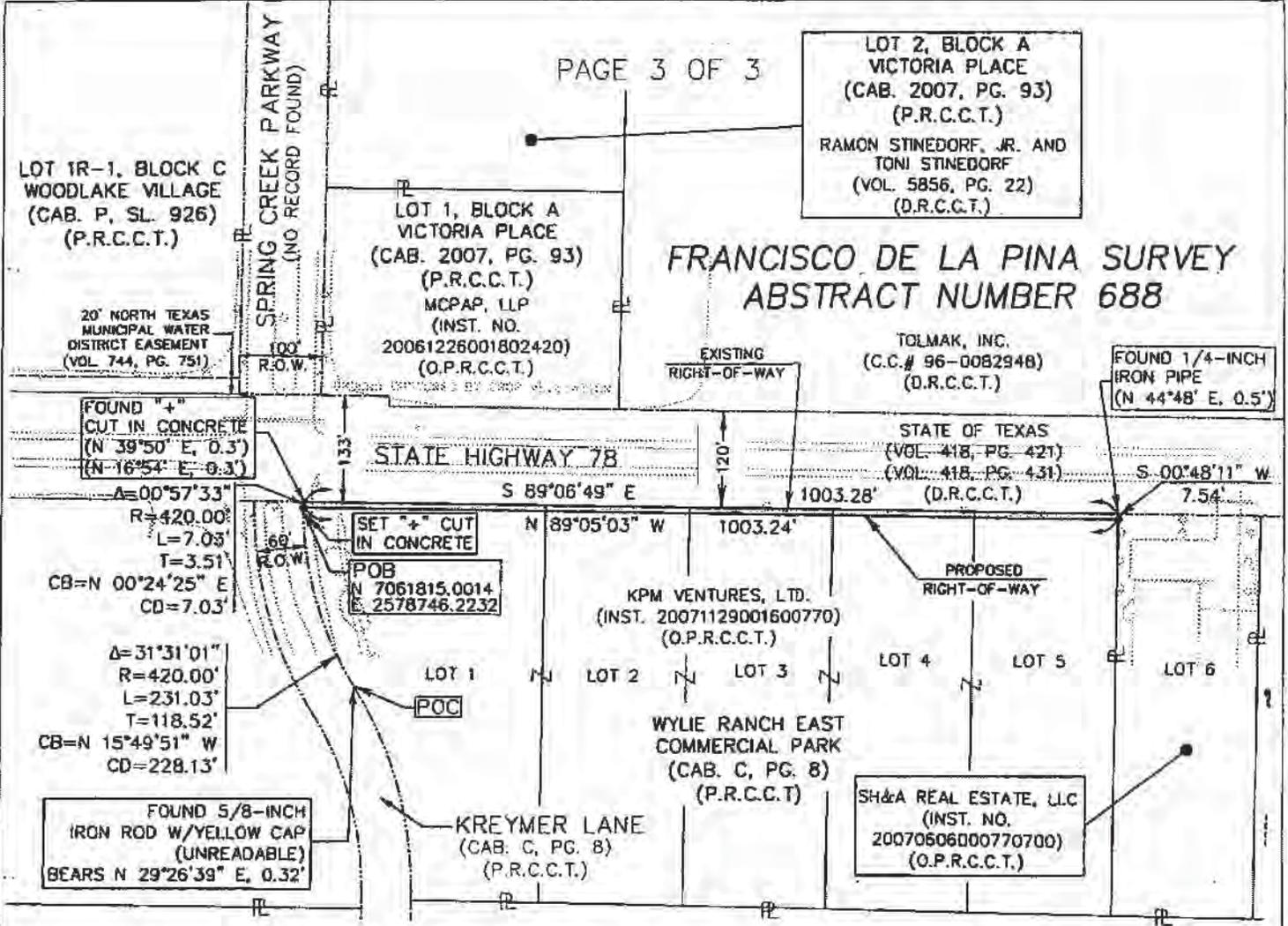
  
Michael C. Clover, R.P.L.S.  
Texas Registration No. 5225

June 18, 2009



Pacheco Koch Consulting Engineers  
8350 North Central Expressway, Suite 1000  
Dallas, TX 75206  
voice: 972.235.3031  
fax: 972.235.9544  
TX Reg. Surveying Firm LS-100080-00

PAGE 3 OF 3



FRANCISCO DE LA PINA SURVEY  
ABSTRACT NUMBER 688



LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- O = TxDOT ALUMINUM DISK SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED (CONTROL MONUMENT).
- A METES AND BOUNDS DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT OF SURVEY.

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS, ZONE 4202, NAD83 (COR96), EPOCH: 2002.00. ALL COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COLLIN COUNTY CONVERSION FACTOR OF 1.000152710.

R.O.W. CSJ: 0281-02-064  
A PLAT OF A SURVEY OF  
PARCEL NO. 1  
FOR STATE HIGHWAY 78  
A 7,310 SQ. FT., [0.1678 AC.]  
TRACT OF LAND IN  
THE FRANCISCO DE LA PINA  
SURVEY  
ABSTRACT NUMBER 688  
CITY OF WYLIE,  
COLLIN COUNTY, TEXAS  
JULY 7, 2009



*Michael C. Clover*  
Michael C. Clover, R.P.L.S. No. 5225  
TX REG. SURVEYING FIRM LS-100080-00  
DATE: JUNE 18, 2009

County: Denton  
Highway: Farm to Market Road 2181  
R.O.W. CSJ: 2054-02-017

Page 1 of 3  
Date: December 21, 2007

Description for Parcel 18

BEING, 113 square feet of land, more or less, in the Jeremiah Fisher Survey, Abstract No. 421, City of Denton, Denton County, Texas, and being portion of a tract of land conveyed by deed to Sundown Ranch Owners Association, Inc., as recorded in Volume 4121, Page 762 of the Deed Records of Denton County, Texas (D.R.D.C.T), also being a portion of Lot 11, Block 1, of Sundown Ranch, Phase 1, an addition to City of Denton, Denton County, Texas, recorded in Cabinet O, Page 199, Plat Records Denton County, Texas, (P.R.D.C.T.), said 113 square feet of land being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found with cap stamped "Carter & Burgess" at the west end of a curve on the southerly line of said Lot 11, and being on the northerly right-of-way line of Ranchman Boulevard, a 50.0 foot wide right-of-way, as established by said Sundown Ranch addition;

THENCE, South 69 degrees 20 minutes 24 seconds West along the southerly line of said Lot 11 and the northerly right-of-way line of Ranchman Boulevard, a distance of 8.57 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new easterly right-of-way line of Farm to Market Road 2181, and being the POINT OF BEGINNING having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7111193.73, and East 2394421.12; \*\*

- 1) THENCE, South 69 degrees 20 minutes 24 seconds West continuing along the southerly line of said Lot 11 and the northerly right-of-way line of Ranchman Boulevard, a distance of 15.00 feet to a point for corner at the southwest corner of said Lot 11, said point being on the existing easterly right-of-way line of Farm to Market Road 2181, as established by a 10.0 foot wide right-of-way dedication by said Sundown Ranch addition;
- 2) THENCE, North 20 degrees 39 minutes 36 seconds West along the existing easterly right-of-way line of Farm to Market Road 2181, a distance of 15.00 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new easterly right-of-way line of Farm to Market Road 2181; \*\*

County: Denton  
Highway: Farm to Market Road 2181  
R.O.W. CSJ: 2054-02-017

Page 2 of 3  
Date: December 21, 2007

Description for Parcel 18

- 3) THENCE, departing the existing easterly right-of-way line of Farm to Market Road 2181, South 65 degree 39 minutes 57 seconds East along the new easterly right-of-way line of Farm to Market Road 2181, a distance of 21.21 feet to the POINT OF BEGINNING and containing 113 square feet (0.0026 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: Huiti-Zollars, Inc.

 3/29/11

D. Rex Winchester  
Registered Professional Land Surveyor  
Texas Registration No. 5191  
Huiti-Zollars, Inc.  
3131 McKinney Avenue  
Suite 600  
Dallas, Texas 75204  
Ph. (214) 871-3311  
Date: December 21, 2007



EXHIBIT "A"  
Page 3 of 3

**JEREMIAH FISHER SURVEY  
ABSTRACT No. 421**

**SUNDOWN RANCH PHASE I  
CAB. 0, PG. 199  
P.R.D.C.T.**

LOT 11, BLOCK 1  
COMMON AREA "B" &  
DRAINAGE ESM'T.  
CAB. 0, PG. 199  
D.R.D.C.T.

SUNDOWN RANCH OWNERS ASSOCIATION, INC.  
VOL. 4121, PG. 762  
D.R.D.C.T.

**SUNDOWN RANCH  
PHASE I  
CAB. 0, PG. 199  
P.R.D.C.T.**

**RANCHMAN BLVD.**  
50' RIGHT-OF-WAY  
CAB. 0, PG. 199  
UTILITY ESM'T.  
CAB. 0, PG. 199

**BLOCK Q**

TIM & TAMMY BOND  
DOC.# 2006-96559  
D.R.D.C.T.

**P.O.C. 18**  
5/8" IRF W/ "CARTER  
& BURGESS" CAP

**P.O.B. 18**  
N: 7111193.73  
E: 2394421.12

S 69°20'24"W  
8.57'

(18)

S 65°39'57"E  
21.21'

113 Sq.Ft.

10' RIGHT-OF-WAY  
DEDICATION  
CAB. 0, PG. 199

20' R/W ESM'T.  
CAB. 0, PG. 199

S 69°20'24"W  
15.00'

N 20°39'36"W  
15.00'

10150-00

35' DRAINAGE &  
DRAINAGE ESM'T.  
CAB. 0, PG. 199

**F.M. 2181**

GRAPHIC SCALE



**LEGEND**

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

A PLAT OF A SURVEY  
OF PARCEL 18 FOR  
FARM TO MARKET ROAD 2181  
A 113 SQ. FT., [0.0026 AC.]  
TRACT OF LAND IN THE  
JEREMIAH FISHER SURVEY  
ABSTRACT NO. 421  
CITY OF DENTON  
DENTON COUNTY, TEXAS  
DECEMBER 21, 2007

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, NORTH CENTRAL ZONE (4202). ALL COORDINATES SHOWN HEREON ARE SURFACE COORDINATES USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.000157199. CALCULATIONS WERE MADE UTILIZING GPS OBSERVATIONS HOLDING NGS MONUMENTS DTD B (PID AB5985) AND ARLINGTON RFP (PID CS3400) IN LINE OF 1998. THIS BEARING BASIS DIFFERS FROM THE CURRENT DALLAS DISTRICT TEXAS DEPARTMENT OF TRANSPORTATION RTK VRS NETWORK BY 00 DEGREES 00 MINUTES 15 SECONDS (COUNTERCLOCKWISE). (EXAMPLE - PROJECT DATUM - NORTH 12 DEGREES 08 MINUTES 33 SECONDS WEST) = TxDOT RTK - NORTH 12 DEGREES 08 MINUTES 17 SECONDS WEST.

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

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

County: Denton  
Highway: Farm to Market Road 2181  
R.O.W. CSJ: 2054-02-017

Page 1 of 3  
Date: December 21, 2007

Description for Parcel 31

BEING, 799 square feet of land, more or less, in the Jeremiah Fisher Survey, Abstract No. 421, City of Denton, Denton County, Texas, and being portion of a tract of land conveyed by deed to General Telephone of the Southwest, as recorded in Volume 1130, Page 571 of the Deed Records of Denton County, Texas (D.R.D.C.T), and being a portion of Lot 1, Block A, of G.T.E Addition, an addition to the City of Denton, Denton County, Texas, as recorded Cabinet M, Page 116 of the Plat Records of Denton County, Texas, said 799 square feet of land being more particularly described as follows:

COMMENCING at a 3/8 inch iron rod found at the southeast corner of said Lot 1;

THENCE, South 70 degrees 57 minutes 09 seconds West along the southerly line of said Lot 1, a distance of 275.85 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new easterly right-of-way line of Farm to Market Road 2181, and being the POINT OF BEGINNING having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7110002.36, and East 2394976.98;\*\*

- 1) THENCE, South 70 degrees 57 minutes 09 seconds West continuing along the southerly line of said Lot 1, a distance of 10.73 feet to 1/2 inch iron rod found at the southwest corner of said Lot 1, and being on the existing easterly right-of-way line of Farm to Market Road 2181, as established by a 5.0 foot wide right-of-way dedication, as per said G.T.E. Addition;
- 2) THENCE, North 35 degrees 22 minutes 30 seconds West along the westerly line of said Lot 1 and the existing easterly right-of-way line of Farm to Market Road 2181, a distance of 74.89 feet to a point for corner at the northwest corner of said Lot 1;
- 3) THENCE, departing the existing easterly right-of-way line of Farm to Market Road 2181, North 70 degrees 57 minutes 30 seconds East, along the northerly line of said Lot 1, a distance of 11.51 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new easterly right-of-way line of Farm to Market Road 2181;\*\*
- 4) THENCE, departing the northerly line of said Lot 1, South 34 degrees 47 minutes 57 seconds East departing the northerly line of said Lot 1 and along the new easterly right-of-way line of Farm to Market Road 2181, a distance of 74.67 feet to the POINT OF BEGINNING and containing 799 square feet (0.0183 acres) of land, more or less.

County: Denton  
Highway: Farm to Market Road 2181  
R.O.W. CSJ: 2054-02-017

Page 2 of 3  
Date: December 21, 2007

Description for Parcel 31

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.

 12/21/2007

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: December 21, 2007



**JEREMIAH FISHER SURVEY**  
**ABSTRACT No. 421**

**SUMMIT OAKS ADDITION**  
**PHASE I**  
**CAB. P, PG. 163**  
**P.R.D.C.T.**

**G.T.E. ADDITION**  
**LOT 1, BLOCK A**  
**CAB. M, PG. 116**  
**P.R.D.C.T.**

**P.O.C. 31**  
**3/8" IRF**

**ELEMENTARY SCHOOL**  
**# 18 ADDITION**  
**CAB. X, PG. 353**  
**P.R.D.C.T.**

**DENTON INDEPENDENT**  
**SCHOOL DISTRICT**  
**DOC.# 2005-0151398**  
**D.R.D.C.T.**

**LOT 1, BLOCK A**

**SUMMIT OAKS HOMEOWNERS**  
**ASSOCIATION, INC**  
**VOL. 4356, PG. 369**  
**D.R.D.C.T.**

**DRAINAGE ESM'T.**  
**CAB. P, PG. 163**

**GENERAL TELEPHONE**  
**OF THE SOUTHWEST**  
**VOL. 1130, PG. 571**  
**D.R.D.C.T.**

**NEW**  
**RIGHT-OF-WAY**  
**LINE**

**20' UTILITY ESM'T.**  
**CAB. M, PG. 116**

**P.O.B. 31**  
**N: 7110002.36**  
**E: 2394976.98**

**N: 7110087.00**  
**E: 2394918.15**

**3' LANDSCAPE & WALL**  
**MAINTENANCE ESM'T.**  
**CAB. P, PG. 163**

**PT STA 10162+50.89**

**31**

**1/2" IRF**

**S 70°57'09"W**  
**10.73'**

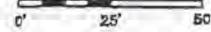
**799 Sq.Ft.**

**N 70°57'30"E**  
**11.51'**

**N 35°22'30"W**  
**74.89'**

**F.M. 2181**

**GRAPHIC SCALE**



**LEGEND**

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

**A PLAT OF A SURVEY**  
**OF PARCEL 31 FOR**  
**FARM TO MARKET ROAD 2181**  
**A 799 SQ. FT., [0.0183 AC.]**  
**TRACT OF LAND IN THE**  
**JEREMIAH FISHER SURVEY**  
**ABSTRACT NO. 421**  
**CITY OF DENTON**  
**DENTON COUNTY, TEXAS**  
**DECEMBER 21, 2007**

**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 1.000157189. CALCULATIONS WERE MADE UTILIZING GPS OBSERVATIONS HOLDING NGS MONUMENTS D10 B (PID AB5965) AND ARLINGTON RRP (PID C53400) IN JUNE OF 1998. THIS BEARING BASIS DIFFERS FROM THE CURRENT DALLAS DISTRICT TEXAS DEPARTMENT OF TRANSPORTATION KTR VRS NETWORK BY 00 DEGREES 00 MINUTES 15 SECONDS (COUNTERCLOCKWISE). (EXAMPLE - PROJECT DATUM - NORTH 12 DEGREES 06 MINUTES 33 SECONDS WEST) = TxDOT RTK - NORTH 12 DEGREES 06 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.**

December, 2010  
Parcel 111B  
Page 1 of 6

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

PROPERTY DESCRIPTION FOR PARCEL NO. 111B

Being a 0.1600 of one acre (6,969 square feet) parcel of land, located in the Benson Sones Survey, Abstract 641, Montgomery County, Texas, and being out of and a part of Reserve "B", (2.9488 Acres) as recorded in Magnolia Crossing (Replat), a subdivision of record in Cabinet C, Sheet 81A, Map Records of Montgomery County, Texas (M.C.M.R.), said Reserve "B" being part of a residue of that certain called 99.3713 acre tract of land, conveyed from Gallant Floyd, Trustee to William B. Ingram, Trustee by instrument of record dated June 25, 1973 and recorded in Volume 821, Page 646, Deed Records of Montgomery County, Texas, (M.C.D.R.); said 0.1600 of one acre parcel being more particularly described as follows:

COMMENCING for reference at a 1/2-inch iron pipe found marking an interior corner of Reserve "A" of said Magnolia Crossing Replat, same being the southwest corner of that certain called 0.5000 of one acre tract of land (called one-half (1/2) acre) conveyed from Mrs. F.J. Heflin to Magnolia Independent School District by instrument of record dated August 15, 1966 and recorded in Volume 623, Page 83, Deed Records of Montgomery County, Texas (M.C.D.R.); thence as follows:

South 59° 03' 12" East, along an interior line of aforementioned Reserve "A" and the south line of said 0.5000 of one acre tract, a distance of 174.98 feet to a point, being the south corner of said 0.5000 of one acre tract and being on the northwest line of said Reserve "B";

North 19° 11' 39" East, along the northwest line of said Reserve "B" and the east line of said 0.5000 of one acre tract, a distance of 109.72 feet to a 5/8-inch iron rod with TxDOT aluminum disc set for corner on the proposed southwest right-of-way line of FM 1774 (width varies) and the POINT OF BEGINNING, having surface coordinates of X=3,748,704.80, Y=10,068,238.34;

- 1) THENCE, NORTH 19° 11' 39" East, continuing along the common line of aforementioned Reserve "B" and said 0.5000 of one acre tract, a distance of 23.38 feet to a point for corner on the existing southwest right-of-way line of FM 1774 (width varies) (no record information for right-of-way found), being the north corner of aforementioned Reserve "B", same being the northeast corner of said 0.5000 of one acre tract;

December, 2010  
Parcel 111B  
Page 2 of 6

- 2) THENCE, SOUTH 59° 11' 00" East, along said existing southwest right-of-way line of FM 1774 and along the northeast line of said Reserve "B", a distance of 487.65 feet to a point for corner, being the northeast corner of aforementioned Reserve "B", same being the intersection of said existing southwest right-of-way line of FM 1774 and existing west right-of-way line of Oaks Crossing (60 feet wide) of said Magnolia Crossing Replat;
- 3) THENCE, SOUTH 09° 21' 24" West, along the east line of aforementioned Reserve "B" and said existing west right-of-way line of Oaks Crossing, a distance of 0.69 feet to a 5/8-inch iron rod with TxDOT aluminum disc set for corner on the proposed southwest right-of-way line of FM 1774, and the beginning of a curve to the left;\*\*
- 4) THENCE, along said proposed southwest right-of-way line of FM 1774 and along the arc of a non-tangent curve to the left having a radius of 4,951.00 feet, at an arc length of 11.40 feet pass a 5/8-inch iron rod with TxDOT aluminum disc set 39.31 feet left of Engineers Station 1470+00.00, and continuing for a total arc length of 138.00 feet through a central angle of 01° 35' 37", and a chord that bears North 62° 23' 32" West, 137.99 feet to a 5/8-inch iron rod with TxDOT aluminum disc set for corner;\*\*
- 5) THENCE, NORTH 63° 11' 21" West, continuing along said proposed southwest right-of-way line of FM 1774, a distance of 136.88 feet to a 5/8-inch iron rod with TxDOT aluminum disc set for corner, same being the beginning of a curve to the right;\*\*
- 6) THENCE, along said proposed southwest right-of-way line of FM 1774, 137.64 feet along the arc of a tangent curve to the right having a radius of 2,001.88 feet, a central angle of 03° 56' 22", and a chord that bears North 61° 13' 10" West, 137.61 feet to a 5/8-inch iron rod with TxDOT aluminum disc set for corner;\*\*

December, 2010  
Parcel 111B  
Page 3 of 6

- 7) THENCE, NORTH 59° 14' 59" West, continuing along said proposed southwest right-of-way line of FM 1774, a distance of 71.34 feet the POINT OF BEGINNING and containing 0.1600 of one acre (6,969 square feet) of land.

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

FIELD SURVEYING WAS COMPLETED IN FEBRUARY 2007.

ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

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

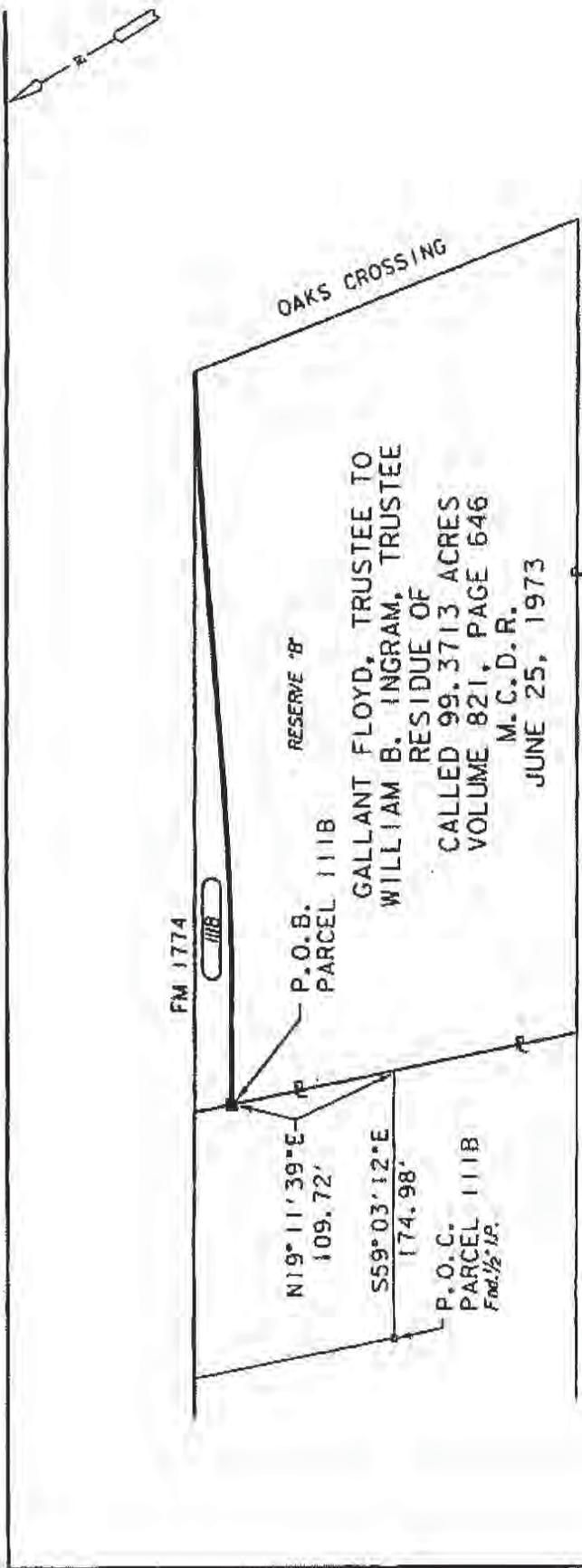
I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE LEGAL DESCRIPTION HEREON AND THE ACCOMPANYING PLAT OF EVEN DATE REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

*Keith W. Monroe* 12-23-10

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



Revise December 2010: Split Parcel 111 Parts 1 and 2 into Parcels 111A and 111B.



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

*Keith W. Morris* 12-23-10

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

DATE

NOTE:

- \* THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TADPO 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 TADPO
- o FOUND 5/8" IRON ROD (Unless otherwise noted)
- o SET 5/8" IRON ROD (Unless otherwise noted)
- o FOUND 5/8" IRON ROD W/TADPO AL. DISC
- o SET 5/8" IRON ROD W/TADPO AL. DISC



PARENT TRACT INSET  
PARCEL 111B

NOTE:

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

REVISED BY:  
LJA ENGINEERING & SURVEYING, INC. DECEMBER 2010  
SPLIT PARCEL 111 PARTS 1 AND 2 INTO PARCELS 111A AND 111B.

TOTAL EXISTING	TAKING AREA	REMAINDER RIGHT
2.9488	0.1600 AC. (6,959 SQ.FT.)	2.7888

PARCEL PLAT  
SHOWING

PARCEL 111B

FM 1774 MONTGOMERY COUNTY

RCSJ 1400-04-021  
LJA ENGINEERING & SURVEYING, INC. DECEMBER, 2010  
SCALE: 1" = 50'

Sheet 4 of 6

BENSON SONES SURVEY  
ABSTRACT 541 (MONTGOMERY CO.)

FM 1774 (WIDTH VARIES)  
(NO RECORD INFORMATION  
FOR R.O.W.FND)

24' - 32' STRIP  
TO MONTGOMERY CO.

VOL. 186, PG. 286  
M.C.D.R.

1465+00

STATION EQUATION:  
STA 1465+95.71 BACK =  
STA 1466+00.00 FWD

PC STA 1466+00.00

PROJECT BASELINE  
Sta. 1467+36.26

47.37' RT. PP

EXISTING R.O.W. S59°11'00"E 487.65'

PROPOSED R.O.W. S59°11'00"E 487.65'

IIIIB

N59°14'59"W 71.34'

Sta. 1466+00.00

50.21' RT

N63°11'21"W 136.88'

P.O.B. PARCEL 111B

D = 03°56'22"

X=3,746,704.80

L = 137.64'

Y=10,068,238.34

R = 2,001.88'

STA. 1465+24.37

CH= N61°13'10"W

50.21' RT. CD= 137.61'

GALLANT FLOYD, TRUSTEE TO  
WILLIAM B. INGRAM, TRUSTEE

RESERVE B  
2.9488 ACRES

MAGNOLIA CROSSING (REPLAT)  
CABINET C, SHEET 81A M.C.M.R.

RESERVE A  
2.3344 ACRES

MAGNOLIA CROSSING (REPLAT)  
CABINET C, SHEET 81A M.C.M.R.

MRS. F. J. HEFLIN TO  
MAGNOLIA INDEPENDENT  
SCHOOL DISTRICT

RESERVE A  
2.3344 ACRES

MAGNOLIA CROSSING (REPLAT)  
CABINET C, SHEET 81A M.C.M.R.

30' DRAINAGE  
CABINET C, SHEET 81A  
M.C.M.R.

RESERVE A  
2.3344 ACRES

MAGNOLIA CROSSING (REPLAT)  
CABINET C, SHEET 81A M.C.M.R.

RESERVE B  
2.9488 ACRES

MAGNOLIA CROSSING (REPLAT)  
CABINET C, SHEET 81A M.C.M.R.

RESERVE A  
2.3344 ACRES

MAGNOLIA CROSSING (REPLAT)  
CABINET C, SHEET 81A M.C.M.R.

MATCH LINE STA. 1467-54.32

PC STA 1466+00.00

PT STA 1467+83.03

CHORD X=3,746,870.44

Y=10,068,198.23

DELTA = 02°05'50"

DEGREE OF CURVE = 01°08'45"

TANGENT = 91.52'

LENGTH = 183.03'

RADIUS = 5,000.00'

PC STATION = 1466+00.00

PT STATION = 1467+83.03

PI STATION = 1466+91.52

PI COORDINATES X=3,746,870.44

Y=10,068,198.23

RESERVE A  
2.3344 ACRES

MAGNOLIA CROSSING (REPLAT)  
CABINET C, SHEET 81A M.C.M.R.

RESERVE B  
2.9488 ACRES

MAGNOLIA CROSSING (REPLAT)  
CABINET C, SHEET 81A M.C.M.R.

RESERVE A  
2.3344 ACRES

MAGNOLIA CROSSING (REPLAT)  
CABINET C, SHEET 81A M.C.M.R.

RESERVE B  
2.9488 ACRES

MAGNOLIA CROSSING (REPLAT)  
CABINET C, SHEET 81A M.C.M.R.

RESERVE A  
2.3344 ACRES

MAGNOLIA CROSSING (REPLAT)  
CABINET C, SHEET 81A M.C.M.R.

RESERVE B  
2.9488 ACRES

MAGNOLIA CROSSING (REPLAT)  
CABINET C, SHEET 81A M.C.M.R.

RESERVE A  
2.3344 ACRES

MAGNOLIA CROSSING (REPLAT)  
CABINET C, SHEET 81A M.C.M.R.

RESERVE B  
2.9488 ACRES

MAGNOLIA CROSSING (REPLAT)  
CABINET C, SHEET 81A M.C.M.R.

RESERVE A  
2.3344 ACRES

MAGNOLIA CROSSING (REPLAT)  
CABINET C, SHEET 81A M.C.M.R.

RESERVE B  
2.9488 ACRES

MAGNOLIA CROSSING (REPLAT)  
CABINET C, SHEET 81A M.C.M.R.

RESERVE A  
2.3344 ACRES

MAGNOLIA CROSSING (REPLAT)  
CABINET C, SHEET 81A M.C.M.R.

PARCEL PLAT  
SHOWING  
PARCEL 111B  
FM 1774 MONTGOMERY COUNTY  
RESJ 1400-04-027  
LJA ENGINEERING & SURVEYING, INC. DECEMBER, 2010  
SCALE: 1" = 50'

Sheet 5 of 6



October, 2009  
Parcel 65  
Page 1 of 9

**COUNTY:** JEFFERSON  
**RCSJ NO.:** 0932-01-099  
**ACCOUNT NO.:** 8020-01-082  
**HIGHWAY NO.:** F.M. 365  
**LIMITS:** SPUR 93 TO US 69

PROPERTY DESCRIPTION FOR PARCEL 65

Being a 2.324 acre (101,207 square feet) parcel of land, part of and out of Lots 5 and 6, Block 13, Range "K", Lots 5, 6, 7 and 8, Block 13, Range "L" of the Port Arthur Land Company Subdivision, as recorded in Volume 1, Page 22 of the Map or Plat Records of Jefferson County, Texas, and being a portion of the residue of a certain 319.48 acre tract as conveyed by deed dated September 27, 2000 from Light Harbour Ltd. to Park Central West, Ltd. recorded in Clerks File No's. 2000037588 and 2000037589 of the Official Public Records of Jefferson County, as situated in and a part of the William McFaddin Survey, Abstract No. 415 and the T. & N.O.R.R. Survey, Section 11, Abstract No. 243, Jefferson County, Texas and being more particularly described as follows;

**COMMENCING** at a point marking the intersection of the common line of Lot 5, Block 13, Range "L" with Lot 8, Block 13, Range "M" of said Port Arthur Land Company Subdivision and the Westerly line of Jefferson County Drainage District No. 7 Main "C" Canal as conveyed to Jefferson County Drainage District No. 7 by (1) easement deed dated February 14, 1947 from the Woodworth Estate, recorded in Volume 654, Page 537 of Deed Records of Jefferson County; (2) Condemnation Case No. 13,317, dated November 17, 1952; and (3) easement deed dated December 17, 1971 from H.J. LeBlanc, et al, recorded in Volume 1714, Page 166 of the Deed Records of Jefferson County; thence as follows:

North 23 deg. 32 min. 18 sec. West (North 19 deg. 17 min. West - Deed), along the Westerly line of said Jefferson County Drainage District No. 7 Main "C" Canal, and along the Easterly line of that certain tract of land (called 3.344 acres) as conveyed by deed dated June 13, 2008 from Scott S. Watjus, et al to Tony Nguyen and wife, Stephanie Nguyen, recorded in Clerk's File No. 2008021528 of the Official Public Records of Jefferson County, a distance of 1,125.33 feet to a 5/8" steel rod with TxDOT aluminum cap set on the proposed Southerly Right-of-Way line of F.M. Highway No. 365 marking the Southwest corner and the **POINT OF BEGINNING** of the herein described parcel, this point being located 76.24 feet right, perpendicular distance from Engineer Centerline Station 852 + 70.82 of said F.M. Highway No. 365, said Point Of Beginning having coordinates of (X=3,549,770.3254, Y=13,920,605.0605);

- (1) **THENCE**, North 23 deg. 32 min. 18 sec. West (North 19 deg. 17 min. West - Deed), continuing along the Westerly line of said Jefferson County Drainage District No. 7 Main "C" Canal and the Easterly line of said Tony Nguyen and Stephanie Nguyen tract, a distance of 34.44 feet to a 1/2 inch steel rod found on the existing Southerly Right-of-Way line of F.M. Highway No. 365 (120 feet wide) marking the Northwest corner of the herein described parcel;

October, 2009  
Parcel 65  
Page 2 of 9

- (2) **THENCE**, North 37 deg. 02 min. 50 sec. East (North 41 deg. 13 min. East - Deed), along said existing Southerly Right-of-Way line of F.M. Highway No. 365 with the North line of said Jefferson County Drainage District No. 7 Main "C" Canal, a distance of 26.91 feet to an angle point for corner;
- (3) **THENCE**, North 36 deg. 57 min. 42 sec. East, along said existing Southerly Right-of-Way line of F.M. Highway No. 365 with the North line of said Jefferson County Drainage District No. 7 Main "C" Canal and the North line of said Park Central West, Ltd. tract, a distance of 2,480.61 feet to a Right-of-Way monument found (broken) marking an angle point for corner;
- (4) **THENCE**, North 37 deg. 08 min. 50 sec. East, along said existing Southerly Right-of-Way line of F.M. Highway No. 365 with the North line of said Park Central West, Ltd. tract, a distance of 881.64 feet to a Jefferson County Drainage District #7 monument found at the most Easterly Northeast corner of said Park Central West, Ltd. tract, being on the Westerly line of that certain 10.56 acre fee tract of land as conveyed by deed dated July 17, 2003 from Williams & Rao, L.P. to Jefferson County Drainage District No. 7, recorded in Clerk's File No. 2003029586 of the Official Public Records of Jefferson County; this found monument also being on the common line of Lots 6 and 7, Block 13, Range "K" of said Port Arthur Land Company Subdivision and marks the Northeast corner of the herein described parcel;
- (5) **THENCE**, South 53 deg. 27 min. 44 sec. East, along the Easterly line of said Park Central West, Ltd. tract and the Westerly line of said Jefferson County Drainage District No. 7 fee tract, and along said common line of Lots 6 and 7, Block 13, Range "K", a distance of 30.00 feet to a steel rod with cap marked "Locke" found on the proposed Southerly Right-of-Way line of F.M. Highway No. 365, being at the Northeast corner of that certain 2.0 acre tract of land as conveyed by deed dated October 16, 2000 from Park Central West, Ltd. to Auslyn Enterprises, Inc. recorded in Clerks File No. 2000039603 of the Official Public Records of Jefferson County; this found steel rod also marks a Northerly Southeast corner of said Park Central West, Ltd. tract and the Southeast corner of the herein described parcel;
- (6) **THENCE**, South 37 deg. 08 min. 50 sec. West, along said proposed Southerly Right-of-Way line of F.M. Highway No. 365 with the South line of this parcel, a distance of 1,062.46 feet to a concrete monument set with TxDOT bronze disk marking an angle point for corner;
- (7) **THENCE**, South 36 deg. 56 min. 49 sec. West, continuing along said proposed Southerly Right-of-Way line of F.M. Highway No. 365 with the South line of this parcel, a distance of 2,299.90 feet to an angle point for corner;
- (8) **THENCE**, South 37 deg. 02 min. 51 sec. West, continuing along said proposed Southerly Right-of-Way line of F.M. Highway No. 365 with the South line of this parcel, a distance of 43.88 feet to the **POINT OF BEGINNING** and containing 2.324 acres (101,207 square feet) parcel of land.

October, 2009  
Parcel 65  
Page 3 of 9

Acquisition Area Summary

William McFaddin Survey <u>Abstract No. 415</u>	2.315 Ac.	100,824 sq. ft.
T. & N.O.R.R. Survey <u>Section 11, Abstract No. 243</u>	0.009 Ac.	383 sq. ft.
<u>Total</u>	<u>2.324 Ac.</u>	<u>101,207 sq. ft.</u>

Revised: October 2009 by Landtech Consultants, Inc.  
Surveyed: April 2001  
Job No. 00-CAI-020

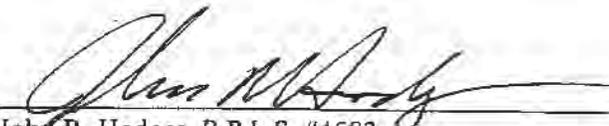
**SURVEYOR'S CERTIFICATE:**

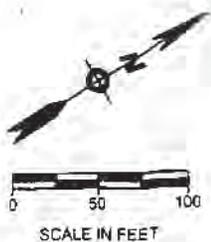
I, John R. Hodges, Registered Professional Land Surveyor No. 4583 in the State of Texas, do hereby certify that the above plat correctly reflects an actual survey made on the ground under my supervision and to the best of my knowledge and belief, the limits, boundaries and corners are truly shown just as found at the time of the survey.

This field note description is being submitted along with a plat of even date based on this survey.

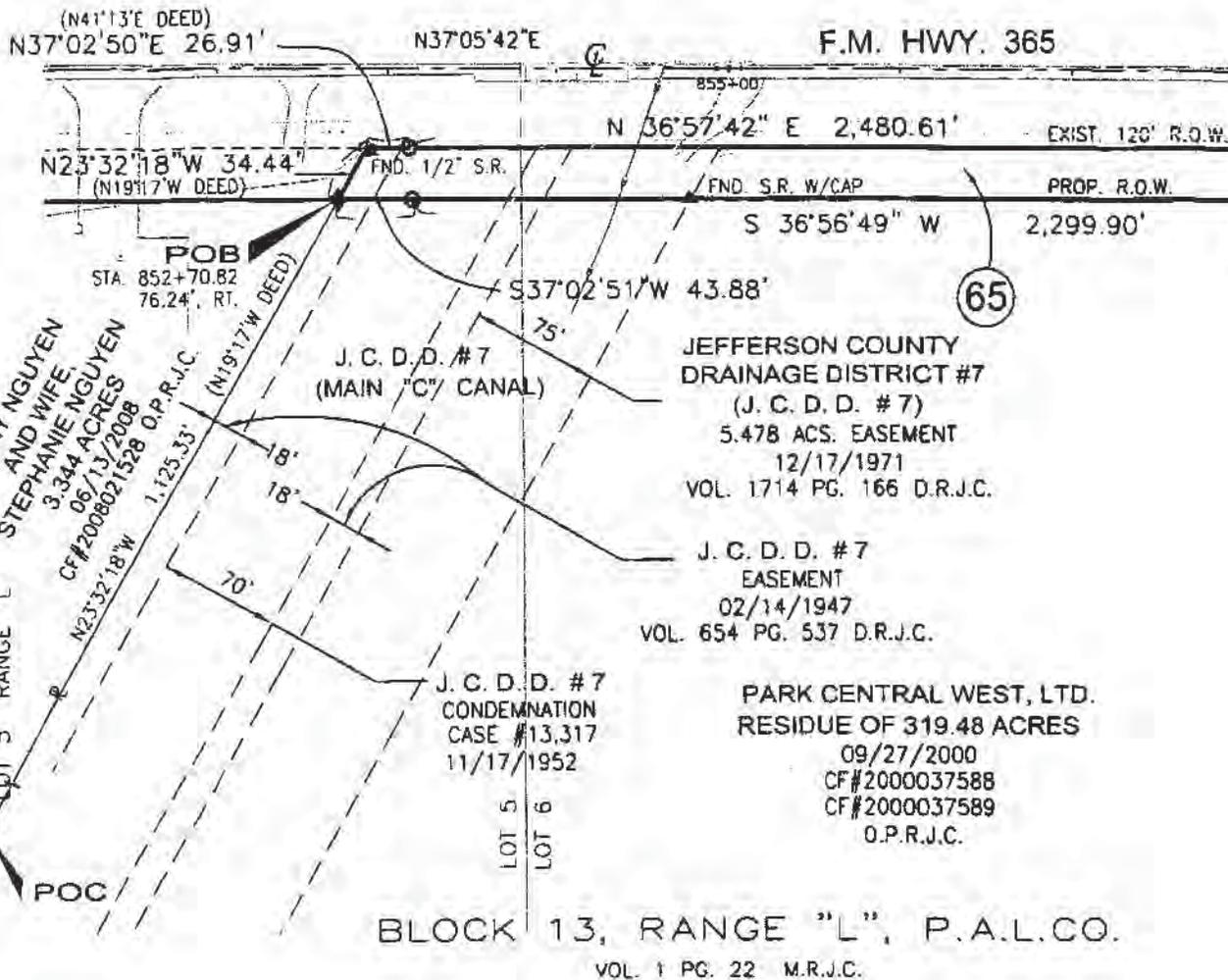
Given under my hand seal this the 9<sup>th</sup> day of DECEMBER, 2009.



  
John R. Hodges, R.P.L.S. #4583



Wm. McFADDIN SURVEY  
ABST. No. 415



MATCH LINE STA. 858+00

65

TONY NGUYEN AND WIFE, STEPHANIE NGUYEN  
 3.344 ACRES  
 06/13/2008  
 CF#2008021528 O.P.R.J.C.  
 N23°32'18\" W 34.44'  
 N23°32'18\" W  
 1.125.33'  
 (N19°17' W DEED)  
 LOT 8 RANGE \"M\"  
 LOT 5 RANGE \"L\"  
 LOT 5  
 LOT 6  
 POC

J. C. D. D. #7  
(MAIN \"C\" CANAL)

JEFFERSON COUNTY DRAINAGE DISTRICT #7  
(J. C. D. D. #7)  
5.478 ACS. EASEMENT  
12/17/1971  
VOL. 1714 PG. 166 D.R.J.C.

J. C. D. D. #7  
EASEMENT  
02/14/1947  
VOL. 654 PG. 537 D.R.J.C.

J. C. D. D. #7  
CONDEMNATION  
CASE #13,317  
11/17/1952

PARK CENTRAL WEST, LTD.  
RESIDUE OF 319.48 ACRES  
09/27/2000  
CF#2000037588  
CF#2000037589  
O.P.R.J.C.

BLOCK 13, RANGE \"L\", P.A.L.CO.  
VOL. 1 PG. 22 M.R.J.C.

DATE OF SURVEY: APRIL 2001

<b>PARCEL PLAT SHOWING PARCEL 65</b> F.M. HWY. 365 JEFFERSON COUNTY, TEXAS			
		PAGE 4 OF 9	
DRAWN BY: N/M/K		REVISED: OCTOBER 2009	
CHECKED: JRH		BY LANDTECH CONSULTANTS, INC.	
APPVD. BY: JRH		REVISED BY: BDG	DATE: 12-19-04
DATE: 12/19/04	ACCOUNT No. 8020-01-082	R.C.S.J. No. 0932-01-099	



Wm. McFADDIN SURVEY  
ABST. No. 415

MATCH LINE STA. 858+00

MATCH LINE STA. 865+50

N37°03'39"E

F.M. HWY. 365

850+00

865+00

N36°57'42"E 2,480.61'

S36°56'49"W

2,299.90'

65

PARK CENTRAL WEST, LTD.  
RESIDUE OF 319.48 ACRES  
09/27/2000  
CF#2000037588  
CF#2000037589  
O.P.R.J.C.

LOT 6

LOT 7

BLOCK 13, RANGE "L", P.A.L.CO.  
VOL. 1 PG. 22 M.R.J.C.

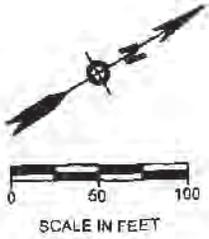
DATE OF SURVEY: APRIL 2001

PARCEL PLAT  
SHOWING PARCEL 65

F.M. HWY. 365  
JEFFERSON COUNTY, TEXAS

PAGE 5 OF 9

DRAWN BY: N/M/K		REVISED: OCTOBER 2009	
CHECKED: JRH		BY LANDTECH CONSULTANTS, INC.	
APPVD. BY: JRH		REVISED BY: BDG	DATE: 12-19-04
DATE: 12/19/04	ACCOUNT No. 8020-01-082	R.C.S.J. No. 0932-01-099	



Wm. McFADDIN SURVEY  
ABST. No. 415

MATCH LINE STA. 865+50

MATCH LINE STA. 873+00

N37°03'39"E

F.M. HWY. 365

870+00

N36°57'42"E

2,480.61'

S36°56'49"W

2,299.90'

LOT 7  
LOT 8

65

PARK CENTRAL WEST, LTD.  
RESIDUE OF 319.48 ACRES  
09/27/2000  
CF#2000037588  
CF#2000037589  
O.P.R.J.C.

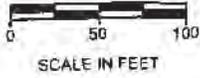
BLOCK 13, RANGE "L", P.A.L.CO.  
VOL. 1 PG. 22 M.R.J.C.

DATE OF SURVEY: APRIL 2001

PARCEL PLAT  
SHOWING PARCEL 65  
F.M. HWY. 365  
JEFFERSON COUNTY, TEXAS

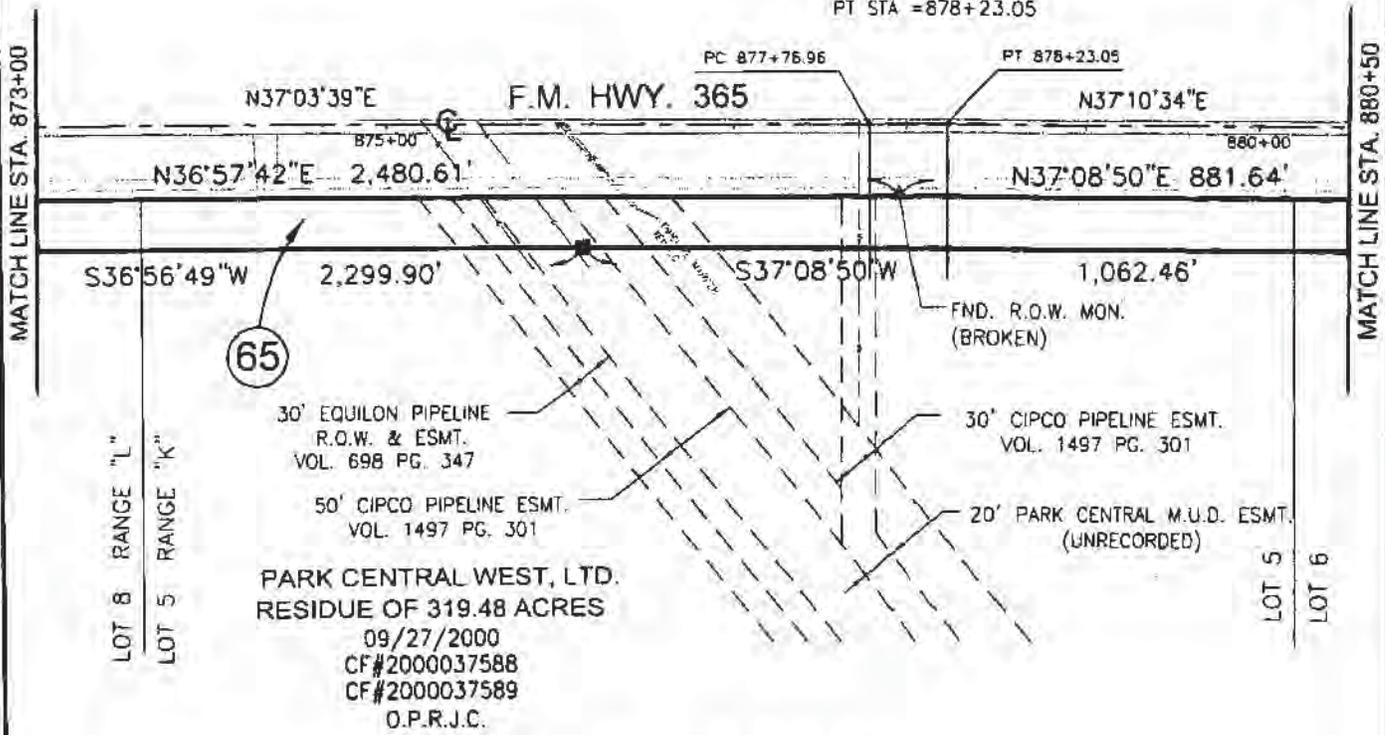
PAGE 6 OF 9

DRAWN BY: N/M/K	REVISED: OCTOBER 2009
CHECKED: JRH	BY LANDTECH CONSULTANTS, INC.
APPVD. BY: JRH	REVISED BY: BDG DATE: 12-19-04
DATE: 12/19/04	ACCOUNT No. 8020-01-082 R.C.S.J. No. 0932-01-099



Wm. McFADDIN SURVEY  
ABST. No. 415

C PI STA = 878+00.00  
 $\Delta = 0^{\circ} 06' 54.84''$  (RT)  
 $D = 0^{\circ} 15' 00.00''$   
 $T = 23.50$   
 $L = 46.09$   
 $R = 22,918.31$   
 PC STA = 877+76.96  
 PT STA = 878+23.05

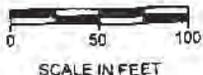


BLOCK 13, P.A.L.CO.  
VOL. 1 PG. 22 M.R.J.C.

DATE OF SURVEY: APRIL 2001

<b>PARCEL PLAT</b> <b>SHOWING PARCEL 65</b> F.M. HWY. 365 JEFFERSON COUNTY, TEXAS PAGE 7 OF 9			
DRAWN BY: N/M/K		REVISED: OCTOBER 2009	
CHECKED: JRH		BY LANDTECH CONSULTANTS, INC.	
APPVD. BY: JRH		REVISED BY: BDG	DATE: 12-19-04
DATE: 12/19/04	ACCOUNT No. 8020-01-082	R.C.S.J. No. 0932-01-099	

Wm. McFADDIN SURVEY  
ABST. No. 415



C PI STA. = 888+36.36  
 Δ = 1'40"00"(RT)  
 D = 0'15"00"  
 T = 333.34  
 L = 666.64  
 R = 22,918.31  
 PC STA. = 885+03.02  
 PT STA. = 891+69.66

MATCH LINE STA. 880+50

N38°50'34"E

F.M. HWY. 365

N37°08'50"E 881.64'

FND. S.R. W/CAP  
MKD. HODGES

SEE  
DETAIL "A"

S37°08'50"W 1,062.46'

FND. S.R. W/CAP  
MKD. HODGES

FND. J.C.D.D.#7  
MON.

FND. S.R. W/CAP  
MKD. LOCKE

65

PARK CENTRAL WEST, LTD.  
 RESIDUE OF 319.48 ACRES  
 09/27/2000  
 CF#2000037588  
 CF#2000037589  
 O.P.R.J.C.

AUSLYN  
 ENTERPRISES, INC.  
 2.0 ACRES  
 10/16/2000  
 CF#2000039603  
 O.P.R.J.C.

BLOCK 13, RANGE "K",

P.A.L.CO.

VOL. 1 PG. 22 M.R.J.C.

FND. S.R. W/CAP  
MKD. HODGES

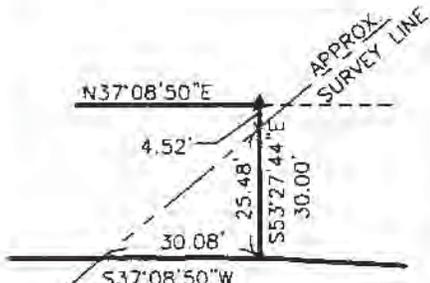
FND. S.R. W/CAP  
MKD. LOCKE

LOT 7 JEFFERSON COUNTY DRAINAGE DISTRICT #7  
 10.56 ACRES FEE TRACT  
 07/17/2003  
 CF# 2003029586 O.P.R.J.C.

LOT 6  
 LOT 7

T&N.O.R.R. SURVEY  
SEC. 11, ABST. No. 243

DATE OF SURVEY: APRIL 2001



DETAIL "A"  
N.T.S.

<b>PARCEL PLAT</b> <b>SHOWING PARCEL 65</b> F.M. HWY. 365 JEFFERSON COUNTY, TEXAS			
		PAGE 8 OF 9	
DRAWN BY: N/M/K		REVISED: OCTOBER 2009	
CHECKED: JRH		BY LANDTECH CONSULTANTS, INC.	
APPVD. BY: JRH		REVISED BY: BDG	DATE: 12-19-04
DATE: 12/19/04	ACCOUNT No. 8020-01-082	R.C.S.J. No. 0932-01-099	

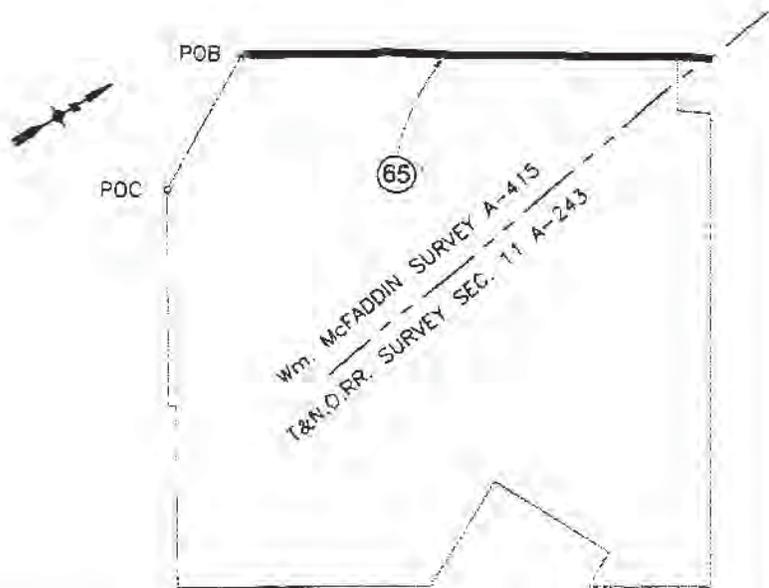
**LEGEND**

- SET CONCRETE MONUMENT WITH TxDOT BRONZE DISK
- ◆ SET TxDOT ALUMINUM CAP ON 5/8" STEEL ROD
- ▲ FOUND PROPERTY CORNER AS SHOWN
- POINT FOR CORNER
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING

**NOTES**

BEARINGS AND COORDINATES REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE-NAD 83

SCALE FACTOR=0.9999161

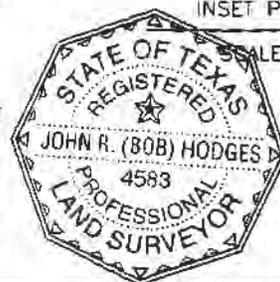


I, JOHN R. HODGES, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4583 IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY REFLECTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE LIMITS, BOUNDARIES AND CORNERS ARE TRULY SHOWN JUST AS FOUND AT THE TIME OF THIS SURVEY.

THIS PLAT IS BEING SUBMITTED ALONG WITH A FIELD NOTE DESCRIPTION OF EVEN DATE BASED ON THIS SURVEY.

GIVEN UNDER MY HAND SEAL THIS THE 9th DAY OF DECEMBER, 2009.

*John R. Hodges*  
JOHN R. HODGES, RPLS NO. 4583



INSET PARCEL 65

SCALE: N.T.S.

ACQUISITION AREA SUMMARY		
Wm. McFADDIN SURVEY A-415	2.315 AC.	100,824 S.F.
T&N.O.R.R. SURVEY SEC. 11 A-243	0.009 AC.	383 S.F.
<b>TOTAL</b>	<b>2.324 AC.</b>	<b>101,207 S.F.</b>

DATE OF SURVEY: APRIL 2001

POINT OF BEGINNING		CONVEYANCE DATA CHART					
		STATION		CURRENT TRACT	NEW ACQUIRED	APPROX. REMAINDER	
Y - NORTHING	X - EASTING	FROM	TO	AC.	AC./S.F.	LEFT(AC.)	RIGHT(AC.)
13,920,605.0605	3,549,770.3254	852+70.82	886+77.80	317.48	2.324/101,207	-	315.156
-	-	-	-	-	-	-	-

**Chica & Associates, Inc.**  
595 Orleans, Suite 508 Beaumont, Texas 77701  
Ph: (409) 833-4343 Fax: (409) 833-8326

**PARCEL PLAT**  
**SHOWING PARCEL 65**  
F.M. HWY. 365  
JEFFERSON COUNTY, TEXAS

PAGE 9 OF 9

**ARCENEUX & GATES**  
Consulting Engineers, Inc.  
Engineer Surveyor Planners

DRAWN BY: N/M/K	REVISED: OCTOBER 2009
CHECKED: JRH	BY LANDTECH CONSULTANTS, INC.
APPVD. BY: JRH	REVISED BY: BDG DATE: 12-19-04
DATE: 12/19/04	ACCOUNT No. 8020-01-082 R.C.S.J. No. 0932-01-099

County: Collin  
Highway: State Highway 78  
R.O.W. CSJ: 0281-02-064

Page 1 of 3  
July 7, 2009

Description for Parcel 16

BEING, a 1,463 square foot tract of land situated in the Francisco De La Pena Survey, Abstract No. 688, Collin County, Texas; said tract being part of that certain tract of land described in Warranty Deed with Vendor's Lien to Kevin R. Wallace and wife, Alesa Wallace recorded in Volume 4373, Page 790 of the Deed Records of Collin County, Texas; said 1,463 square foot tract of land being more particularly described as follows:

COMMENCING, at a 5/8-inch iron rod with "B.M.I." cap found at a reentrant corner of that certain tract of land described in General Warranty Deed to Tolmak, Inc. recorded under County Clerk's File No. 96-0082948 and the northwest corner of that certain tract of land described in Warranty Deed to Jerry Lynn Hensley and wife, Glenda Hensley recorded in Volume 2099, Page 980, both of said Deed Records;

THENCE, South 88 degrees, 40 minutes, 07 seconds East, along a south line of said Tolmak tract, the north line of said Hensley tract and the north line of that certain tract of land described in Warranty Deed to Alton Wayne Hensley and wife, Delores C. Hensley recorded in Volume 2099, Page 977 of said Deed Records, at a distance of 231.70 feet passing the northeast corner of the first referenced Hensley tract and the northwest corner of the second referenced Hensley tract, continuing in all a total distance of 505.55 feet to a point (nothing found or set) at the northeast corner of the second referenced Hensley tract and the northwest corner of said Wallace tract;

THENCE, South 12 degrees, 10 minutes, 50 seconds East, departing the said south line of the Tolmak tract and along the east line of the second referenced Hensley tract and the west line of said Wallace tract, a distance of 258.71 feet to a 5/8-inch iron rod with aluminum disk stamped "TxDOT" set for corner at the POINT OF BEGINNING; said point being in the proposed northwest right-of-way line of State Highway 78 and the being the beginning of a non-tangent curve to the left;

THENCE, in a northeasterly direction, departing the said east line of the second referenced Hensley tract and the said west line of the Wallace tract and along the said proposed northwest line of State Highway 78, the following two (2) calls:

- 1) Along said curve to the left, having a central angle of 01 degrees, 56 minutes, 02 seconds, a radius of 5662.12 feet, a chord bearing and distance of North 65 degrees, 16 minutes, 10 seconds East, 191.11 feet, an arc distance of 191.11 feet to a 5/8-inch iron rod with aluminum disk stamped "TxDOT" set at the end of said curve;
- 2) North 63 degrees, 22 minutes, 46 seconds East, a distance of 6.74 feet to a 5/8-inch iron rod with aluminum disk stamped "TxDOT" set for corner in a southeast line of said Wallace tract; said point being at the intersection of the said proposed northwest line of State Highway 78 and the northwest right-of-way line of County Road 435 (no record found);

County: Collin  
Highway: State Highway 78  
R.O.W. CSJ: 0281-02-064

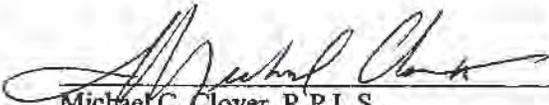
Page 2 of 3  
July 7, 2009

Description for Parcel 16

- 3) THENCE, South 48 degrees, 20 minutes, 26 seconds West, departing the said proposed northwest line of State Highway 78 and along the said southeast line of the Wallace tract and the said northwest line of County Road 435, a distance of 29.22 feet to a point for corner (nothing found or set) at the intersection of the said northwest line of County Road 435 and the existing northwest right-of-way line of said State Highway 78 (a variable width right-of-way); said point being the southeast corner of said Wallace tract and the beginning of a non-tangent curve to the right;
- 4) THENCE, in a southeasterly direction, along the said existing northwest line of State Highway 78, a southeast line of said Wallace tract and said curve to the right, having a central angle of 01 degrees, 44 minutes, 05 seconds, a radius of 5669.58 feet, a chord bearing and distance of South 65 degrees, 24 minutes, 52 seconds West, 171.64 feet, an arc distance of 171.66 feet to a point for corner (nothing found or set); said point being the southwest corner of said Wallace tract and the southeast corner of the second referenced Hensley tract; from said point a 1/2-inch iron rod found bears South 12 degrees, 11 minutes East, a distance of 0.3 feet;
- 5) THENCE, North 12 degrees, 10 minutes, 50 seconds West, departing the said existing northwest line of State Highway 78 and along the said west line of the Wallace tract and the said east line of the second referenced Hensley tract, a distance of 8.04 feet to the POINT OF BEGINNING and containing 1,463 square feet or 0.0336 acres of land, more or less.

*(A survey plat of even survey date herewith accompanies this description)*

All bearings are based on the Texas State Plane Coordinate System, North Central Texas, Zone 4202, NAD83 (CORS96), Epoch: 2002.00. All coordinates shown are surface and may be converted to grid by dividing by the TxDOT Collin County conversion factor of 1.000152710.



June 18, 2009

Michael C. Clover, R.P.L.S.  
Texas Registration No. 5225



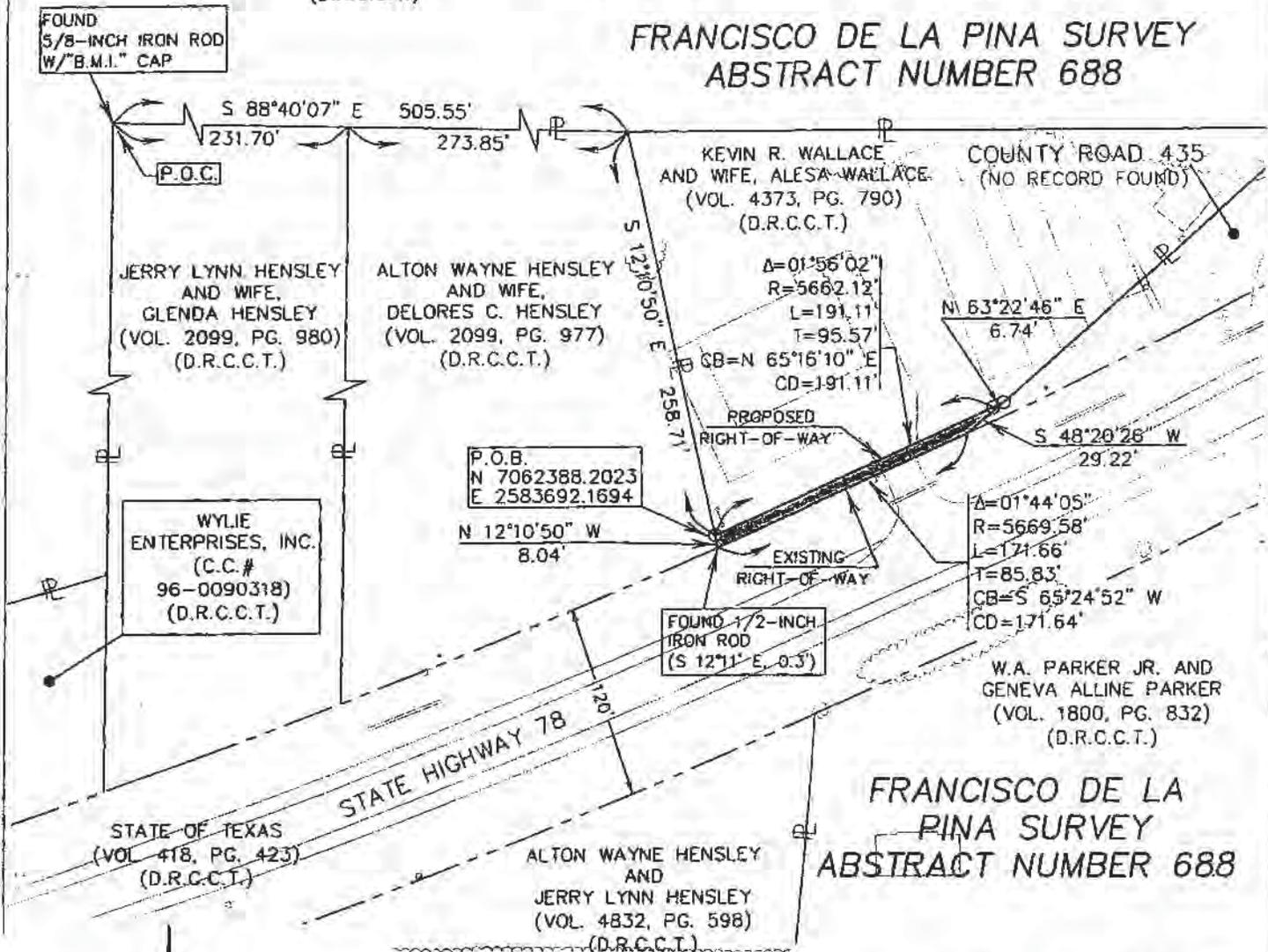
Pacheco Koch Consulting Engineers  
8350 North Central Expressway, Suite 1000  
Dallas, TX 75206  
voice: 972.235.3031  
fax: 972.235.9544  
TX Reg. Surveying Firm LS-100080-00

TOLMAK, INC.  
(C.C.# 96-0082948)  
(D.R.C.C.T.)

PAGE 3 OF 5

TOTALLY OBTSCURED BY VEGETATION

FRANCISCO DE LA PINA SURVEY  
ABSTRACT NUMBER 688



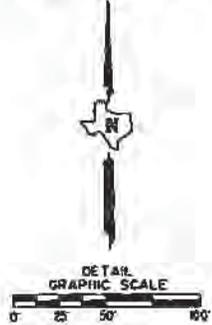
FRANCISCO DE LA PINA SURVEY  
ABSTRACT NUMBER 688

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS, ZONE 4202, NAD83 (COR536), EPOCH: 2002.00. ALL COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COLLIN COUNTY CONVERSION FACTOR OF 1.000152710.

R.O.W. CSJ: 0281-02-064  
A PLAT OF A SURVEY OF  
PARCEL NO. 16  
FOR STATE HIGHWAY 78  
A 1,463 SQ. FT., [0.0336 AC.]  
TRACT OF LAND IN  
THE FRANCISCO DE LA PINA  
SURVEY  
ABSTRACT NUMBER 688  
CITY OF WYLIE,  
COLLIN COUNTY, TEXAS  
JULY 7, 2009



*Michael C. Clover*  
Michael C. Clover, R.P.L.S. No. 5225  
TX REG. SURVEYING FIRM LS-100080-00  
DATE: JUNE 18, 2009



**LEGEND**

EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE

RIGHT OF WAY LINE

PROPERTY LINE

SURVEY LINE

EXISTING EASEMENT LINE

= 1x00T ALUMINUM DISK SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED (CONTROL MONUMENT).

A METES AND BOUNDS DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT OF SURVEY.

County: Collin  
Highway: STATE HIGHWAY 289  
STA. 610+58.00 to STA. 612+09.83  
R.O.W. CSJ: 0091-04-057

Page 1 of 3  
Date: December 16, 2010

#### Description for Parcel 39

Being 1,125 square feet of land situated in the John R. Tumey Survey, Abstract No. 916 in the Town of Prosper, Collin County, Texas and being part of a called 2.000 acre tract of land described in instrument to Prosper Convenience, L.L.C., as recorded in Clerk's Document Number 20070426000558000 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

COMMENCING at a found 5/8 inch iron rod (bent) for the northeast corner of a tract of land described in instrument to Dan Christie and Kathy Christie, as recorded in Clerk's Document Number 20060510000630300 O.P.R.C.C.T.;

THENCE South 89 degrees 30 minutes 52 seconds West, along the north line of said Christie tract, a distance of 219.64 feet to a found 5/8 inch iron rod in the existing easterly right-of-way line of State Highway 289, same being the northwest corner of said Christie tract;

THENCE South 21 degrees 52 minutes 30 seconds West, along the existing easterly right-of-way line of State Highway 289, a distance of 244.92 feet to a set 5/8 inch iron rod with TxDOT 3 1/4 inch aluminum cap in the new easterly right-of-way line of State Highway 289, same being the POINT OF BEGINNING, at Station 610+58.00, 67.06 feet left and having a coordinate of North 7,139,855.03 and East 2,492,568.28;\*\*

- 1) THENCE South 10 degrees 30 minutes 50 seconds West, along the new easterly right-of-way line of State Highway 289, a distance of 42.74 feet to a set 5/8 inch iron rod with TxDOT 3 1/4 inch aluminum cap;\*\*
- 2) THENCE South 21 degrees 47 minutes 34 seconds West, continuing along the new easterly right-of-way line of State Highway 289, a distance of 100.00 feet to a set 5/8 inch iron rod with TxDOT 3 1/4 inch aluminum cap;\*\*
- 3) THENCE South 21 degrees 13 minutes 12 seconds West, continuing along the new easterly right-of-way line of State Highway 289, a distance of 9.83 feet to a set 5/8 inch iron rod with TxDOT 3 1/4 inch aluminum cap in the south line of said Prosper Convenience tract at Station 612+09.83, 74.00 feet left;

County: Collin  
Highway: STATE HIGHWAY 289  
STA. 610+58.00 to STA. 612+09.83  
R.O.W. CSJ: 0091-04-057

Page 2 of 3  
Date: December 16, 2010

Description for Parcel 39

- 4) THENCE South 89 degrees 22 minutes 00 seconds West, along the south line of said Prosper Convenience tract, a distance of 9.38 feet to the existing easterly right-of-way line of State Highway 289, same being the southwest corner of said Prosper Convenience tract, at Station 612+09.83, 74.00 feet Left from which a TxDOT wood post bears South 31 degrees 56 minutes 10 seconds West, a distance of 1.02 feet;
- 5) THENCE North 21 degrees 52 minutes 13 seconds East, along the existing easterly right-of-way line of State Highway 289, a distance of 155.33 feet to the POINT OF BEGINNING, and containing 1,125 square feet or [0.0258 acres] of land.

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

Basis of Bearing: Texas State Plane Coordinate System, NAD 83, North Central Zone (4202), all distances & coordinates shown are scaled using a surface adjustment factor of 1.000152710.

Coordinate values derived using the TxDOT VRS network.

The Station and Offset Information refers to the baseline described in the Control Sheet created 08-16-2010 for the TxDOT Right of Way Mapping Project Control-Section-Number 0091-04-057.



Don Randall Hughes  
Texas Registration No. 5345



Lamb-Star Engineering, L.P.  
5700 W. Plano Parkway, Suite 1000  
Plano, Texas 75093  
Ph. (214) 440-3601  
December 16, 2010

EXHIBIT "A"  
PAGE 3 OF 3

**COLLIN COUNTY SCHOOL LAND  
NO. 12 SURVEY  
ABSTRACT NO. 147**

P.O.C. 39  
5/8" IRON ROD FOUND (BENT)

**JOHN R. TUMEY SURVEY  
ABSTRACT NO. 916**

DAN CHRISTIE &  
KATHY CHRISTIE  
DOC.# 20060510000630300  
O.P.R.C.C.T.

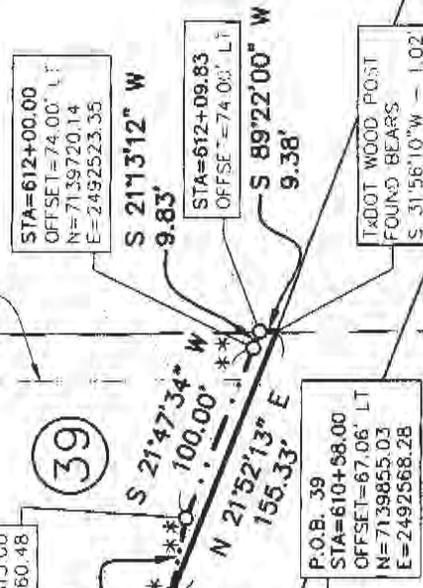
H & R PARTNERS LP  
DOC.# 20071227001707200  
O.P.R.C.C.T.

PROSPER CONVENIENCE, L.L.C.  
DOC.# 20070426000558000  
O.P.R.C.C.T.

BLUE STAR LAND, LP  
V4421 - P1264  
L.R.C.C.T.

C. TEXAS POWER  
& LIGHT EASEMENT  
V1066-P324  
L.R.C.C.T.

STATE OF TEXAS  
V619-P330  
L.R.C.C.T.



**S.H. 289 (PRESTON ROAD)**  
610+00

**A PLAT OF A SURVEY  
FOR PARCEL 39  
STATE HIGHWAY 289  
A 1,125 Sq.Ft., [0.0258 AC.]  
TRACT OF LAND  
SITUATED IN THE  
JOHN R. TUMEY SURVEY, ABSTRACT NUMBER 916  
TOWN OF PROSPER  
COLLIN COUNTY, TEXAS  
DECEMBER 16, 2010**

**LEGEND:**  
 \_\_\_\_\_ EXISTING ROADWAY RIGHT  
 - - - - - 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.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS  
 L.R.C.C.T. = LAND RECORDS COLLIN COUNTY TEXAS  
 P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS  
 IRON = IRON ROD FOUND  
 ALU = TADOT ALUMINUM CAP SET ON TOP OF A 5/8" IRON ROD UNLESS OTHERWISE NOTED  
 DISK = TADOT TYPE II BRASS DISK SET IN CONCRETE

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

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.

COORDINATE VALUES DERIVED USING THE TADOT VRS NETWORK.

BASE OF BEARING, TEXAS STATE PLANE COORDINATE SYSTEM N.A.D. 83 NORTH CENTRAL ZONE (4603). ALL DISTANCES AND COORDINATES SHOWN ARE SCALED USING A SURFACE ADJUSTMENT FACTOR OF 1.000152710.

March, 2010  
Parcel 201  
Page 1 of 9

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

PROPERTY DESCRIPTION FOR PARCEL NO. 201

Being a 1.292 acre (56,295 square feet) parcel of land situated in Montgomery County, Texas, located in the WM. T. Dunlavy Survey Abstract No. 168, and being out of 79.760 acres of land described in two parts as follows, 1) that certain tract of land described as 78.760 acres conveyed from James Edward Ware, et al to Magnolia Independent School District by deed dated December 12, 2002 and recorded under Document No. 2002131656 of the Montgomery County Official Public Records of Real Property (M.C.O.P.R.R.P.) and, 2) that certain tract of land described as 1.000 acre conveyed from Steve A. Heflin and wife, Deniese Heflin to Magnolia Independent School District by deed dated November 12, 2004 and recorded under Document No. 2004129717 of the M.C.O.P.R.R.P.; said 1.292 acre parcel being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod marking a southeasterly corner of said 78.760 acre tract and the northwest corner of that certain tract of land described as 4.587 acres conveyed to Milford E. Huskey and wife, Sharon P. Huskey by deed dated November 8, 1994 and recorded under County Clerk's File No. 9463192 of the M.C.O.P.R.R.P. and a southeasterly corner of said 78.760 acre tract, thence as follows:

South 02° 01' 17" East, along the west line of said 4.587 acre tract and an easterly line of said 78.760 acre tract, a distance of 448.75 feet to a set 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum disk in the proposed north right-of-way line of Farm to Market Road 1774 (width varies) marking the POINT OF BEGINNING of the herein described parcel and having surface coordinates of N=10,072,104.64 and E=3,738,961.90; \*\*

- i. THENCE, South 02° 01' 17" East, continuing along the west line of said 4.587 acre tract and an easterly line of said 78.760 acre tract, a distance of 71.84 feet to a point from which a found 3/8 inch iron rod bears South 02° 01' 17" East, a distance of 0.52 feet, said point being the southwest corner of said 4.587 acre tract and the most southerly southeast corner of said 78.760 acre tract, and being in the existing north right-of-way line of Farm to Market Road 1774 described as 60 feet wide (width varies -- approximately 70 feet wide as occupied) in that deed dated April 18, 1939 and recorded in Volume 206, Page 480 of the Montgomery County Deed Records (M.C.D.R.);

March, 2010  
Parcel 201  
Page 2 of 9

2. THENCE, North 75° 08' 33" West, along the existing north right-of-way line of said Farm to Market Road 1774 and the south line of said 78.760 acre tract, a distance of 293.55 feet to the southeast corner of said 1.000 acre tract and a southerly corner of said 78.760 acre tract;
3. THENCE, North 74° 58' 48" West, along the existing north right-of-way line of said Farm to Market Road 1774 and the south line of said 1.000 acre tract, passing at a distance of 110.41 feet a point from which a found 1/2 inch iron pipe bears South 03° 26' 50" East, a distance of 0.43 feet, said point being a southerly corner of said 78.760 acre tract and the southwest corner of said 1.000 acre tract, and continuing a total distance of 651.38 feet to a found 3/8 inch iron rod marking the southwest corner of said 78.760 acre tract and the southeast corner of a tract of land described as 30.137 acres conveyed to Todd Mission Corner, L.L.C. by deed dated December 3, 2008 and recorded under Document No. 2008117803 of the M.C.O.P.R.R.P.;
4. THENCE, North 03° 07' 16" West, along the west line of said 78.760 acre tract and the east line of said 30.137 acre tract, a distance of 63.42 feet to set 5/8 inch iron rod with a TxDOT aluminum disk in the proposed north right-of-way line of said Farm to Market Road 1774;
5. THENCE, in an easterly direction along the proposed north right-of-way line of said Farm to Market Road 1774, crossing said 78.760 acre tract and along a curve to the right, having a central angle of 01°00'28", a radius of 2,931.80 feet, an arc length of 51.56 feet, and a chord bearing and distance of South 74°24'54" East, 51.56 feet to a set 5/8 inch iron rod with a TxDOT aluminum disk marking the end of said curve to the right; \*\*
6. THENCE, South 73° 54' 40" East, along the proposed north right-of-way line of said Farm to Market Road 1774 and crossing said 78.760 acre tract, a distance of 142.73 feet to a set 5/8 inch iron rod with a TxDOT aluminum disk marking the beginning of a curve to the left; \*\*
7. THENCE, in an easterly direction along the proposed north right-of-way line of said Farm to Market Road 1774, crossing said 78.760 acre tract, and along said curve to the left, having a central angle of 01°08'32", a radius of 2,797.78 feet, an arc length of 55.78 feet, and a chord bearing and distance of South 74°28'56" East, 55.77 feet to a set 5/8 inch iron rod with a TxDOT aluminum disk marking the end of said curve to the left; \*\*
8. THENCE, South 75° 03' 25" East, along the proposed north right-of-way line of said Farm to Market Road 1774 and crossing said 78.760 acre tract, a distance of 171.55 feet to a set 5/8 inch iron rod with a TxDOT aluminum disk marking the beginning of a curve to the left; \*\*

March, 2010  
Parcel 201  
Page 3 of 9

9. THENCE, in an easterly direction along the proposed north right-of-way line of said Farm to Market Road 1774, crossing said 78.760 acre tract and said 1.000 acre tract, and along said curve to the left, passing at an arc length of 119.89 feet the west line of said 1.000 acre tract, passing at a total arc length of 229.65 feet the east line of said 1.000 acre tract, and continuing along said curve to the left, having a total central angle of  $02^{\circ}37'39''$ , a radius of 11,388.16 feet, a total arc length of 522.24 feet, and a total chord bearing and distance of South  $76^{\circ}22'15''$  East, 522.20 feet to the POINT OF BEGINNING and containing 1.292 acres (56,295 square feet) of land.

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

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

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

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

March, 2010  
Parcel 201  
Page 4 of 9

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



*Handwritten signature and date: 4/7/10*

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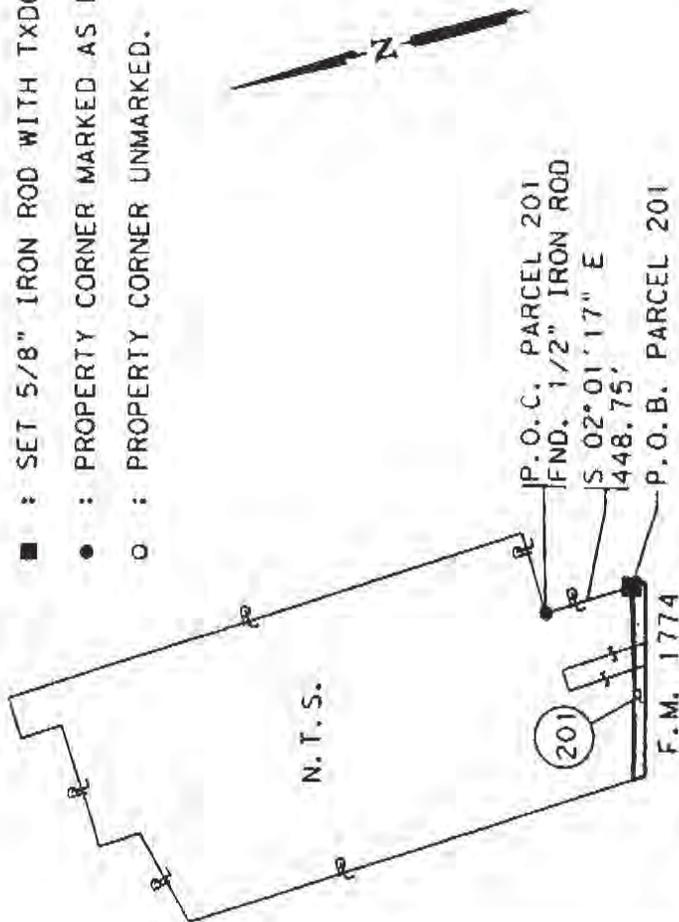
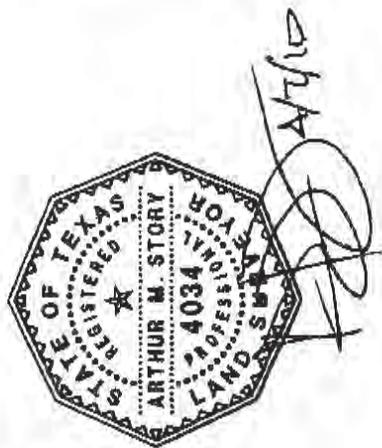
Arthur M. Story, RPLS  
Texas Registration No. 4034  
RODS Surveying, Inc.  
6810 Lee Road  
Spring, Texas 77379  
Phone (281) 257-4020

PROPOSED BASELINE

CURVE DATA  
 PI STA 1379+28.26  
 N = 10,071,978.36  
 E = 3,739,113.26  
 R = 11,459.16'  
 D = 7°00'00" (LT)  
 T = 700.86'  
 L = 1,399.98'  
 CHB = S 78°33'25" E  
 CHD = 1,399.11'  
 PC STA 1372+27.40  
 PT STA 1386+27.38

NOTES:

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



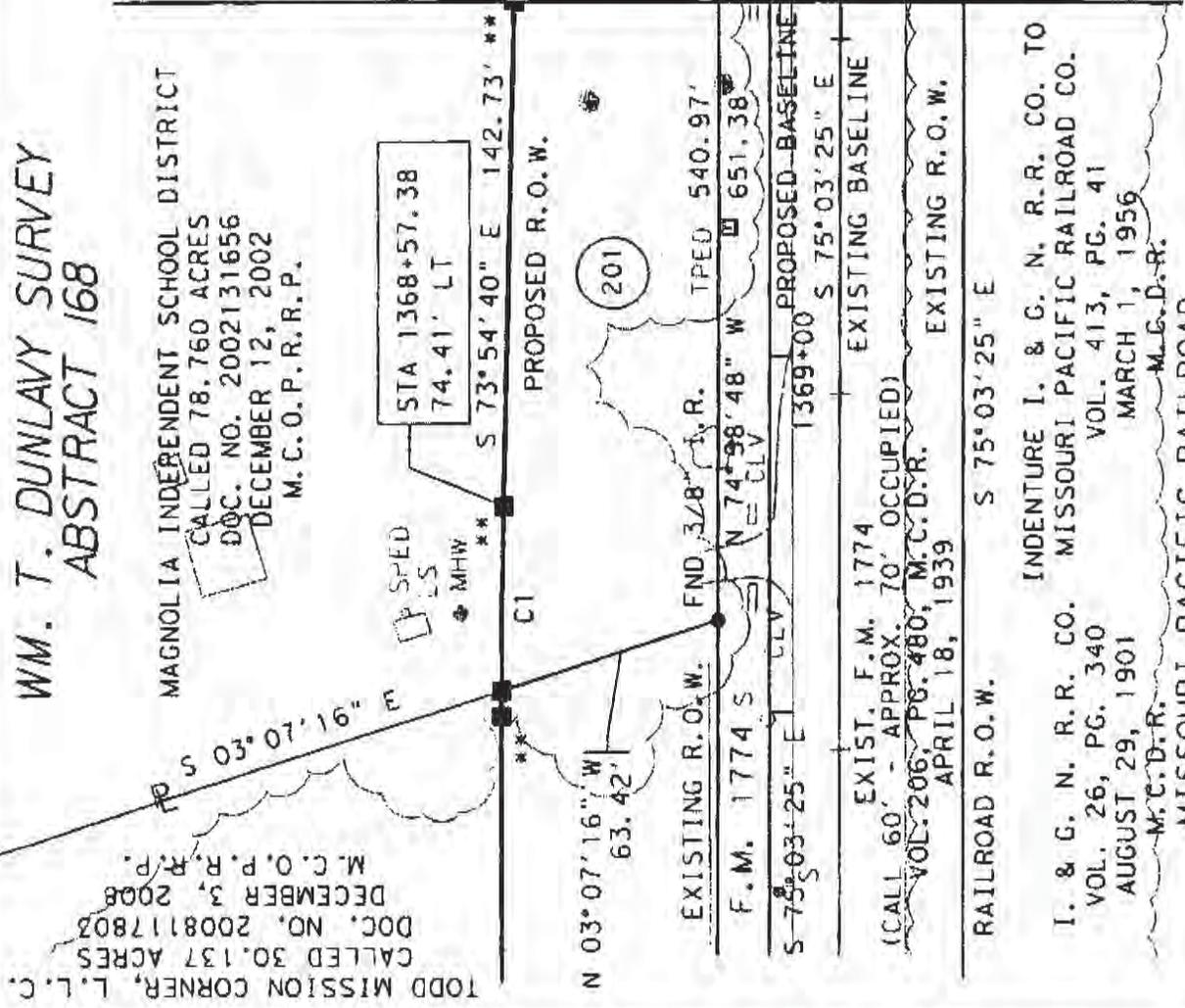
EXISTING	TAKING	REMAINING
79.760 AC.	1.292 AC.	78.468 AC LT
	56,295 S.F.	

**RODS**  
 Surveying, Inc.  
 6810 LEE ROAD  
 SPRING, TEXAS 77379  
 TEL (281) 257-4020  
 FAX (281) 257-4021

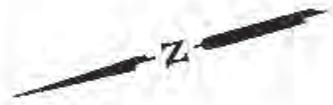
PARCEL PLAT  
 SHOWING  
 PARCEL 201  
 F.M. 1774 MONTGOMERY COUNTY  
 RCSJ 1400-04-026  
 MARCH, 2010  
 SCALE: 1" = 50'

SHEET  
5 OF 9

**WM. T. DUNLAVY SURVEY  
ABSTRACT 168**



MATCH LINE STA. 1370+00



**RODS**  
*Surveying, Inc.*

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

PARCEL PLAT  
SHOWING  
PARCEL 201

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

SCALE: 1" = 50'

CURVE	DELTA	LENGTH	RADIUS	CHORD BRG.	CH. DIST.
C1	01°00'28"	51.56'	2,931.80'	S 74°24'54" E	51.56'

SHEET  
6 OF 9

# WM. T. DUNLAVY SURVEY, ABSTRACT 168

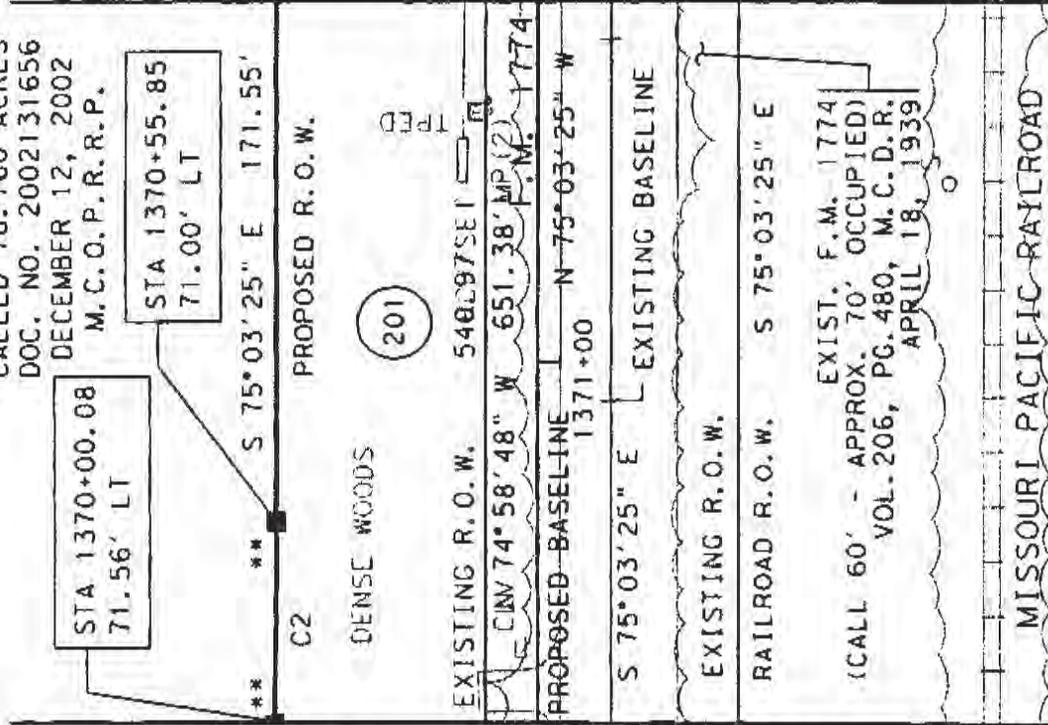
MAGNOLIA INDEPENDENT SCHOOL DISTRICT  
CALLED 78.760 ACRES  
DOC. NO. 2002131656  
DECEMBER 12, 2002  
M.C.O.P.R.R.P.



SCALE 1"=50'



MATCH LINE STA. 1370+00



MATCH LINE STA. 1372+00

**RODS**  
Surveying, Inc.

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

PARCEL PLAT  
SHOWING  
PARCEL 201

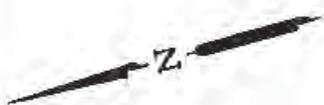
F.M. 1774 MONTGOMERY COUNTY  
RCSJ 1400-04-026  
MARCH, 2010

SCALE: 1" = 50'

SHEET  
7 OF 9

CURVE	DELTA	LENGTH	RADIUS	CHORD BRG.	CH. DIST.
C2	01°08'32"	55.78'	2,797.78'	S 74°28'56" E	55.77'

WM. T. DUNLAVY SURVEY, ABSTRACT 168



MAGNOLIA INDEPENDENT SCHOOL DISTRICT  
CALLED 78.760 ACRES  
DOC. NO. 2002131656  
DECEMBER 12, 2002  
M.C.O.P.R.R.P.

MAGNOLIA INDEPENDENT SCHOOL DISTRICT  
CALLED 1.000 ACRE  
DOC. NO. 2004129717  
NOVEMBER 12, 2004  
M.C.O.P.R.R.P.

S 75° 03' 25" E  
1171.55'

STA 1372+27.40  
71.00' LT

D=02° 37' 39" (LT)  
R=11,388.16'  
L=522.24'  
CHB=S 76° 22' 15" E  
CHD=522.20'

PROPOSED R.O.W.  
L=109.76'

MHS  
MHW  
CFZ  
S 03° 28' 50" E  
540.97'

EXISTING R.O.W. N 74° 58' 48" E 110.41'

PROPOSED BASELINE  
1374+00

PC 1372+27.40

EXISTING BASELINE

S 75° 03' 25" E

EXISTING R.O.W.

S 75° 03' 25" E

RAILROAD R.O.W. DENSE WOODS  
MISSOURI PACIFIC RAILROAD (CALL 60' - APPROX. 70' OCCUPIED)  
EXIST. F.M. 1774  
VOL. 206, PG. 480, M.C.D.R.  
APRIL 18, 1939

CP-10

MATCH LINE STA. 1372+00

MATCH LINE STA. 1375+00

**RODS**  
Surveying, Inc.

6810 LEE ROAD  
SPRING, TEXAS 77378  
TEL (281) 257-4020  
FAX (281) 257-4021

PARCEL PLAT  
SHOWING

PARCEL 201

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

SCALE: 1" = 50'

SHEET  
8 OF 9

WM. T. DUNLAVY SURVEY, ABSTRACT 168



MAGNOLIA INDEPENDENT SCHOOL DISTRICT

CALLED 78.760 ACRES  
DOC. NO. 2002131656  
DECEMBER 12, 2002  
M.C.O.P.R.R.P.

MILFORD E. HUSKEY AND WIFE,  
SHARON P. HUSKEY  
CALLED 4.587 ACRES  
C.C.F. NO. 9463192  
NOVEMBER 8, 1994  
M.C.O.P.R.R.P.

D = 02° 37' 39" (LT)  
R = 11,388.16'  
L = 522.24'  
CHB = S 76° 22' 45" E  
CHD = 522.20'

DETERTION  
POND

P.O.B. PARCEL 201  
N = 10,072,104.64  
E = 3,738,961.90

STA 1377+52.89  
71.00' LT

PROPOSED R.O.W. \*\*

L=292.59' CLV

201

CONC FND 3/8" I.R. BEARS  
S 02° 01' 17" E - 0.52'

EXISTING R.O.W. N 75° 08' 33" W 293.55' S

EXISTING BASELINE FGM. 1774

EXISTING BASELINE FGM. 1774

S 75° 03' 25" E

EXIST. F.M. 1774  
(CALL 60' APPROX. 70' OCCUPIED)

EXISTING R.O.W. S 75° 03' 25" E  
APRIL 18, 1939

RAILROAD R.O.W.

INDENTURE I. & G. N. R.R. CO. TO I. & G. N. R.R. CO.  
MISSOURI PACIFIC RAILROAD CO. VOL. 26, PG. 340  
VOL. 413, PG. 41 AUGUST 29, 1901  
MARCH 1, 1956 M.C.D.R.

MISSOURI PACIFIC RAILROAD

SHEET  
9 OF 9

MATCH LINE STA. 1375+00

**RODS**  
Surveying, Inc.

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

PARCEL PLAT  
SHOWING

PARCEL 201

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

SCALE: 1" = 50'

**County:** Rusk  
**Parcel No.:** 5  
**Highway:** U.S. Highway 259 at F.M. 1798, near Minden  
**CCSJ:** 0138-05-052  
**RCSJ:** 0138-05-053

**PROPERTY DESCRIPTION FOR PARCEL 5**

DESCRIPTION OF A 8.023 ACRE TRACT OF LAND IN THE JOHN S. ATKINSON SURVEY ABSTRACT NO. 60, IN RUSK COUNTY, TEXAS, BEING ALL OF THE CALCULATED 0.570 ACRE REMAINDER OF A CALLED ONE ACRE TRACT OF LAND AS DESCRIBED IN THE DEED TO BOBBIE W. PHILLIPS, AND RECORDED IN VOLUME 1835, PAGE 839, OF THE DEED RECORDS OF RUSK COUNTY, TEXAS (D.R.R.C.T.), AND BEING ALL OF A CALCULATED 1.083 ACRE REMAINDER OF A CALLED 2.0 ACRE TRACT OF LAND AS DESCRIBED IN THE DEED TO BOBBIE W. PHILLIPS, AND RECORDED IN VOLUME 1872, PAGE 0082, OF THE D.R.R.C.T., AND A PORTION OF A CALLED 11.90 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO BOBBIE W. PHILLIPS, AND RECORDED IN VOLUME 1835, PAGE 836 OF THE D.R.R.C.T., AS SHOWN ON A SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a Texas Department of Transportation (TxDOT) type II concrete monument set in place of a 3/8-inch iron rod found for the west common corner of said Phillips tract and a called 170.81 acre tract of land as described in the deed to Khosro Zardouz, and recorded in Volume 2867, Page 659 of the Official Public Records of Rusk County, Texas (O.P.R.R.C.T.), and being in the existing east right-of-way line of U.S. Highway 259 (a variable width right-of-way) as described in the deed to the State of Texas, and recorded in Volume 984, Page 516 of the D.R.R.C.T, and being in the east proposed right-of-way line and Control of Access (C.O.A.) line of Farm to Market road (F.M.) 1798 (an 80 foot right-of-way no record data found), and for the **POINT OF BEGINNING**, from which a TxDOT type II concrete monument found in said existing east right-of-way line bears S19°36'39"E, a distance of 132.17 feet;

**THENCE** with the west line of said Phillips tract and the east existing right-of-way line of said U.S. Highway 259, the following five (5) courses and distances numbered 1, 2, 3, 4, and 5:

- 1.) N19°36'39"W, a distance of 68.31 feet to a 3/8-inch iron rod found,
- 2.) N39°21'25"W, a distance of 211.58 feet to a TxDOT type II concrete monument found,
- 3.) N20°05'44"W, a distance of 350.16 feet to a TxDOT type II concrete monument found,
- 4.) N11°17'28"E, a distance of 117.18 feet to a TxDOT type II concrete monument found (disturbed), and
- 5.) N20°02'18"W, a distance of 32.23 feet to a calculated point for the west common corner of said Phillips tract and said 1.083 acre tract, from which a 5/8-inch iron rod found bears, N34°21'41"E a distance of 81.72 feet;

**THENCE** with the west line of said 1.083 acre tract and said 0.570 acre tract and the existing east right-of-way line of said U.S. Highway 259, the following four (4) courses and distances numbered 6, 7, 8, and 9:

- 6.) N20°02'18"W, a distance of 117.22 feet to a TxDOT type II concrete monument found,
  - 7.) N36°44'36"W, a distance of 208.81 feet to a calculated point,
  - 8.) N19°48'57"W, a distance of 272.65 feet to a TxDOT type II monument found (disturbed), and
  - 9.) N01°11'21"E, a distance of 83.75 feet to a 5/8-inch iron rod found for the intersection of the east existing right-of-way line of said U.S. Highway 259 and the south existing right-of-way line of said F.M. 1798;
- 10.) **THENCE** N35°47'52"E, with said south existing right-of-way line and the north line of said Phillips tract, a distance of 333.54 feet to a 1-inch iron pipe found for the west common corner of said Phillips tract and a calculated 1.440 acre tract (Tract 2) of land, as described in the deed to William F. Mays, and recorded in Volume 2364, Page 5 of the D.R.R.C.T.;

11.) **THENCE** N87°46'00"E, with the south line of said Mays tract and the north line of said Phillips Tract, a distance of 33.34 feet to a 5/8-inch iron rod with a TxDOT aluminum cap set in said proposed right-of-way line and said control of access line, from which a 1/2-inch iron pipe found for the east common corner of said Mays tract and said Phillips tract, bears N87°46'00"E, a distance of 272.53 feet;

**THENCE** with said proposed right-of-way line and said control of access line, crossing said Phillips tract, the following six (6) courses and distances numbered 13, 14, 15, 16, 17, and 18:

- 12.) S41°36'46"W, a distance of 50.63 feet to a TxDOT type II concrete monument set,
- 13.) S00°35'09"W, a distance of 44.69 feet to a TxDOT type II concrete monument set,
- 14.) S48°20'55"E, a distance of 240.32 feet to a TxDOT type II concrete monument set,
- 15.) S14°03'30"E, passing a 5/8-inch iron rod with a TxDOT aluminum cap set for reference at a distance of 526.58 feet and continuing a total distance of 538.58 feet to a calculated point,
- 16.) S15°20'05"W, passing a 5/8-inch iron rod with a TxDOT aluminum cap set for reference at a distance of 12.00 feet and continuing a total distance of 307.41 feet to a TxDOT type II concrete monument set, and

17.) S10°27'19"E, a distance of 539.28 feet to the **POINT OF BEGINNING** and containing 8.023 acres of land.

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

This property description is accompanied by a separate plat of even date.

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD 83(1996 CORS, EPCH 2002.0).

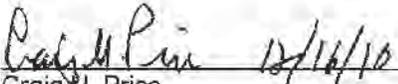
All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.000019342 (0.999980658).

Access is prohibited across the "control of access line" to the highway facility.

That I, Craig U. Price, 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 Dallas, Dallas County, Texas this the 16<sup>th</sup> day of December, 2010 A.D.

SURVEYING AND MAPPING, Inc.  
1450 Empire Central Dr., Suite 175  
Dallas, Texas 75247

  
Craig U. Price  
Registered Professional Land Surveyor  
No. 5881 State of Texas





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

Page 1 of 3

Property Description for Parcel 14

**BEING** 0.6644 of an acre of land situated in the M. Taylor Survey, Abstract No. 205, Gregg County, Texas, and being out of that certain called 13.79 acre Tract 2, described in a deed from Big Three Industries, Inc. to Big Three Management Services, Inc., dated April 14, 1987, and recorded in Volume 1803, Page 411, of the Public Official Records of Gregg County, Texas, said 0.6644 of an acre of land to be more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod with BWR cap set for the Northwest corner of the herein described tract, being in the proposed North right-of-way line of Loop 281, being the beginning of an Access Denial Line, being in the East boundary line of a called 24.65 acre tract of land described in a deed to Norris Cylinder Company, and recorded in Clerk's File No. 9829007, of the Official Public Records of Gregg County, Texas, from which a 1/2" iron rod found for the Northwest corner of said called 13.79 acre tract of land bears North 40° 01' 26" East, a distance of 1552.16 feet, and being 196.98 feet left of and at a right angle from the proposed survey centerline of the Loop 281, hereinafter referred to as the "Survey Centerline", at Survey Centerline Station 277+17.29, and being located at the coordinates of 6,875,485.5834 feet North and 3,120,261.9972 feet East;

1. **THENCE** South 50° 41' 22" East, along the proposed North right-of-way line of Loop 281, being an Access Denial Line, at 48.36 feet passing a 1/2" iron rod with BWR cap set for the end of said Access Denial Line, at 98.43 feet passing a 1/2" iron rod with BWR cap set for the beginning of an Access Denial Line, and continuing for a total distance of 144.38 feet to a TxDOT Type II concrete right-of-way monument set;
2. **THENCE** South 55° 02' 15" East, along the proposed North right-of-way line of Loop 281, a distance of 133.96 feet to a 5/8" iron rod found at the end of an Access Denial Line, being in the existing West right-of-way line of South Loop Circle, and being the point of curvature of a curve to the left;
3. **THENCE** in a Southwesterly direction along the existing West right-of-way line of South Loop Circle, an arc distance of 103.72 feet with the above mentioned curve to the left, whose radius is 806.49 feet, whose central angle is 07° 22' 07", and whose long chord is South 45° 34' 19" West, a distance of 103.65 feet to a 3/8" iron rod found, being the point of a reverse curve to the right;
4. **THENCE** in a Northwesterly direction along the existing West right-of-way line of South Loop Circle, an arc distance of 31.46 feet with the above mentioned curve to the right, whose radius is 20.06 feet, whose central angle is 89° 50' 10", and whose long chord is South 87° 47' 17" West, a distance of 28.33 feet to a 3/8" iron rod found;
5. **THENCE** North 48° 40' 39" West, a distance of 111.69 feet to a point for corner in the existing North right-of-way line of Loop 281, being the point of curvature of a curve to the right, from which a 5/8" iron rod found bears North 48° 40' 39" West, a distance of 22.11 feet;

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

Page 2 of 3

Property Description for Parcel 14

- 6. **THENCE** in a Northwesterly direction along the existing North right-of-way line of Loop 281, an arc distance of 136.12 feet with the above mentioned curve to the right, whose radius is 2231.83 feet, whose central angle is 03° 29' 40", and whose long chord is North 43° 11' 52" West, a distance of 136.10 feet to a point for corner at the Southwest corner of said called 13.79 acre Tract 2, and the Southeast corner of said called 24.65 acre tract of land, from which a 1/2" iron rod found bears South 01° 54' 50" East, a distance of 0.63 feet;
- 7. **THENCE** North 40° 01' 26" East, along the West boundary line of said called 13.79 acre Tract 2, a distance of 90.00 feet, **to the PLACE OF BEGINNING and containing 0.6644 of an acre of land**

Notes:

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

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

*F H Westphall 9-8-08*

Frederick H. Westphall, R.P.L.S. Date  
Texas Registration No. 5832



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

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

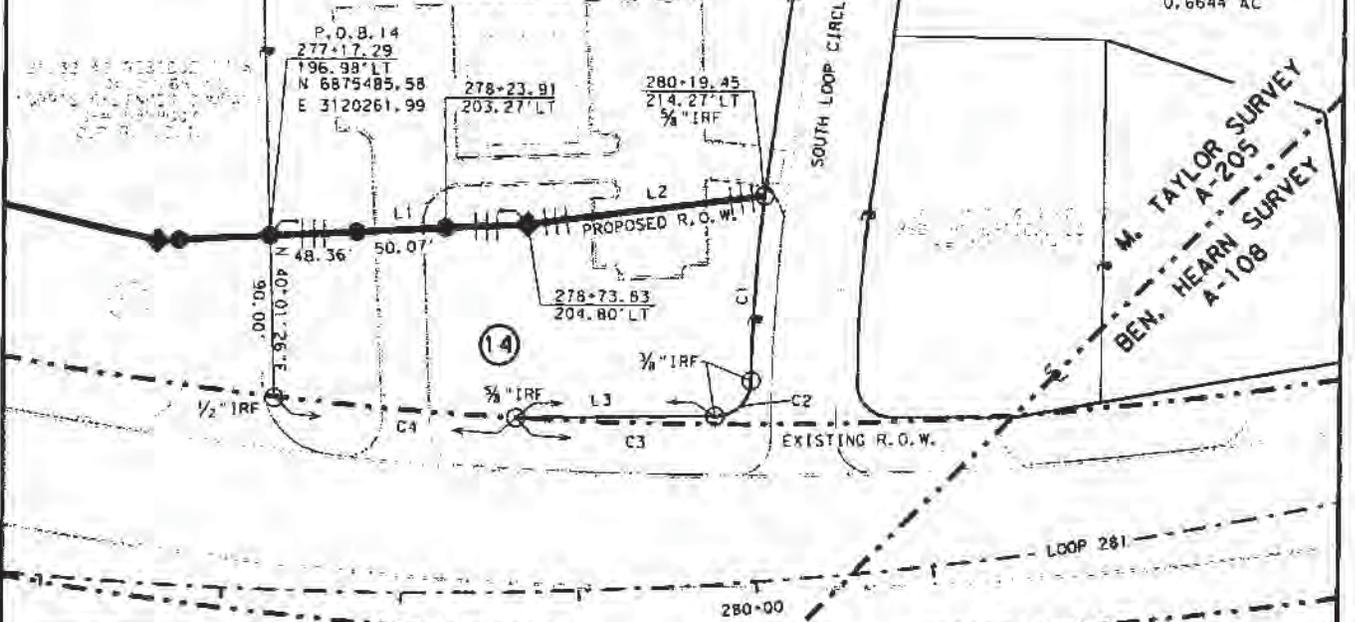
CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	806.49'	07° 22' 07"	103.72'	51.93'	S45° 34' 19" W	103.65'
C2	20.06'	89° 50' 10"	31.46'	20.01'	S87° 47' 17" W	28.33'
C3	2231.83'	17° 53' 58"	697.23'	351.48'	S53° 53' 41" E	694.40'
C4	2231.83'	03° 29' 40"	136.12'	68.08'	N43° 11' 52" W	136.10'

LINE	BEARING	DISTANCE
L1	S50° 41' 22" E	144.38'
L2	S55° 02' 15" E	133.96'
L3	N48° 40' 39" W	111.69'

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

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

**BIG THREE MANAGEMENT SERVICES, INC.**  
 CALLED 13.79 AC. TR 2  
 V. 1803/P. 411  
 P.O.R.G.C.T.



**LEGEND**

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



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

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

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

*Fred Westphall 9-8-08*

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

**EXHIBIT "A"**  
 PAGE 3 OF 3

0' 50' 100'  
 SCALE 1" = 100'

**PARCEL NO. 14**  
**BIG THREE MANAGEMENT SERVICES, INC.**

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

R.O.W. ACQUISITION = 0.6644 AC.  
 REMAINDER LT. = 13.1256 AC. (APPROX.)

Page 1 of 3  
March 15, 2010  
Revised May 10, 2010

County: Bell  
Highway: Interstate Highway 35  
Limits: From North LP 363 to North of Troy  
ROW CSJ: 0015-04-083

Property Description  
For Parcel 90AC

BEING AN ACCESS DENIAL LINE, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE TALLIFERRO HUGHES SURVEY, ABSTRACT NO. 385 IN BELL COUNTY, TEXAS AND ALONG LOT 12 OF THE NATE CARPENTER ADDITION RECORDED IN CABINET A, SLIDE 112-B OF THE PLAT RECORDS BELL COUNTY, TEXAS (P.R.B.C.T.) AND CONVEYED TO LARRY O'NEAL IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 6278, PAGE 764 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS (O.P.R.B.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a set 5/8" iron rod with a Texas Department of Transportation (TxDOT) aluminum cap stamped "CONTROL OF ACCESS POINT" at the southwest corner of Lot 12 and the northwest corner of Lot 13 of the Nate Carpenter Addition in the existing east right-of-way line of Interstate Highway 35 (IH 35) and the east line of a called 7.932 acre tract described in deed to the State of Texas recorded in Volume 416, Page 576 of the Deed Records of Bell County, Texas (D.R.B.C.T.) and the **BEGINNING** of the Access Denial Line;

- (1) THENCE 69.58 feet along a curve to the left having a radius of 11409.16 feet, a delta angle of 00°20'58" and a chord bears North 23°20'33" East 69.58 feet with the west line of Lot 12, the existing east right-of-way line of IH 35 and the Access Denial Line to a set Type II monument at the northwest corner of Lot 12 and the southwest corner of Lot 11 of the Nate Carpenter Addition;
- (2) THENCE South 66°22'12" East 216.47 feet with the north line of Lot 12, the south line of said Lot 11 and the Access Denial Line to a set Type II monument and the **END** of the Access Denial Line;

This parcel contains 296.05 linear feet of Access Denial Line.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00013.

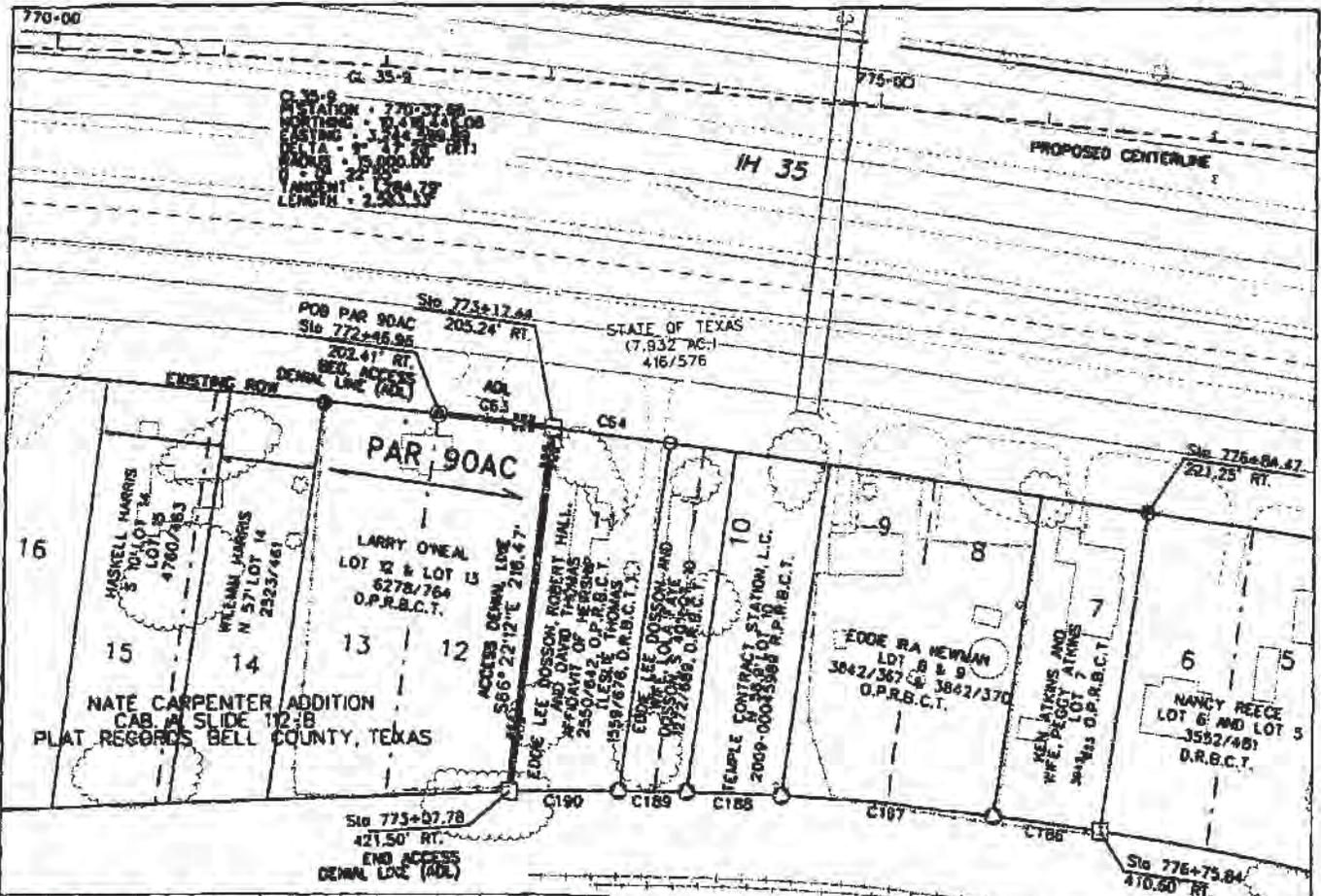
Access is prohibited across the Access Denial Line to highway facility from the remainder of the abutting property.

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

I certify that the survey was performed on the ground under my supervision.

David R. Hartman 5/10/10  
David R. Hartman Date  
Registered Professional Land Surveyor  
State of Texas No. 5264





NO.	Radius	Delta Angle	Length	Chord Bearing	Chord Length
C63	11409.16	00° 20' 58"	69.58	N23° 20' 33"E	69.58
C64	11409.16	00° 21' 11"	70.32	N23° 41' 37"E	70.32
C186	2050.00	01° 48' 17"	64.57	S24° 10' 21"W	64.57
C187	2050.00	03° 38' 27"	130.27	S21° 26' 59"W	130.25
C188	2050.00	01° 35' 58"	57.23	S18° 49' 46"W	57.23
C189	2050.00	01° 07' 39"	40.34	S17° 27' 57"W	40.34
C190	2050.00	01° 50' 46"	66.05	S15° 58' 45"W	66.05



- SURVEY LEGEND**
- ⊙ = SET 5/8" IRON WITH 1xDOT ALUMINUM CAP  
STAMPED "CONTROL OF ACCESS POINT"
  - = TYPE II MONUMENT SET
  - ⊞ = TYPE I MONUMENT FOUND
  - = 5/8" IRON ROD SET W/ "LANDESIGN" CAP UNLESS NOTED
  - ⊙ = 5/8" IRON ROD SET W/ 1xDOT CAP UNLESS NOTED
  - ⊙ = 1/2" IRON ROD FOUND UNLESS NOTED
  - ⊙ = IRON PIPE FOUND
  - Δ = CALCULATED POINT
  - = PROPERTY LINE
  - = CENTER LINE
  - ( ) = RECORD INFORMATION
  - P.C. = POINT OF CURVATURE
  - P.T. = POINT OF TANGENT
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - = ACCESS DENIAL LINE
- 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

**SCALE IN FEET**

100 50 0 100

**NOTES:**

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.00013.

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman* 5/10/10  
David R. Hartman  
Registered Professional Land Surveyor, No. 5264, State of Texas

PARCEL: 90AC  
HIGHWAY: IH 35  
ROW CSJ: 0015-04-083  
SCALE: 1" = 100'

ACCESS DENIAL LINE  
COUNTY: Bell  
REVISED 05/10/10  
DATE: 04/16/10  
SHEET: 3 of 3

PROJECT NAME: IH35 Temple Troy JOB NUMBER: 101-07-04



**LANDESIGN SERVICES, INC.**

512-238-7901  
555 ROUND ROCK WEST DR.  
BUILDING D, SUITE 170  
ROUND ROCK, TEXAS 78681

Page 1 of 4  
April, 2010

County: McLennan  
Highway: Interstate Highway 35  
ROW CSJ: 0015-01-221  
Limits: From Woodlawn Road to South F.M. 2837 in Lorena

Property Description  
Parcel 110

Being 0.341 of an acre of land situated in the H.E. DAVIS SURVEY, Abstract No. 304, McLennan County, Texas. Being part of that certain called 4.888 acre tract of land conveyed to Encore Custom Fence and Deck, Inc. by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2005025129 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 0.341 of an acre being more particularly described by metes and bounds as follows:

**COMMENCING** at a point in the existing easterly railroad right of way line of the Union Pacific Railroad (100' R.O.W.) (no recording information found), being the northwesterly corner of that certain called 2.00 acre tract of land conveyed to Mark S. Frank and wife Diane L. Frank by deed and recorded under M.C.C.F. No. 9928301 of said Official Public Records, same being the southwesterly corner of said 4.888 acre tract, from which a found 5/8-inch iron rod bears North 15°21'41" West, 4.04 feet;

Thence, South 89°23'09" East, 501.72 feet along the southerly line of said 4.888 acre tract, being the northerly line of said 2.00 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed westerly right of way line of Interstate Highway 35 (width varies), in a curve to the right and for the **POINT OF BEGINNING**;

- 1) **THENCE**, in a northeasterly 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°43'31", a radius of 8,565.00 feet, an arc length of 257.90 feet and a chord bearing and distance of North 13°03'04" East, 257.89 feet to a set 5/8-inch iron rod with TxDOT aluminum cap in the southerly line of that certain called 5.415 acre tract of land conveyed to Clifford H. White Jr. by deed and recorded under M.C.C.F. No. 2003034857 of said Official Public Records, being the northerly line of said 4.888 acre tract;
- 2) **THENCE**, North 84°57'06" East, 48.99 feet along the southerly line of said 5.415 acre tract, being the northerly line of said 4.888 acre tract to a point in the existing westerly right of way line of Interstate Highway 35 (width varies), being the southeasterly corner of said 5.415 acre tract, same being the northeasterly corner of said 4.888 acre tract, from which a found 90D nail bears North 88°55' West, 0.31 feet, said existing right of way conveyed to the State of Texas by deed and recorded under Volume 414, Page 375 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);
- 3) **THENCE**, South 08°42'37" West, 259.26 feet along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said 4.888 acre tract to the northeasterly corner of said 2.00 acre tract, being the southeasterly corner of said 4.888 acre tract, from which a found 90D nail bears North 73°16' West, 2.57 feet;

Page 2 of 4  
April, 2010

- 4) **THENCE, North 89°23'09" West, 67.78 feet** along the northerly line of said 2.00 acre tract, being the southerly line of said 4.888 acre tract to the **POINT OF BEGINNING** and containing 0.341 of an acre of land, more or less.

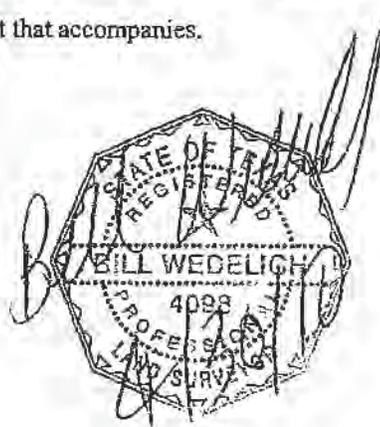
**Horizontal Control** – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD 83 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD 83 (1993) Grid values divide the north and east coordinate values by a surface adjustment factor of 1.0001316. The survey is based on Static and RTK GPS observations holding control monuments 1359915, 9915AZI, 1359914, and 9914AZI.

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

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

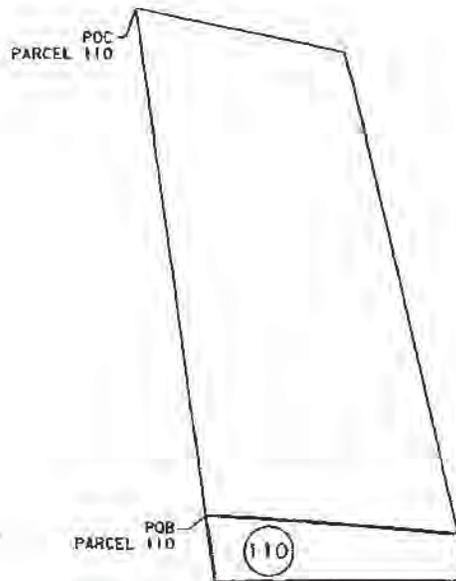
See attached 8 1/2" x 11" plat that accompanies.

**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 Stamped
- COA "CONTROL OF ACCESS POINT" (COA)
- FND. 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/GS CAP (UNLESS NOTED)
- FND. (TYPE INDICATED AT LOCATION)
- Property Line
- Landmark
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- Survey Line
- PT - BASELINE PI
- Ⓜ PARCEL NUMBER
- D. R. M. C. T. DEED RECORDS McLENNAN COUNTY, TEXAS
- O. P. R. M. C. T. OFFICIAL PUBLIC RECORDS McLENNAN COUNTY TEXAS
- F. C. D. R. FALLS COUNTY DEED RECORDS
- 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



CALLED 4.888 ACRE TRACT  
ENCORE CUSTOM FENCE  
AND DECK, INC.  
PARENT TRACT INSET  
N. T. S.



**NOTES:**

1. Horizontal Control is based on Static and RTK GPS observations holding control monuments 1359910, 1359911, and C1304. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone (US Survey feet). Coordinates are surface using a surface adjustment factor of 1.0001316.
2. Abstracting was originally performed by Home Abstract & Title Company in March 2006, was updated by Home Abstract & Title Company in November, 2007, and property ownership was updated by GeoSolutions, LLC in December 2009.
3. Property description of even date has been prepared in conjunction with this parcel plat.
4. Access is allowed to the highway facility from the remainder of the abutting property.

PARCEL 110  
0.341 ACRES  
14,870 SQ. FT.

PAGE 3 OF 4

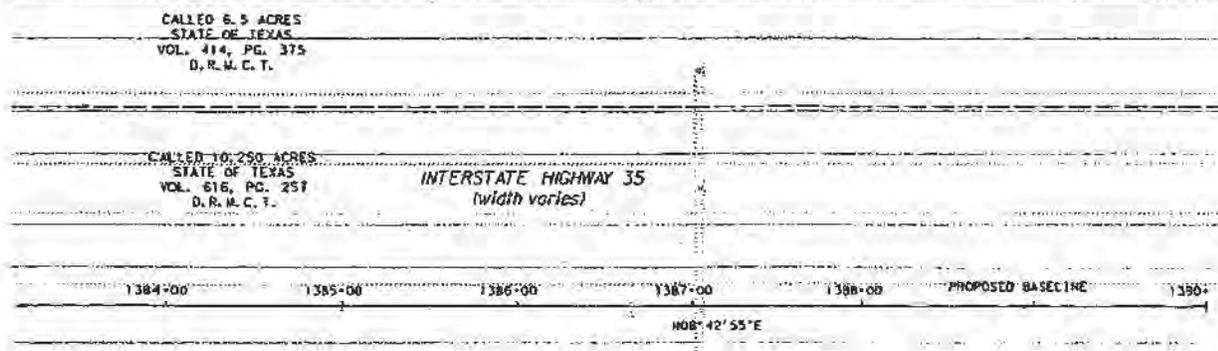
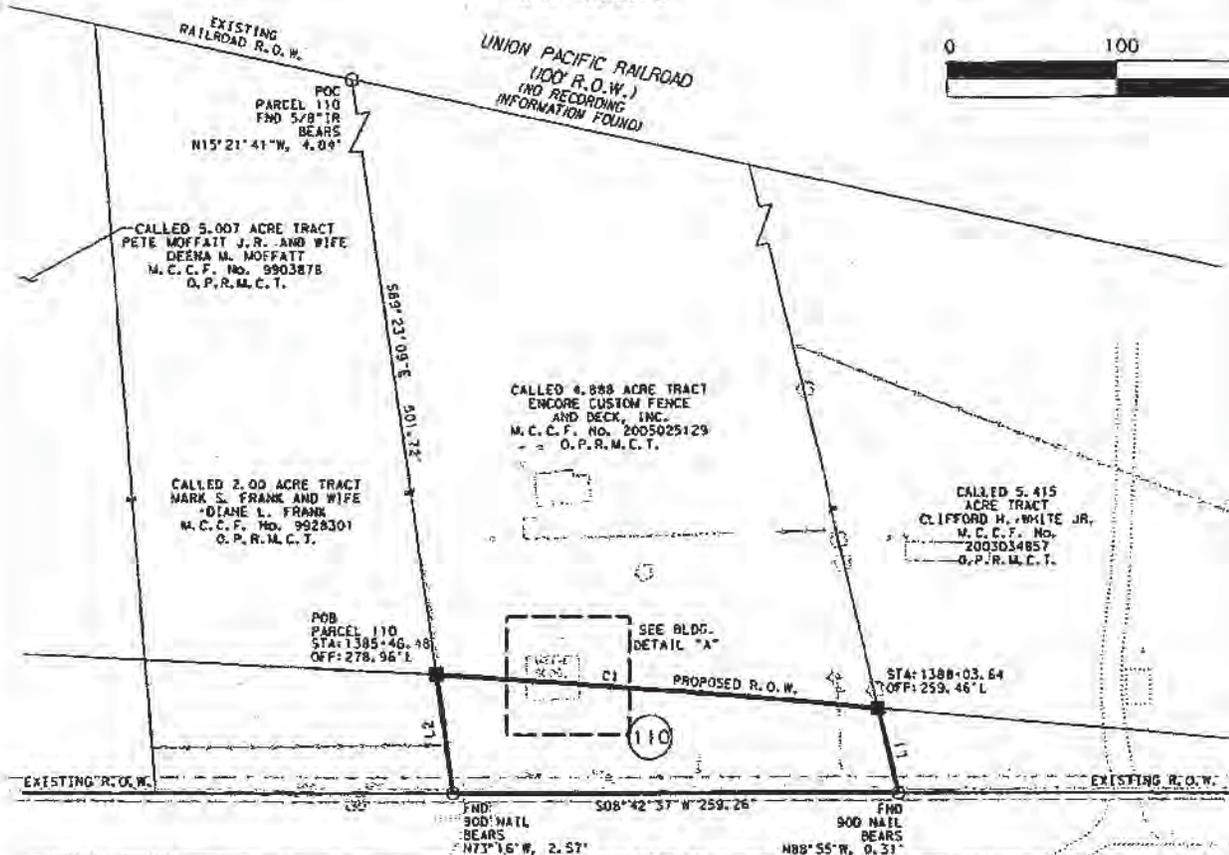
**ENCORE CUSTOM FENCE  
AND DECK, INC.**  
1N-35 SOUTH  
C. S. J. 0015-01-221  
McLENNAN COUNTY APRIL, 2010  
prepared by:

**Solutions, LLC**

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

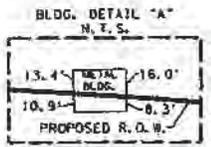
REVISED:  
DGN: 1N35-030 Parcel 110A.dgn  
GS JOB NO. 05-017-030

# H.E. DAVIS SURVEY, A-304



NO.	DELTA	RADIUS	LENGTH	CHORD	CHD
C1	01°43'31"	B, 565.00'	257.90'	N3°03'04"E	257.89'

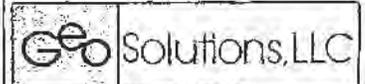
LINE NO.	BEARING	LENGTH
L1	N84°57'06"E	48.99'
L2	N89°23'09"W	67.78'



PARCEL 110  
0.341 ACRES  
14,870 SQ. FT.

PAGE 4 OF 4

ENCORE CUSTOM FENCE  
AND DECK, INC.  
1H-35 SOUTH  
C.S.J. 0015-01-221  
MCLENNAN COUNTY APRIL, 2010  
prepared by:



REVISED:  
DGN: 1435-030 Parcel 110B.dgn  
65 JOB No. 06-017-030

Office: 281-681-9786 Fax: 281-681-9775

County: McLennan  
Highway: IH-35  
CSJ: 0015-01-221  
Parcel: 110

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

Title to all that metal building located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed west 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: Bell  
HIGHWAY: Interstate Highway 35  
PROJECT LIMITS: From: F.M. Highway 2843  
                  To: F.M. Highway 2484  
RCSJ: 0015-07-078

March 19, 2010  
Revised: January 19, 2011

PROPERTY DESCRIPTION FOR PARCEL 2

BEING a 0.168 of an acre (7,320 square feet) parcel of land situated in the H.W. Hurd Survey, Abstract 398, Bell County, Texas, and being a part of the remaining portion of a 40.05 acre "Eighth Tract" of land described in instrument to William B. Pipes, recorded in Volume 4551, Page 120, of the Official Public Records of Bell County, Texas, the aforementioned 0.168 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 existing South right-of-way line of F.M. Highway 2268 (100' wide right-of-way), as described in an instrument of a 4.037 acre tract of land to the State of Texas, recorded in Volume 753, Page 244, of the Deed Records of Bell County, Texas, for a Northeast corner of the aforementioned remaining portion of a 40.05 acre tract;

THENCE NORTH 73°28'01" West, 795.51 feet, along the North line of the aforementioned remaining portion of a 40.05 acre tract and the aforementioned existing South right-of-way line of F.M. Highway 2268, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 2) lying in the proposed East right-of-way line of Interstate Highway 35, for the beginning of a "Denial of Access Line" (see Note 1), a non-tangent point of curvature, and the East corner and POINT OF BEGINNING of the herein described 0.168 of an acre parcel;

- (1) THENCE NORTHWESTERLY an arc distance of 145.73 feet with the arc of a curve to the left having a radius of 1949.05 feet, a delta angle of 04°17'02", and a chord which bears North 86°08'56" West, 145.69 feet, along the proposed "Denial of Access Line" (see Note 1) and the proposed East right-of-way line of Interstate Highway 35, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 2) for a point of non-tangency of the herein described 0.168 of an acre parcel;

- (2) THENCE SOUTH 67°49'48" West, 176.96 feet, continuing along the proposed "Denial of Access Line" (see Note 1) and the proposed East right-of-way line of Interstate Highway 35, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 2) lying in the existing East right-of-way line of Interstate Highway 35 (right-of-way width varies), described in a document of a 2.364 acre tract of land to the State of Texas, recorded in Volume 779, Page 344, of the Deed Records of Bell County, Texas, for the end of the proposed "Denial of Access Line" (see Note 1) and for the Southwest corner of the herein described 0.168 of an acre parcel, from which a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 2) for the Northwest corner of Lot 1, Block 1 of the Cowboy Code subdivision, recorded in Cabinet D, Slide 216-A, of the Plat Records of Bell county, Texas, bears South 27°35'35" West, 236.24 feet;
- (3) THENCE NORTH 27°35'35" East, 45.66 feet, along a Northwest line of the aforementioned remaining portion of a 40.05 acre tract and the aforementioned existing East right-of-way line of Interstate Highway 35, to a found Texas Department of Transportation "Type I" concrete monument for an angle corner of the said remaining portion of a 40.05 acre tract and an angle corner of the herein described 0.168 of an acre parcel;
- (4) THENCE NORTH 67°07'50" East, 154.10 feet, along a Northwest line of the aforementioned remaining portion of a 40.05 acre tract and continuing along the aforementioned existing East right-of-way line of Interstate Highway 35, to a found Texas Department of Transportation "Type I" concrete monument lying in the aforementioned existing South right-of-way line of F.M. Highway 2268 for an angle corner of the said remaining portion of a 40.05 acre tract and an angle corner of the herein described 0.168 of an acre parcel;

(5) THENCE SOUTH 73°28'01" East, 152.40 feet, along the Northeast line of the aforementioned remaining portion of a 40.05 acre tract and the aforementioned existing South right-of-way line of F.M. Highway 2268, to the POINT OF BEGINNING and containing 0.168 of an acre of land (7,320 square feet) of land, more or less. The total length of the herein described proposed "Denial of Access Line" (see Note 1) is 322.69 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.

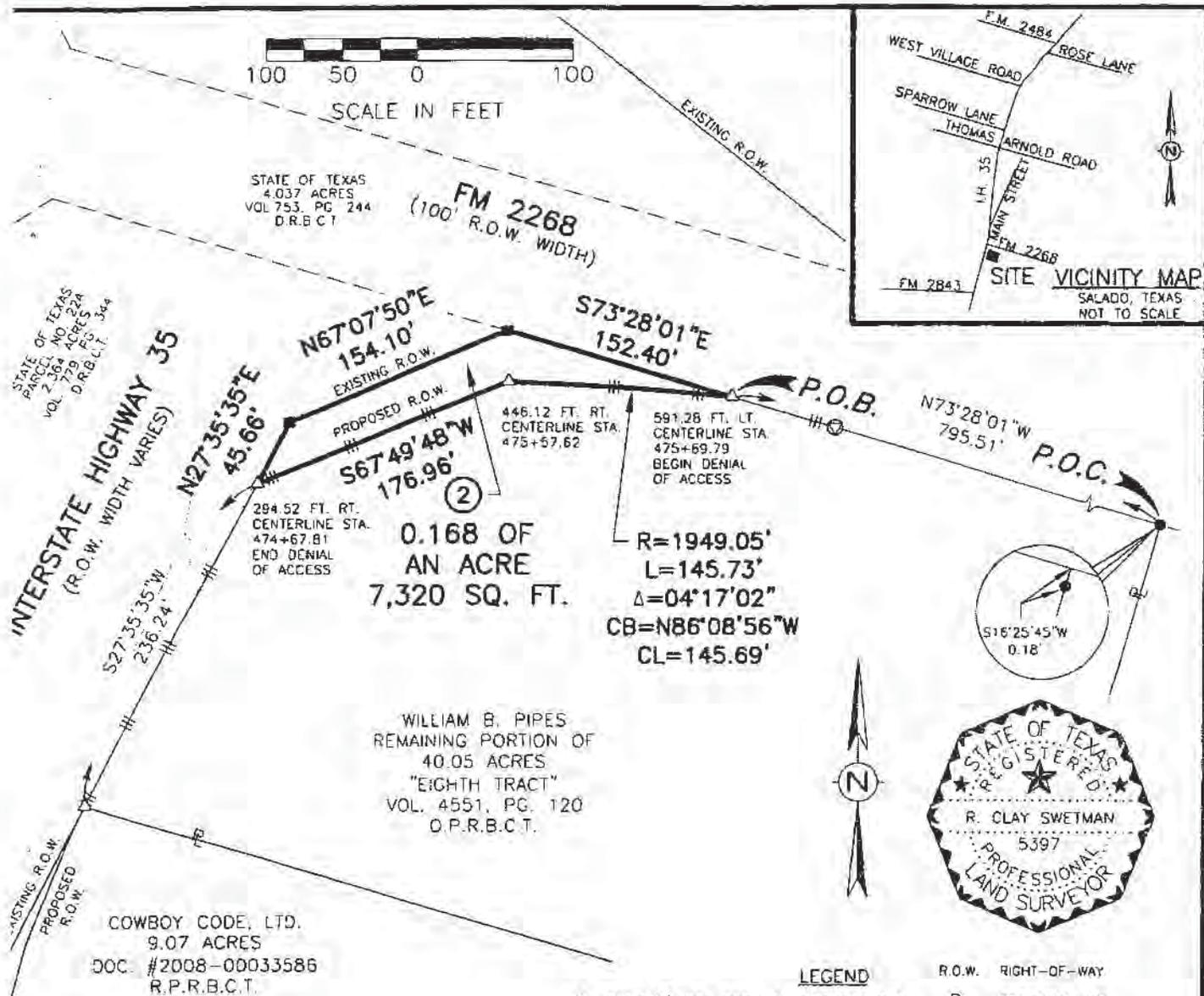
THE STATE OF TEXAS X  
X KNOWN TO ALL MEN BY THESE PRESENTS:  
COUNTY OF BEXAR X

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 19th day of January, 2011 A.D.

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





COWBOY CODE, LTD.  
9.07 ACRES  
DOC. #2008-00033586  
R.P.R.B.C.T.

COWBOY CODE SUBDIVISION  
LOT 1, BLOCK 1  
CABINET D, SLIDE 216-A  
P.R.B.C.T.

**I.W. HURD SURVEY, A-398**

NOTE 1) ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

DESCRIPTION OF EVEN SURVEY DATE HEREIN COMPANIES THIS PLAT. (PARCEL 2.DOC)

ALL 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

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]*  
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 5/8" 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

REVISED: JANUARY 19, 2011

**CDS/MUERY SERVICES**  
Engineering & Surveying  
3411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-561-1111

**TEXAS DEPARTMENT OF TRANSPORTATION**  
INTERSTATE HIGHWAY 35  
PARCEL NO. 2  
RCSJ: 0815-07-078  
BELL COUNTY, TEXAS

ROW ACQUISITION-0.168 AC.	WAGO DISTRICT	DATE: MARCH 19, 2010	PAGE 4 OF 4
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Page 1 OF 4

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

March 19, 2010  
Revised: January 19, 2011

PROPERTY DESCRIPTION FOR PARCEL 2AC

BEING a description of a "Denial of Access Line" (see Note 1) in the H.W. Hurd Survey, Abstract 398, Bell County, Texas, and being a part of the remaining portion of a 40.05 "Eighth Tract" of land described in an instrument to William B. Pipes, recorded in Volume 4551, Page 120, of the Official Public Records of Bell County, Texas, the aforementioned "Denial of Access Line" (see Note 1) being more particularly described by metes and bounds as follows:

COMMENCING at a point lying in the existing South right-of-way line of F.M. Highway 2268 (100' wide right-of-way), as described in an instrument of a 4.037 acre tract of land to the State of Texas, recorded in Volume 753, Page 244, of the Deed Records of Bell County, Texas, for the Northeast corner of the aforementioned remaining portion of a 40.05 acre tract:

THENCE NORTH 73°28'01" West, 724.18 feet, along the North line of the aforementioned remaining portion of a 40.05 acre tract and the aforementioned existing South right-of-way line of F.M. Highway 2268, to a set 5/8" iron rod with aluminum cap stamped "Control of Access Point" for the POINT OF BEGINNING of the herein described proposed "Denial of Access Line" (see Note 1);

- (1) THENCE NORTH 73°28'01" West, 71.33 feet, along the North line of the aforementioned remaining portion of a 40.05 acre tract, the proposed "Denial of Access Line" (see Note 1) and the aforementioned existing South right-of-way line of F.M. Highway 2268, 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);

- (2) THENCE NORTH  $73^{\circ}28'01''$  West, 152.40 feet, continuing along the North line of the aforementioned remaining portion of a 40.05 acre tract and the aforementioned existing South right-of-way line of F.M. Highway 35, to a found Texas Department of Transportation Type I concrete monument lying in the existing East right-of-way line of Interstate Highway 35 (right-of-way width varies), described in a document of a 2.364 acre tract of land to the State of Texas, recorded in Volume 799, Page 344, of the Deed Records of Bell County, Texas, for an angle corner of the said remaining portion of a 40.05 acre tract;
- (3) THENCE SOUTH  $67^{\circ}07'50''$  West, 154.10 feet, leaving the aforementioned existing South right-of-way line of F.M. Highway 2268 along a Northwest line of the aforementioned remaining portion of a 40.05 acre tract and continuing along the aforementioned existing East right-of-way line of Interstate Highway 35, to a found Texas Department of Transportation Type I concrete monument for an angle corner of the said remaining portion of a 40.05 acre tract;
- (4) THENCE SOUTH  $27^{\circ}35'35''$  West, 45.66 feet, along a West line of the aforementioned remaining portion of a 40.05 acre tract and continuing along the aforementioned existing East right-of-way line of Interstate Highway 35, to a set  $5/8''$  iron rod with aluminum cap stamped "TxDOT" (see Note 2) for the beginning of the proposed "Denial of Access Line" (see Note 1);

(5) THENCE SOUTH 27°35'35" West, 236.24 feet, along the proposed "Denial of Access Line" (see Note 1), the West line of the aforementioned remaining portion of a 40.05 acre tract, and continuing along the aforementioned existing East right-of-way line of Interstate Highway 35, 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) and for the Northwest corner of Lot 1, Block 1 of the Cowboy Code subdivision, recorded in Cabinet D, Slide 216-A, of the Plat Records of Bell County, Texas, from which a found fence corner post for the Northeast corner of the said Lot 1, bears South 73°31'35" East, 410.34 feet. The total length of the herein described proposed "Denial of Access Line" (see Note 1) is 307.57 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.

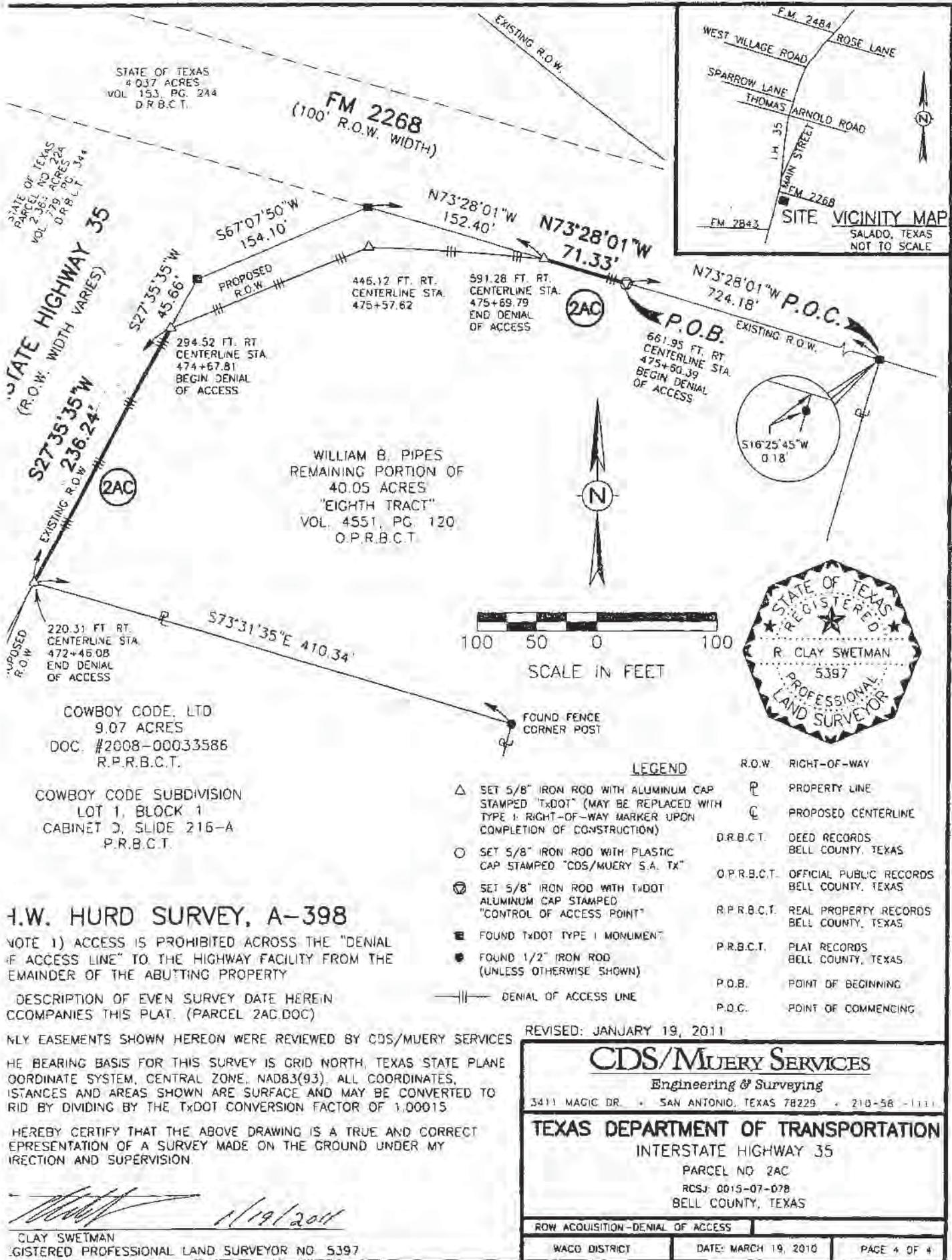
THE STATE OF TEXAS X  
X KNOWN TO ALL MEN BY THESE PRESENTS:  
COUNTY OF BEXAR X

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 19<sup>th</sup> day of January, 2011 A.D.

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





County: Bell  
Highway: Interstate Highway 35  
Limits: From North LP 363 to North of Troy  
ROW CSJ: 0015-04-083

Property Description For Parcel 10

BEING 1.491 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE VINCENT BARROW SURVEY, ABSTRACT NO. 64 IN BELL COUNTY, TEXAS BEING OUT OF A CALLED 3.545 ACRE TRACT DESCRIBED IN WARRANTY DEED TO FRANK C. AND BEATRICE KORENEK LIVING TRUST IN DOCUMENT NO. 2009 00007835 AND A CALLED 1.128 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO FRANK C. AND BEATRICE KORENEK, TRUSTEES OF THE FRANK C. AND BEATRICE KORENEK LIVING TRUST IN DOCUMENT NO. 2009 0005765, BOTH OF THE REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a set 5/8" iron rod with cap stamped "Landesign" at the southwest corner of said 3.545 acre tract and the north line of a called 10.347 acre tract described in deed to TLC Properties Inc. recorded in Volume 4758, Page 317 of the Official Public Records Bell County, Texas (O.P.R.B.C.T.);

THENCE South 76°05'05" East 241.54 feet with the north line of said 10.347 acre tract and the south line of said 3.545 acre tract to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed west right-of-way line of Interstate Highway 35 (IH 35) and the **POINT OF BEGINNING**;

- (1) THENCE North 17°43'07" East 178.28 feet through said 3.545 acres with the proposed west right-of-way line of IH 35 to a set Type II monument;
- (2) THENCE North 17°06'54" East 358.91 feet through said 3.545 acres and said 1.128 acres with the proposed west right-of-way line of IH 35 to a set Type II monument;
- (3) THENCE 89.66 feet along a curve to the right having a radius of 8435.00 feet, a delta angle of 00°36'33", and chord bears North 16°37'46" East 89.66 feet through said 1.128 acres with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with "TxDOT" aluminum cap in the north line of said 1.128 acres and the south line of a called 11.930 acre tract listed as Tract Two in deed to Irish Family Limited Partnership recorded in Volume 3499, Page 282 of the O.P.R.B.C.T. ;
- (4) THENCE South 72°55'07" East 118.49 feet with the north line of said 1.128 acre tract and the south line of said 11.930 acre tract to a found Type I

monument at the southeast corner of said 11.930 acres, the northeast corner of said 1.128 acres, in the existing west right-of-way line of IH 35, the northwest corner of a called 1.909 acre tract described in deed to the State of Texas for right-of-way of record in Volume 615, Page 520 of the Deed Records of Bell County, Texas and the southwest corner of a called 4.942 acre tract described in deed to the State of Texas for right-of-way of record in Volume 637, Page 124 of the Deed Records of Bell County, Texas;

- (5) THENCE South 19°41'06" West 622.41 feet with the existing west right-of-way line of IH 35, the east line of said 1.128 acre tract and the east line of said 3.545 acre tract to a set 5/8" iron rod with cap stamped "Landesign" for the southeast corner of said 3.545 acre tract, the southwest corner of said 1.909 acre right-of-way tract, the northwest corner of a called 5.170 acre tract described in deed to the State of Texas for right-of-way of record in Volume 615, Page 385 of the Deed Records of Bell County, Texas and the northeast corner of a called 10.47 acre tract described in deed to TLC Properties, Inc. of record in Volume 4785, Page 317 of the Official Public Records of Bell County, Texas;
- (6) THENCE North 76°05'05" West 91.84 feet with the south line of said 3.545 acre tract and the north line of said 10.347 acre tract to a set 5/8" iron rod with TxDOT aluminum cap in the proposed west right-of-way line of IH 35 and the **POINT OF BEGINNING.**;

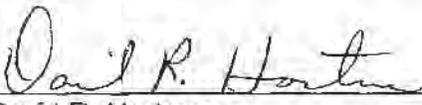
This parcel contains 1.491 acres of land, more or less, out of the Vincent Barrow Survey, Abstract No. 64 in Bell County, Texas.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00013.

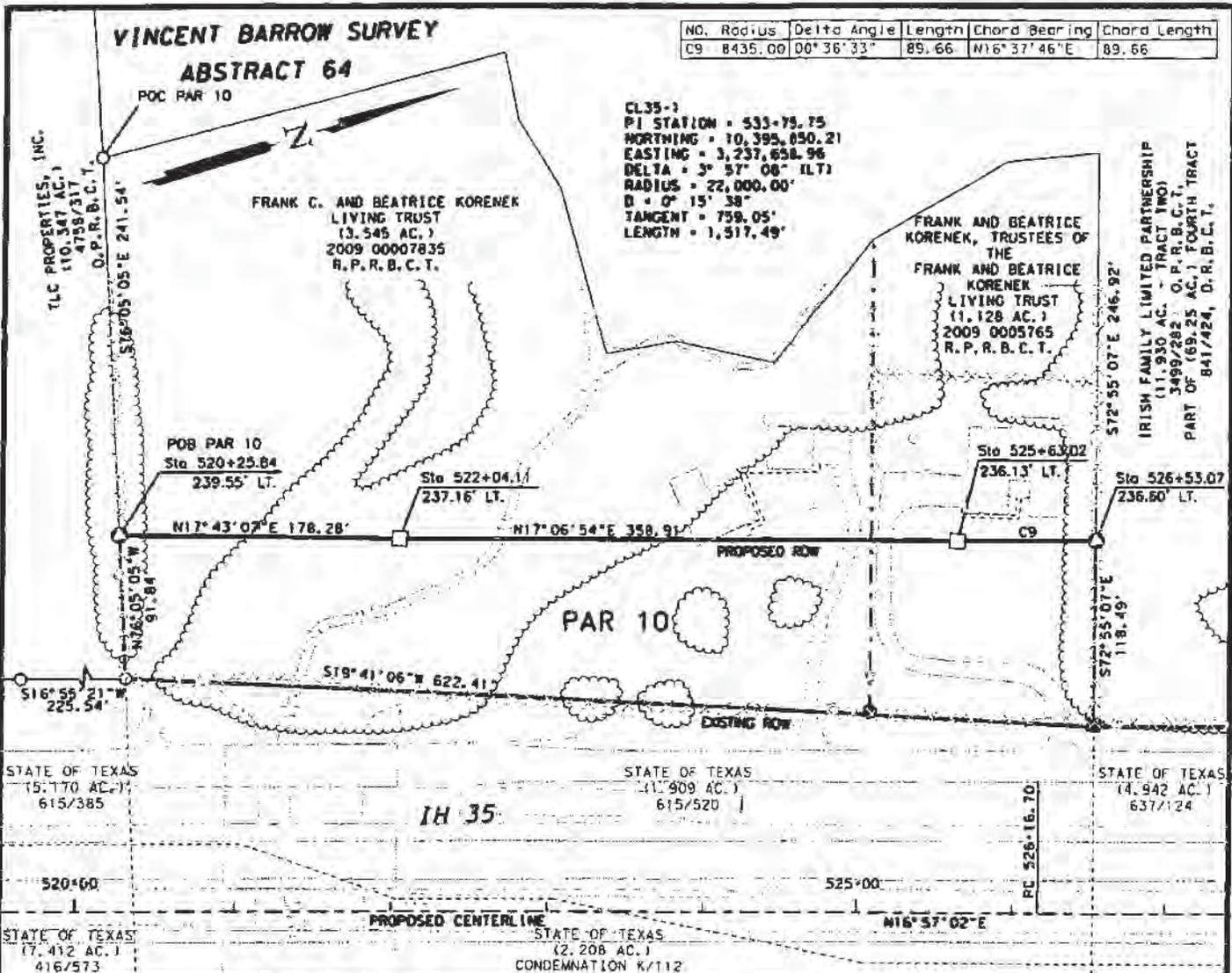
Access is permitted to highway facility from the remainder of the abutting property.

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

I certify that the survey was performed on the ground under my supervision.

 4/16/10  
David R. Hartman Date  
Registered Professional Land Surveyor  
State of Texas No. 5264





**SURVEY LEGEND**

**SCALE IN FEET**

- ⊙ = SET 5/8" IRON WITH TxDOT ALUMINUM CAP STAMPED "CONTROL OF ACCESS POINT"
- = TYPE II MONUMENT SET
- = TYPE I MONUMENT FOUND
- = 5/8" IRON ROD SET W/ "LANDESIGN" CAP UNLESS NOTED
- ◌ = 5/8" IRON ROD SET W/ "TxDOT" CAP UNLESS NOTED
- = 1/2" IRON ROD FOUND UNLESS NOTED
- ⊙ = IRON PIPE FOUND
- △ = CALCULATED POINT
- P = PROPERTY LINE
- C = CENTER LINE
- ( ) = RECORD INFORMATION
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- ||| = ACCESS DENIAL LINE

**NOTES:**

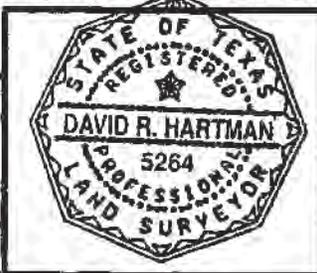
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.00013.

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman* 4/16/10  
 David R. Hartman  
 Registered Professional Land Surveyor, No. 5264, State of Texas



**LANDESIGN SERVICES, INC.**

512-238-7901  
 555 ROUND ROCK WEST DR.  
 BUILDING D, SUITE 170  
 ROUND ROCK, TEXAS 78681

PARCEL: 10 ACRES 1.491  
 HIGHWAY: IH 35 COUNTY: Bell  
 ROW CSJ: 0015-04-083 DATE: 04/16/10  
 SCALE: 1" = 100' SHEET: 3 of 3

PROJECT NAME: IH35 Temple Troy JOB NUMBER: 101-07-04

County: Bell  
Highway: IH-35  
CSJ: 0015-04-083  
Parcel: 10

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

Title to all that residential stone structure located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed east 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.

Page 1 of 5  
April 16, 2010

County: Bell  
Highway: Interstate Highway 35  
Limits: From North LP 363 to North of Troy  
ROW CSJ: 0015-04-083

**Property Description For Parcel 18**

BEING 5.236 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE VINCENT BARROW SURVEY, ABSTRACT NO. 64 IN BELL COUNTY, TEXAS AND BEING PART OF LOT 1, BLOCK 1 OF THE D.R.S. ADDITION RECORDED IN CABINET D, SLIDE 115-C OF THE PLAT RECORDS OF BELL COUNTY, TEXAS AND PART OF A CALLED 17.13 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN TO LLIJ, LLC RECORDED IN VOLUME 5965, PAGE 838 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a set 5/8" iron rod with plastic cap stamped "Landesign" in the existing south right-of-way line of Hart Road (60' ROW, 20' dedicated by plat of D.R.S. Addition) at the northwest corner of said Lot 1;

THENCE South 73°17'28" East 397.69 feet with the existing south right-of-way line of said Hart Road and the north line of said Lot 1 to a set Type II monument in the proposed west right-of-way line of Interstate Highway 35 (IH35) and the **POINT OF BEGINNING**;

- (1) THENCE South 73°17'28" East 75.40 feet with the existing south right-of-way line of said Hart Road and the north line of said Lot 1 to a set 5/8" iron rod with plastic cap stamped "Landesign" in the existing west right-of-way line of IH 35, the west line of a 2.541 acre tract awarded to the State of Texas by judgement recorded in Volume 789, Page 387 of the Deed Records of Bell County, Texas, and the northeast corner of said Lot 1;
- (2) THENCE South 15°38'09" East 328.53 feet with the existing west right-of-way line of IH 35 and the east line of said Lot 1 to a found 5/8" iron rod;
- (3) THENCE South 00°28'51" West 534.08 feet with the existing west right-of-way line of IH 35 and the east line of said Lot 1 to a found Type I monument at the south corner of said 2.541 acre tract and the west line of a 4.694 acre tract described in deed to the State of Texas recorded in Volume 631, Page 321 of the Deed Records of Bell County, Texas;
- (4) THENCE South 16°55'21" West 217.86 feet with the existing west right-of-way line of IH 35 and the west line of a 4.942 acre tract described in deed to the State of Texas recorded in Volume 637, Page 124 of the Deed Records of Bell

County, Texas and the east line of said Lot 1 to a set 5/8" iron rod with plastic cap stamped "Landesign" at the southeast corner of said Lot 1 and the northeast corner of a 3.832 acre tract described in deed to Joe R. Ramirez and wife, Helen H. Ramirez, Paul H. Ramirez, Joe Eddy Ramirez recorded in Volume 1579, Page 47 of the Deed Records of Bell County, Texas;

- (5) THENCE North 73°41'08" West 284.19 feet with the south line of said Lot 1 and the north line of said 3.832 acre tract to a set Type II monument in the proposed west right-of-way line of IH 35;
- (6) THENCE North 73°41'08" West 25.05 feet with the proposed west right-of-way line of IH 35, the south line of said Lot 1 and the north line of said 3.832 acre tract to a set Type II monument;
- (7) THENCE North 12°47'35" East 99.50 feet through Lot 1 with the proposed west right-of-way line of IH 35 to a set Type II monument;
- (8) THENCE North 13°28'09" East 101.19 feet through Lot 1 with the proposed west right-of-way line of IH 35 to a set Type II monument;
- (9) THENCE North 14°09'47" East 107.63 feet through Lot 1 with the proposed west right-of-way line of IH 35 to a set Type II monument;
- (10) THENCE North 14°58'32" East 135.95 feet through Lot 1 with the proposed west right-of-way line of IH 35 to a set Type II monument;
- (11) THENCE North 15°55'33" East 149.02 feet through Lot 1 with the proposed west right-of-way line of IH 35 to a set Type II monument and the beginning of an Access Denial Line;
- (12) THENCE North 16°42'42" East 89.27 feet through Lot 1 with the proposed west right-of-way line of IH 35 and the Access Denial Line to a set Type II monument;
- (13) THENCE North 16°54'53" East 274.27 feet through Lot 1 with the proposed west right-of-way line of IH 35 and the Access Denial Line to a set Type II monument;
- (14) THENCE North 02°38'53" West 43.28 feet through Lot 1 with the proposed west right-of-way line of IH 35 and the Access Denial Line to a set Type II monument and the end of the Access Denial Line;
- (15) THENCE North 59°23'34" West 55.19 feet through Lot 1 with the proposed west right-of-way line of IH 35 to the **POINT OF BEGINNING**;

This parcel contains 5.236 acres of land, more or less, out of the Vincent Barrow Survey, Abstract No. 64 in Bell County, Texas.

This parcel contains 462.01 linear feet of Access Denial Line.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00013.

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

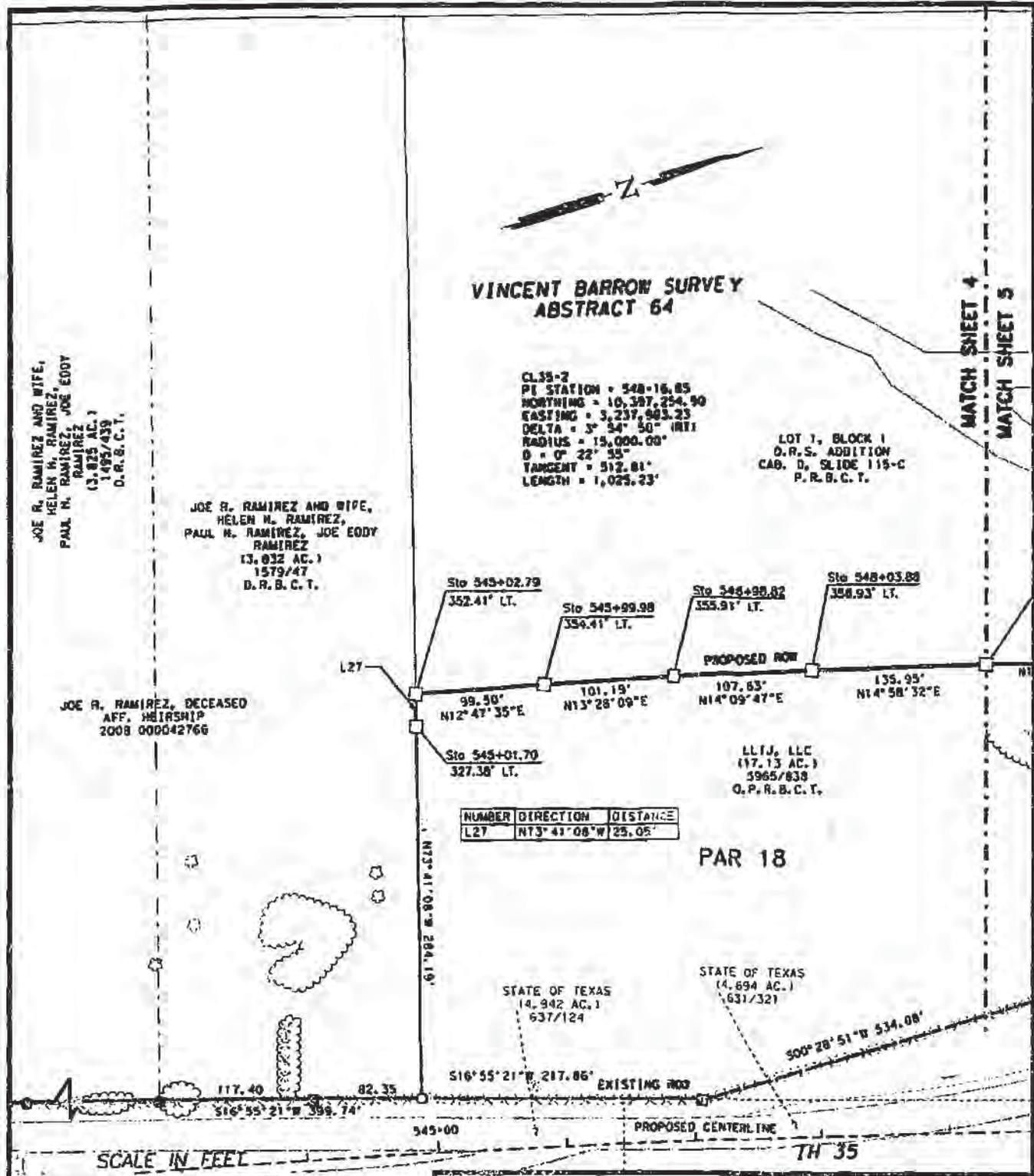
A plat of even survey date herewith accompanies this property description.

I certify that the survey was performed on the ground under my supervision.

David R. Hartman 4/16/10

David R. Hartman Date  
Registered Professional Land Surveyor  
State of Texas No. 5264





NUMBER	DIRECTION	DISTANCE
L27	N13°41'08"W	25.05'

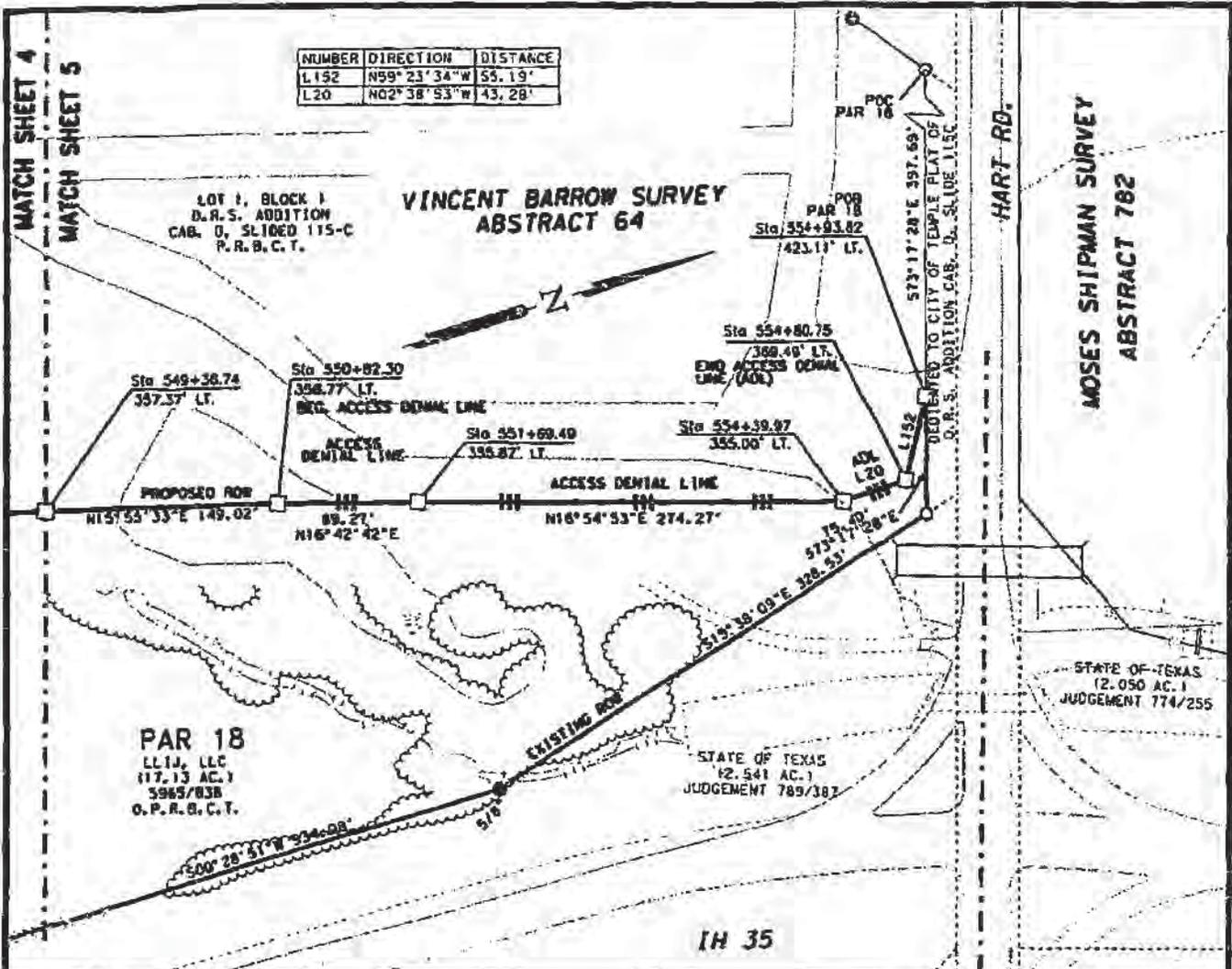


PARCEL: 18                      ACRES 5.236  
HIGHWAY: IH 35                COUNTY: Bell  
ROW CSJ: 0015-04-083  
SCALE: 1" = 100'              SHEET: 4 of 5

PROJECT NAME: IH35 Temple Troy JOB NUMBER: 101-07-004



**LANDESIGN SERVICES, INC.**  
512-238-7901  
555 ROUND ROCK WEST DR.  
BUILDING D, SUITE 170  
ROUND ROCK, TEXAS 78681



NUMBER	DIRECTION	DISTANCE
L152	N59°23'34"W	55.19'
L20	NG2°38'53"W	43.28'

**SURVEY LEGEND**

- ⊙ = SET 5/8" IRON WITH TADOT ALUMINUM CAP STAMPED "CONTROL OF ACCESS POINT"
- = TYPE II MONUMENT SET
- = TYPE I MONUMENT FOUND
- = 5/8" IRON ROD SET W/ "LANDESIGN" CAP UNLESS NOTED
- ◊ = 5/8" IRON ROD SET W/ "TADOT" CAP UNLESS NOTED
- = 1/2" IRON ROD FOUND UNLESS NOTED
- ⊙ = IRON PIPE FOUND
- △ = CALCULATED POINT
- ⊞ = PROPERTY LINE
- ⊕ = CENTER LINE
- ( ) = RECORD INFORMATION
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- ||| = ACCESS DENIAL LINE

**NOTES:**

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.00013.

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman* 4/16/10

David R. Hartman  
Registered Professional Land Surveyor, No. 5264, State of Texas



PARCEL: 18 ACRES 5.236  
HIGHWAY: IH 35 COUNTY: Bell  
ROW CSJ: 0015-04-083 DATE: 04/16/10  
SCALE: 1" = 100' SHEET: 5 of 5

PROJECT NAME: IH35 Temple Troy JOB NUMBER: 101-07-04



**LANDESIGN SERVICES, INC.**

512-238-7901  
555 ROUND ROCK WEST DR.  
BUILDING D, SUITE 170  
ROUND ROCK, TEXAS 78681

County: Bell  
Highway: IH 35  
CSJ: 0015-04-083  
Parcel: 18E

**DRAINAGE EASEMENT CLAUSE**

A DRAINAGE EASEMENT for the purpose of opening, constructing and maintaining a permanent channel or drainage easement in, along, upon and across the premises described in the following property description, together with the right and privilege at all times of ingress and egress to and from said premises for the purpose of making any additions, improvements, modifications or repairs which the State deems necessary, and the right to remove from said premises and use, for highway purposes, any stone, earth, gravel or caliche or other road building material which may be excavated in the opening, construction or maintenance of said channel or drainage easement.

Page 1 of 3  
January 17, 2011

County: Bell  
Highway: Interstate Highway 35  
Limits: From North LP 363 to North of Troy  
ROW CSJ: 0015-04-083

Property Description For Parcel 18E

BEING 0.846 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE VINCENT BARROW SURVEY, ABSTRACT NO. 64 IN BELL COUNTY, TEXAS AND BEING PART OF LOT 1, BLOCK 1 OF THE D.R.S. ADDITION RECORDED IN CABINET D, SLIDE 115-C OF THE PLAT RECORDS OF BELL COUNTY, TEXAS AND PART OF A CALLED 17.13 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN TO LLIJ, LLC RECORDED IN VOLUME 5965, PAGE 838 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a set 5/8" iron rod with plastic cap stamped "Landesign" in the existing south right-of-way line of Hart Road (60' ROW, 20' dedicated by plat of D.R.S. Addition) at the northwest corner of said Lot 1;

THENCE South 73°17'28" East 397.69 feet with the existing south right-of-way line of said Hart Road and the north line of said Lot 1 to a set Type II monument in the proposed west right-of-way line of Interstate Highway 35 (IH35);

THENCE South 59°23'34" East 55.19 feet through said Lot 1 and with the proposed west right-of-way line of IH35 to a set Type II monument and the beginning of an Access Denial Line(ADL);

THENCE South 02°38'53" East 43.28 feet through said Lot 1 with the proposed west right-of-way line of IH35 and ADL to a set Type II monument;

THENCE South 16°54'53" West 274.27 feet through said Lot 1 with the proposed west right-of-way line of IH35 and ADL to a set Type II monument and the **POINT OF BEGINNING**;

- (1) THENCE South 16°42'42" West 89.27 feet through said Lot 1 with the proposed west right-of-way line of IH35 and ADL to a set Type II monument and the end of the ADL;
- (2) THENCE South 15°55'33" West 149.02 feet through said Lot 1 with the proposed west right-of-way line of IH35 to a set Type II monument;

- (3) THENCE South 14°58'32" West 36.48 feet through said Lot 1 and with the proposed west right-of-way line of IH35 to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) cap;
- (4) THENCE South 55°42'55" West 112.98 feet through said Lot 1 to a set 5/8" iron rod with TxDOT cap;
- (5) THENCE North 34°17'05" West 146.67 feet through said Lot 1 to a set 5/8" iron rod with TxDOT cap;
- (6) THENCE North 42°32'57" East 145.59 feet through said Lot 1 to a set 5/8" iron rod with TxDOT cap;
- (7) THENCE North 57°06'57" East 182.80 feet through Lot 1 to the **POINT OF BEGINNING**;

This parcel contains 0.846 of an acre of land, more or less, out of the Vincent Barrow Survey, Abstract No. 64 in Bell County, Texas.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00013.

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

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

I certify that the survey was performed on the ground under my supervision.

  
\_\_\_\_\_  
David R. Hartman  
Registered Professional Land Surveyor  
State of Texas No. 5264

7/17/11  
Date

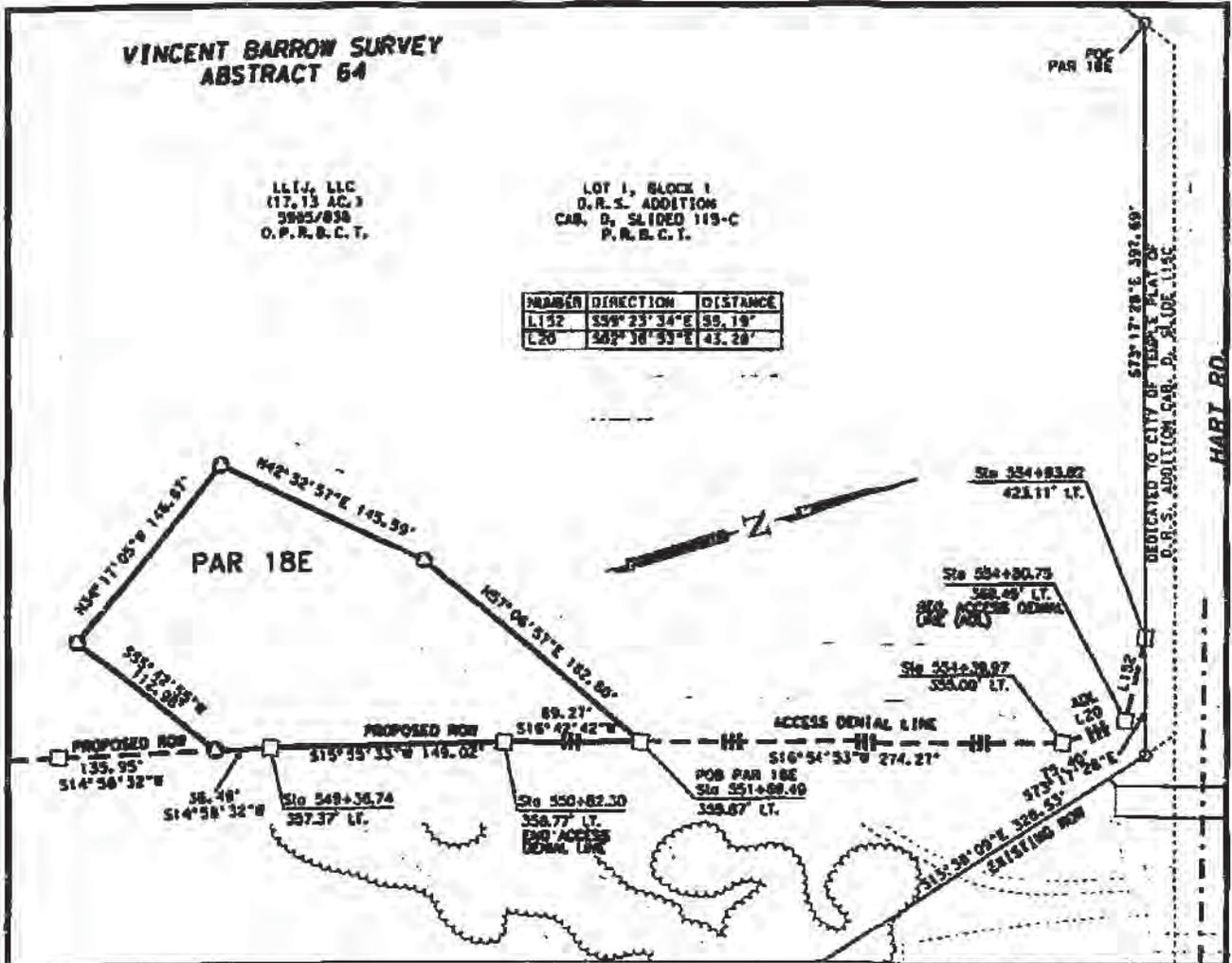


**VINCENT BARROW SURVEY  
ABSTRACT 64**

LLIJ, LLC  
(17.13 AC.)  
3945/038  
O.P.R. & C.T.

LOT 1, BLOCK 1  
D.R.S. ADDITION  
CAR. D. SLIDED 119-C  
P.R. & C.T.

NUMBER	DIRECTION	DISTANCE
L132	S99°23'34"E	89.19'
L20	S02°38'53"E	43.28'



**SURVEY LEGEND**

**SCALE IN FEET**

- ⊙ = SET 3/8" IRON WITH TADOT ALUMINUM CAP  
STAMPED "CONTROL OF ACCESS POINT"
- = TYPE B MONUMENT SET
- = TYPE I MONUMENT FOUND
- = 3/8" IRON ROD SET W/ "LANDESIGN" CAP UNLESS NOTED
- = 3/8" IRON ROD SET W/ "TADOT" CAP UNLESS NOTED
- = 1/2" IRON ROD FOUND UNLESS NOTED
- ⊖ = IRON PIPE FOUND
- △ = CALCULATED POINT
- Ⓢ = PROPERTY LINE
- Ⓣ = CENTER LINE
- ( ) = RECORD INFORMATION
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- = ACCESS DENIAL LINE
- 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

**NOTES:**

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING MAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.00013.

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman* 1/17/11

David R. Hartman  
Registered Professional Land Surveyor, No. 5284, State of Texas



**LANDESIGN SERVICES, INC.**

512-238-7901  
565 Round rock west dr.  
BUILDING D, SUITE 170  
round rock, texas 78681

PARCEL: 18E                      ACRES 0.846  
HIGHWAY: IH 35                COUNTY: Bell  
ROW CSJ: 0015-04-083        DATE: 01/17/11  
SCALE: 1" = 100'              SHEET: 3 of 3

PROJECT NAME: IH35 Temple Troy JOB NUMBER: 101-07-04

Page 1 of 3  
April 16, 2010

County: Bell  
Highway: Interstate Highway 35  
Limits: From North LP 363 to North of Troy  
ROW CSJ: 0015-04-083

**Property Description For Parcel 30**

**BEING 0.714 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE SEYMOUR BOTTSFORD SURVEY, ABSTRACT NO. 118 IN BELL COUNTY, TEXAS AND BEING PART OF THAT 7.55 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO CARROLL ESTES AND WIFE, ANNETTE ESTES RECORDED IN VOLUME 4213, PAGES 761 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS AND; AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a found 1/2" iron rod at the southwest corner of said 7.55 acre tract and the northwest corner of a called 15.345 acre tract described in deed to A. C. Boston recorded in Volume 1944, Page 759 of Official Public Records of Bell County, Texas;

**THENCE** South 73°03'36" East 704.79 feet with the north line of said 15.345 acre tract and the south line of said 7.55 acre tract to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed west right-of-way line of Interstate Highway 35 and the **POINT OF BEGINNING**;

- (1) **THENCE** North 23°17'29" East 5.72 feet through said 7.55 acre tract with the proposed west right-of-way line of IH 35 to a set Type II monument;
- (2) **THENCE** 405.86 feet with a curve to the left, having a radius of 9935.00 feet, a delta angle of 02°20'26" and chord bears North 22°07'16" East 405.83 feet through said 7.55 acre tract with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap in the north line of said 7.55 acre tract and the south line of a called 5.73 acre tract described as a 16.193 acre tract save and except 10.463 acres in Special Warranty Deed to T-N-T Carports, Inc. recorded in Volume 4871, Page 188 of the Official Public Records of Bell County, Texas;
- (3) **THENCE** South 72°43'20" East 58.64 feet with the north line of said 7.55 acres and the south line of said 5.73 acres to a found Type I monument in the existing west right-of-way line of IH 35, the northeast corner of said 7.55 acre tract, the southeast corner of said 5.73 acre tract, the northwest corner of a 0.238 acre tract described in deed to the State of Texas recorded in Volume 767, Page 181 of the Deed Records of Bell County, Texas and southwest corner of a 0.521 acre tract described in deed to the State of Texas recorded in Volume 778, Page 689 of the Deed Records of Bell County, Texas,

- (4) THENCE South  $16^{\circ}55'21''$  West 409.51 feet with the existing west right-of-way line of IH 35 and the east line of said 7.55 acres to a found  $3/4''$  iron pipe at the southeast corner of said 7.55 acre tract and the northeast corner of said 15.345 acre tract;
- (5) THENCE North  $73^{\circ}03'36''$  West 96.05 feet with the north line of said 15.345 acres and the south line of said 7.55 acres to the **POINT OF BEGINNING**;

This parcel contains 0.714 of an acre of land, more or less, out of the Seymour Bottsford Survey, Abstract No. 118 in Bell County, Texas.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00013.

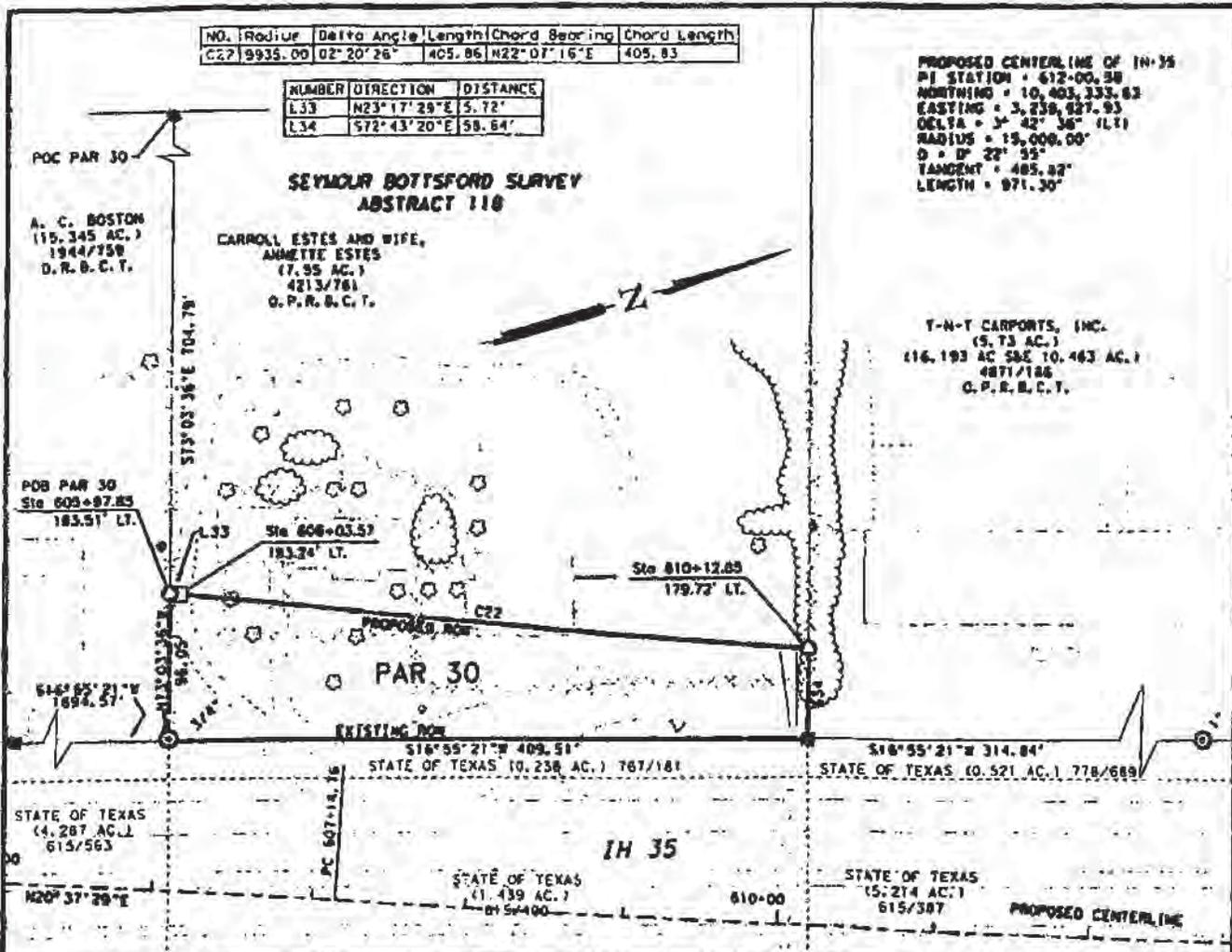
Access is permitted to highway facility from the remainder of the abutting property.

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

I certify that the survey was performed on the ground under my supervision.

David R. Hartman 4/16/10  
David R. Hartman Date  
Registered Professional Land Surveyor  
State of Texas No. 5264





PROPOSED CENTERLINE OF IH-35  
 P.I. STATION = 612+00.38  
 NORTHING = 10,403,333.63  
 EASTING = 3,238,827.93  
 DELTA = 3° 42' 38" (LT)  
 RADIUS = 15,000.00'  
 D = 27' 35"  
 TANGENT = 483.82'  
 LENGTH = 971.30'

T-N-T CARPORTS, INC.  
 (5.73 AC.)  
 (16,193 AC S&E 10,463 AC.)  
 4871/186  
 O.P.R.B.C.T.

**SURVEY LEGEND**

- ⊙ = SET 5/8" IRON WITH TADOT ALUMINUM CAP STAMPED "CONTROL OF ACCESS POINT"
  - = TYPE II MONUMENT SET
  - = TYPE I MONUMENT FOUND
  - = 3/8" IRON ROD SET W/ "LANDESIGN" CAP UNLESS NOTED
  - ◊ = 3/8" IRON ROD SET W/ "TADOT" CAP UNLESS NOTED
  - ⊕ = 1/2" IRON ROD FOUND UNLESS NOTED
  - ⊙ = IRON PIPE FOUND
  - △ = CALCULATED POINT
  - ⌒ = PROPERTY LINE
  - ⊕ = CENTER LINE
  - ( ) = RECORD INFORMATION
  - P.C. = POINT OF CURVATURE
  - P.T. = POINT OF TANGENT
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - = ACCESS DENIAL LINE
- 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

**SCALE IN FEET**



**NOTES:**

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.00013.

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman* 4/16/10

David R. Hartman  
 Registered Professional Land Surveyor, No. 5264, State of Texas



**LANDESIGN SERVICES, INC.**

512-238-7901  
 555 ROUND ROCK WEST DR.  
 BUILDING D, SUITE 170  
 ROUND ROCK, TEXAS 78681

PARCEL: 30 ACRES 0.714  
 HIGHWAY: IH 35 COUNTY: Bell  
 ROW CSJ: 0015-04-083 DATE: 04/16/10  
 SCALE: 1" = 100' SHEET: 3 of 3

PROJECT NAME: IH35 Temple Troy JOB NUMBER: 101-07-04

County: Bell  
Highway: IH-35  
CSJ: 0015-04-083  
Parcel: 30

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

Title to sewer septic systems and a metal building no. 2 located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed east 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.

Page 1 of 3  
April 16, 2010

County: Bell  
Highway: Interstate Highway 35  
Limits: From North LP 363 to North of Troy  
ROW CSJ: 0015-04-083

**Property Description For Parcel 33**

BEING 0.227 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE SEYMOUR BOTTSFORD SURVEY, ABSTRACT NO. 118 IN BELL COUNTY, TEXAS AND BEING PART OF THAT CALLED 2.5 ACRE TRACT DESCRIBED BY DEED TO TOM DEVINEY AND WIFE, CAROLYN DEVINEY RECORDED IN VOLUME 1141, PAGE 783 OF THE DEED RECORDS OF BELL COUNTY, TEXAS; AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a found Type I monument in the existing west right-of-way line of Interstate Highway 35 (IH 35) and the west line of a 5.214 acre tract described in deed to the State of Texas recorded in Volume 615, Page 387 of the Deed Records of Bell County, Texas, and an angle point in the east line of a 2.087 acre tract described and dedicated for cemetery purposes in deed recorded in Volume 1601, Page 197 of the Deed Records of Bell County, Texas;

**THENCE** North 16°55'21" East 61.84 feet with the existing west right-of-way line of IH 35 and the east line of said 2.087 acre tract to a found 1/2" iron pipe at the northeast corner of said 2.087 acre tract and the southeast corner of said 2.5 acre tract for the **POINT OF BEGINNING**;

- (1) **THENCE** North 82°58'33" West 62.16 feet with the north line of said 2.087 acres and the south line of said 2.5 acres to a set Type II monument in the proposed west right-of-way line of IH 35;
- (2) **THENCE** North 18°55'08" East 117.13 feet through said 2.5 acre tract and with the proposed west right-of-way line of IH 35 to a set Type II monument;
- (3) **THENCE** North 28°21'53" West 70.36 feet through said 2.5 acre tract and with the proposed west right-of-way line of IH 35 to a set Type II monument in the north line of said 2.5 acre tract and the south line of Clarence Road (no dedication found);
- (4) **THENCE** South 73°38'55" East 60.47 feet with the north line of said 2.5 acre tract and the south line of said Clarence Road to a found 3/4" iron pipe in the existing west right-of-way line of IH 35 at the northwest corner of said 5.214 acre tract, and at the northeast corner of said 2.5 acre tract ;

Page 2 of 3

- (5) THENCE South 28°04'39" East 71.82 feet with the existing west right-of-way line of IH 35 and the east line of said 2.5 acre tract to a found Type I monument;
- (6) THENCE South 16°55'21" West 105.80 feet with the existing west right-of-way line of IH 35 and the east line of said 2.5 acre tract to the POINT OF BEGINNING;

This parcel contains 0.227 of an acre of land, more or less, out of the Seymour Bottsford Survey, Abstract No. 118 in Bell County, Texas.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00013.

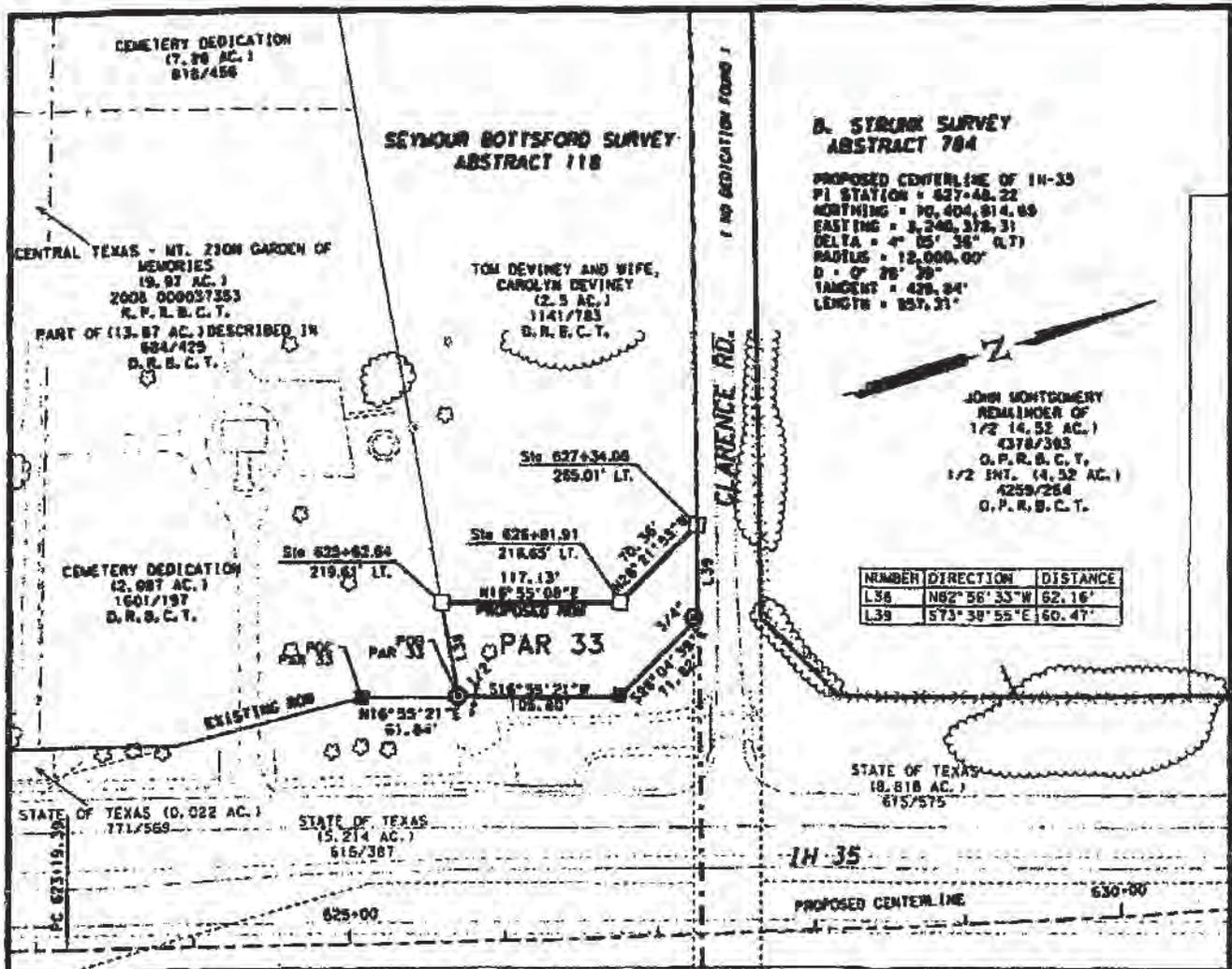
Access is permitted to highway facility from the remainder of the abutting property.

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

I certify that the survey was performed on the ground under my supervision.

David R. Hartman      4/16/10  
David R. Hartman      Date  
Registered Professional Land Surveyor  
State of Texas No. 5264





**B. STARK SURVEY  
ABSTRACT 784**

PROPOSED CENTERLINE OF IH-35  
 P1 STATION = 427+48.22  
 NORTHING = 40,404,814.69  
 EASTING = 3,348,378.31  
 DELTA = 4° 05' 38" (L7)  
 RADIUS = 12,000.00'  
 Δ = 76° 39'  
 TANGENT = 429.84'  
 LENGTH = 857.31'

JOHN MONTGOMERY  
 REMAINDER OF  
 1/2 14.52 AC.  
 4378/383  
 O.P.R.B.C.T.  
 1/2 INT. (4.52 AC.)  
 4259/264  
 O.P.R.B.C.T.

NUMBER	DIRECTION	DISTANCE
L38	N62° 56' 33" W	62.16'
L39	S73° 39' 55" E	60.47'

**SURVEY LEGEND**

- ⊙ = SET 3/8" IRON WITH TYPED ALUMINUM CAP STAMPED "CONTROL OF ACCESS POINT"
- = TYPE I MONUMENT SET
- ⊙ = TYPE I MONUMENT FOUND
- ⊙ = 3/8" IRON ROD SET W/ "LANDESIGN" CAP UNLESS NOTED
- ⊙ = 3/8" IRON ROD SET W/ "TYPED" CAP UNLESS NOTED
- ⊙ = 1/2" IRON ROD FOUND UNLESS NOTED
- ⊙ = IRON PIPE FOUND
- △ = CALCULATED POINT
- ⊙ = PROPERTY LINE
- ⊙ = CENTER LINE
- ( ) = RECORD INFORMATION
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- = ACCESS DENIAL LINE

**SCALE IN FEET**



**NOTES:**

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING HAD BY DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.00013.

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman* 4/16/10

David R. Hartman  
 Registered Professional Land Surveyor, No. 5264, State of Texas



**LANDESIGN SERVICES, INC.**

512-288-7901  
 555 ROUND ROCK WEST DR.  
 BUILDING D, SUITE 170  
 ROUND ROCK, TEXAS 78681

PARCEL: 33 ACRES 0.227  
 HIGHWAY: IH 35 COUNTY: Bell  
 ROW CSJ: 0015-04-083 DATE: 04/16/10  
 SCALE: 1" = 100' SHEET: 3 of 3

PROJECT NAME: ISS Temple Troy JOB NUMBER: 101-07-04

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

January 19, 2011

PROPERTY DESCRIPTION FOR PARCEL 65

BEING a 0.950 of an acre (41,392 square feet) parcel of land situated in the H.W. Hurd Survey, Abstract 398, Bell County, Texas, and being a part of a 9.07 acre tract of land described in instrument to Cowboy Code, Ltd., recorded in Document No. 2008-00033586, of the Real Property Records of Bell County, Texas, also being Lot 1, Block 1 of the Cowboy Code subdivision recorded in Cabinet D, Slide 216-A, of the Plat Records of Bell County, Texas, the aforementioned 0.950 of an acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a point for the Southeast corner of the aforementioned Lot 1 and the Southerly Southwest corner of the remaining portion of a 40.05 acre "Eighth Tract" of land described in an instrument to William B. Pipes, recorded in Volume 4551, Page 120, of the Official Public Records of Bell County, Texas, from which a found 1/2" iron rod bears North 15°14'48" East, 0.23 feet;

THENCE NORTH 73°20'25" West, 381.94 feet (record - N71°02'42"W), along the South line of the aforementioned Lot 1 and the North line of a 2.79 acre "Tract 1" of land described in an instrument to Salado Wildfire LLC, recorded in Document #2007-00006719 of the Real Property Records of Bell County, Texas, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 1), lying in the proposed East right-of-way line of Interstate Highway 35, for the Southeast corner of the herein described 0.950 of an acre parcel and the POINT OF BEGINNING;

- (1) THENCE NORTH 73°20'25" West, 82.07 feet (record - N71°02'42"W), leaving the proposed East right-of-way line of Interstate Highway 35, and continuing along the South line of the aforementioned Lot 1, to a point lying in the existing East right-of-way line of Interstate Highway 35 (right-of-way width varies), described in a document of an 8.142 acre tract of land to the State of Texas, recorded in Volume 615, Page 395, of the Deed Records of Bell County, Texas, for the Southwest corner of the herein described 0.950 of an acre parcel, from which a found 1/2" iron rod bears South 73°20'25" East, 0.43 feet;

- (2) **THENCE** NORTH 15°17'10" East, 621.82 feet, along a West line of the aforementioned Lot 1 and the existing East right-of-way line of Interstate Highway 35, described in a document of a 2.364 acre tract of land to the State of Texas, recorded in Volume 779, Page 344, of the Deed Records of Bell County, Texas, to a found Texas Department of Transportation "Type I" concrete monument for an angle corner of the said Lot 1 and an angle corner of the herein described 0.950 of an acre parcel;
- (3) **THENCE** NORTH 27°35'35" East, 234.84 feet, along a West line of the aforementioned Lot 1 and continuing along the aforementioned existing East right-of-way line of Interstate Highway 35, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 1), lying in the proposed East right-of-way line of Interstate Highway 35, for the North corner of the herein described 0.950 of an acre parcel, from which a set 5/8" iron rod with aluminum cap stamped "TxDoT" (see Note 1) for the Northwest corner of the said Lot 1 and the Westerly Southwest corner of the aforementioned remaining portion of a 40.05 acre "Eighth Tract", bears North 27°35'35" East, 13.95 feet;
- (4) **THENCE** SOUTH 22°25'32" West, 84.22 feet, leaving a West line of the aforementioned Lot 1 and the aforementioned existing East right-of-way line of Interstate Highway 35, along the proposed East right-of-way line of Interstate Highway 35, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 1) for a non-tangent point of curvature of the herein described 0.950 of an acre parcel;
- (5) **THENCE** SOUTHWESTERLY an arc distance of 356.53 feet with a curve to the left having a radius of 5960.00 feet, a delta angle of 03°25'39", and a chord which bears South 13°54'31" West, 356.48 feet, continuing along the proposed East right-of-way line of Interstate Highway 35, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 1) for a point of non-tangency of the herein described 0.950 of an acre parcel;
- (6) **THENCE** SOUTH 06°19'46" West, 101.21 feet, continuing along the proposed East right-of-way line of Interstate Highway 35, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 1) for an angle corner of the herein described 0.905 of an acre parcel;

(7) THENCE SOUTH 11°58'28" West, 313.83 feet, continuing along the proposed East right-of-way line of Interstate Highway 35, to the POINT OF BEGINNING and containing 0.905 of an acre (41,392 square feet) of land, more or less.

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

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

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

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

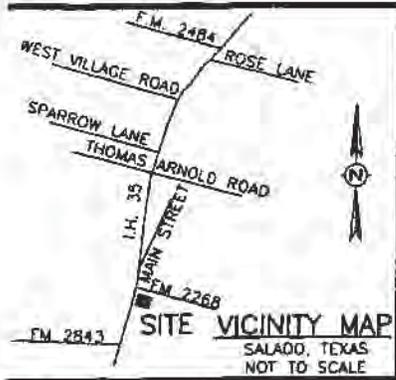
THE STATE OF TEXAS X  
X KNOWN TO ALL MEN BY THESE PRESENTS:  
COUNTY OF BEXAR X

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

Date 19<sup>th</sup> day of January, 2011 A.D.

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



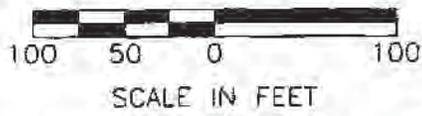


COWBOY CODE, LTD.  
9.07 ACRES  
DOC. #2008-00033586  
R.P.R.B.C.T.

COWBOY CODE SUBDIVISION  
LOT 1, BLOCK 1  
CABINET D, SLIDE 216-A  
P.R.B.C.T.



WILLIAM B. PIPES  
REMAINING PORTION OF  
40.05 ACRES "EIGHTH TRACT"  
VOL. 4551, PG. 120  
O.P.R.B.C.T.



**I.W. HURD SURVEY, A-398**

ACCESS IS ALLOWED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.  
DESCRIPTION OF EVEN SURVEY DATE HEREIN  
COMPANIES THIS PLAT. (PARCEL 65.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

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

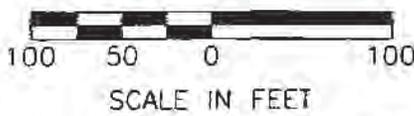
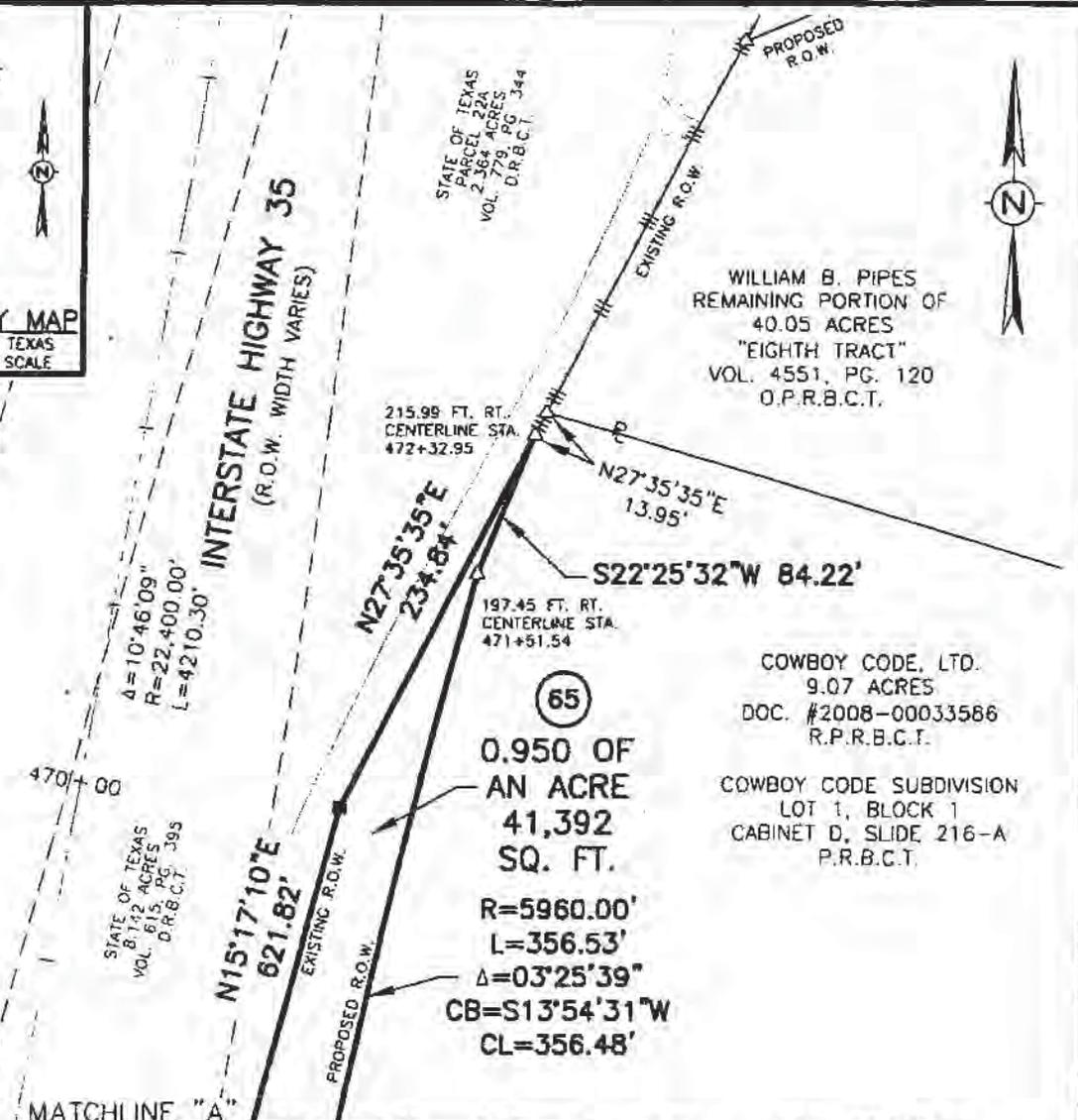
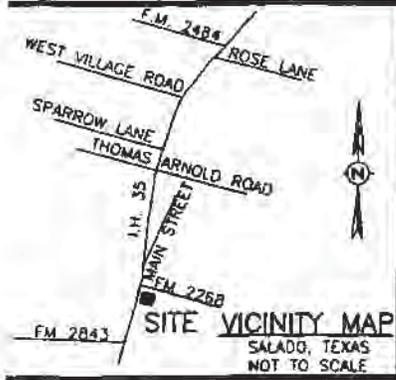
*[Signature]*  
CLAY SWETMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

- 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 5/8" 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
  - 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

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

**TEXAS DEPARTMENT OF TRANSPORTATION**  
INTERSTATE HIGHWAY 35  
PARCEL NO. 65  
RCSJ: 0015-07-078  
BELL COUNTY, TEXAS

ROW ACQUISITION-0.950 AC.  
WACO DISTRICT      DATE: JANUARY 19, 2011      PAGE 4 OF 5



**H.W. HURD SURVEY, A-398**

ACCESS IS ALLOWED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.  
DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL 65.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

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]* 1/19/2011  
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 5/8" 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
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

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

**TEXAS DEPARTMENT OF TRANSPORTATION**  
INTERSTATE HIGHWAY 35  
PARCEL NO. 65  
RCSJ: 0015-07-078  
BELL COUNTY, TEXAS

ROW ACQUISITION—0.950 AC.
WACO DISTRICT
DATE: JANUARY 19, 2011
PAGE 5 OF 5

Page 1 OF 3

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

January 19, 2011

PROPERTY DESCRIPTION FOR PARCEL 65AC

BEING a description of a "Denial of Access Line" (see Note 1) in the H.W. Hurd Survey, Abstract 398, Bell County, Texas, and being a part of a 9.07 acre tract of land described in instrument to Cowboy Code, Ltd., recorded in Document No. 2008-00033586, of the Real Property Records of Bell County, Texas, also being Lot 1, Block 1 of the Cowboy Code subdivision recorded in Cabinet D, Slide 216-A, of the Plat Records of Bell County, Texas, the aforementioned "Denial of Access Line" (see Note 1) being more particularly described by metes and bounds as follows:

COMMENCING at a found fence corner post for the Northeast corner of the aforementioned Lot 1 and an interior corner of the remaining portion of a 40.05 acre "Eighth Tract" of land described in an instrument to William B. Pipes, recorded in Volume 4551, Page 120, of the Official Public Records of Bell County, Texas;

THENCE NORTH  $73^{\circ}31'35''$  West, 410.34 feet (record -  $N71^{\circ}16'00''W$ ), along the North line of the aforementioned Lot 1 and a South line of the aforementioned remaining portion of a 40.05 acre "Eighth Tract", to a set  $5/8''$  iron rod with aluminum cap stamped "TxDOT" (see Note 2), lying in the existing East right-of-way line of Interstate Highway 35 (right-of-way width varies), described in a document of a 2.364 acre tract of land to the State of Texas, recorded in Volume 779, Page 344, of the Deed Records of Bell County, Texas, for the Northwest corner of the said Lot 1 and for the POINT OF BEGINNING of the herein described proposed "Denial of Access Line" (see Note 1);

- (1) THENCE SOUTH 27°35'35" West, 13.95 feet, along a West line of the aforementioned Lot 1 and the aforementioned existing East right-of-way line of Interstate Highway 35, 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), from which a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 2) bears South 22°25'32" West, 84.22 feet. The total length of the herein described proposed "Denial of Access Line" (see Note 1) is 13.95 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.

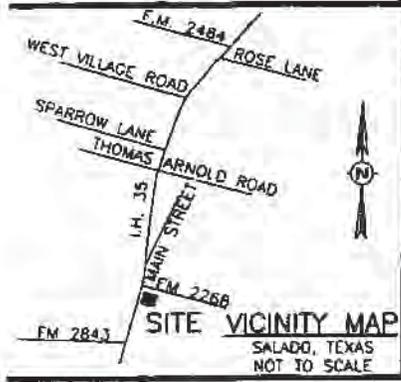
THE STATE OF TEXAS X  
 X KNOWN TO ALL MEN BY THESE PRESENTS:  
 COUNTY OF BEXAR X

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 19th day of January, 2011 A.D.

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





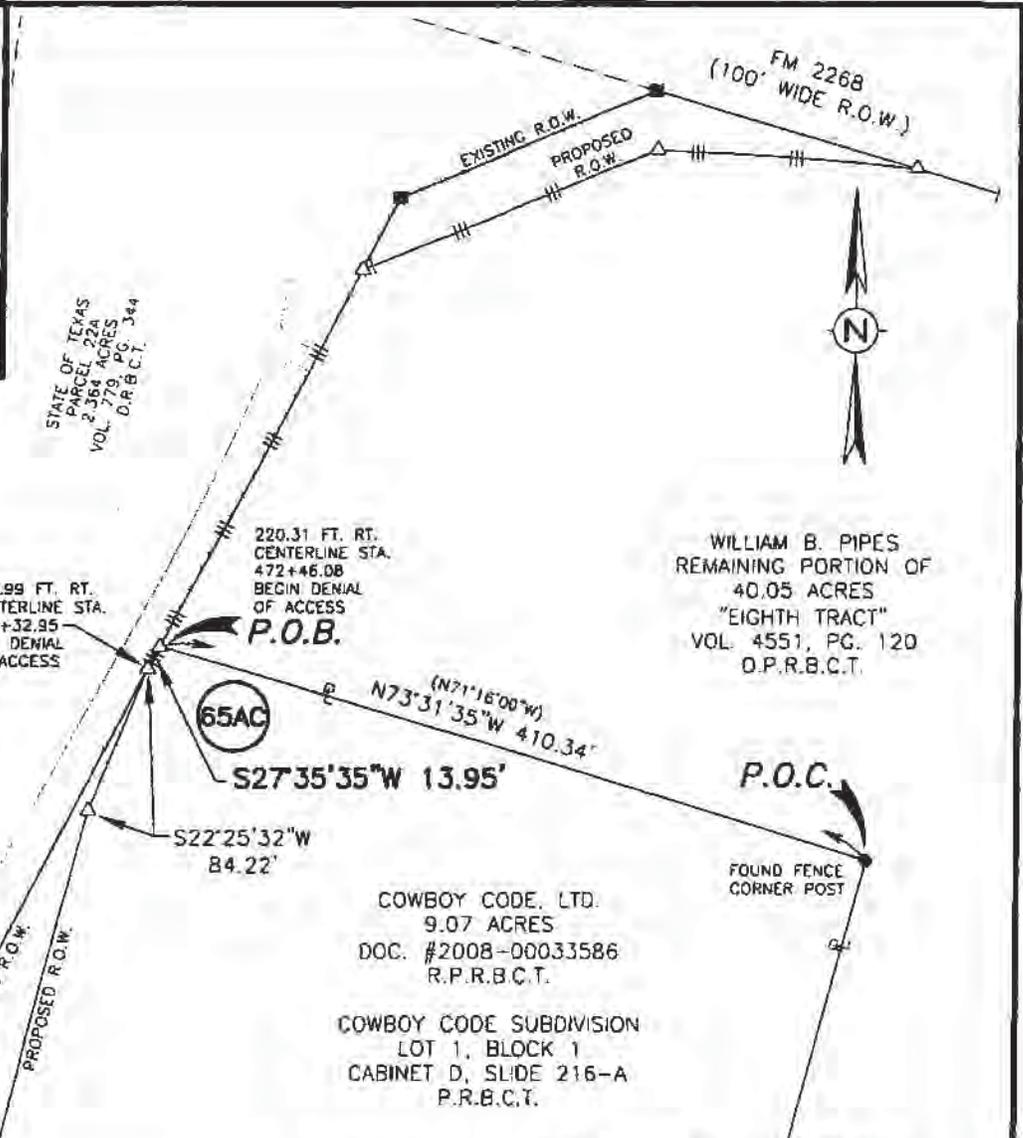
**I.W. HURD SURVEY, A-398**

NOTE 1) ACCESS IS PROHIBITED ACROSS THE "DENIAL OF ACCESS LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.  
DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL 65AC.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

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]*  
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 5/8" 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

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

**TEXAS DEPARTMENT OF TRANSPORTATION**  
INTERSTATE HIGHWAY 35  
PARCEL NO. 65AC  
RCSJ: 0015-07-078  
BELL COUNTY, TEXAS

ROW ACQUISITION-DENIAL OF ACCESS	WACO DISTRICT	DATE: JANUARY 19, 2011	PAGE 3 OF 3
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Page 1 of 3  
March 15, 2010

County: Bell  
Highway: Interstate Highway 35  
Limits: From North LP 363 to North of Troy  
ROW CSJ: 0015-04-083

Property Description  
For Parcel 89

BEING 2.786 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE TALLIFERRO HUGHES SURVEY, ABSTRACT NO. 385 IN BELL COUNTY, TEXAS AND PART OF A CALLED 10.60 ACRE TRACT DESCRIBED IN CORRECTION SPECIAL WARRANTY DEED WITH VENDOR'S LEIN TO SACKET LAND & CATTLE, L.L.C., RECORDED IN DOCUMENT NUMBER 2007 – 00010588 OF THE REAL PROPERTY RECORDS BELL COUNTY, TEXAS (R.P.R.B.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a found 1/2" iron rod on the south line of the said 10.60 acre tract and the northwest corner of a called 6.00 acre tract described in deed to Nicks Camper Sales recorded in Volume 4747, Page 283 of the Official Public Records of Bell County, Texas (O.P.R.B.C.T)

THENCE South 73°28'14" East 404.39 feet with the south line of said 10.60 acre tract and the north line of said 6.00 acre tract to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the proposed west right-of-way line of Interstate Highway 35 (IH 35) and the **POINT OF BEGINNING**;

- (1) THENCE 154.00 feet along a curve to the right having a radius of 12065.00 feet, a delta angle of 00°43'53" and a chord bears North 19°17'08" East 154.00 feet through said 10.60 acre tract with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap Stamped Control of Access Point and the Beginning of an Access Denial Line;
- (2) THENCE 404.83 feet along a curve to the right having a radius of 12065.00 feet, a delta angle of 01°55'21" and a chord bears North 20°36'45" East 404.81 feet through said 10.60 acre tract with the proposed west right-of-way line of IH 35 and the Access Denial Line to a set Type II monument;
- (3) THENCE North 67°21'40" West 12.33 feet through said 10.60 acre tract with the proposed west right-of-way line of IH 35 and the Access Denial Line to a set Type II monument;
- (4) THENCE North 22°04'57" East 82.79 feet through said 10.60 acre tract with the proposed west right-of-way line of IH 35 and the Access Denial Line to a set 5/8" iron rod with TxDOT aluminum cap on the north line of said 10.60 acre tract and the south line of a called remainder of 121.75 acre tract described in deed to United Investments recorded in Volume 1423, Page 611 of the O.P.R.B.C.T.;

- (5) THENCE South 73°29'25" East 220.65 feet with the north line of said 10.60 acre tract the south line of said remainder of 121.75 acre tract to a set 5/8" iron rod with "Landesign" cap at the northeast corner of said 10.60 acre tract, the southeast corner of said remainder of 121.75 acre tract and the existing west right-of-way line of IH 35 described as 8.144 acre tract in deed to the State of Texas recorded in Volume 628, Page 611 of the Deed Records of Bell County, Texas (D.R.B.C.T.);
- (6) THENCE South 24°55'09" West 250.39 feet with the east line of said 10.60 acre tract and the existing west right-of-way line of IH35 to a set 5/8" iron rod with "Landesign" cap;
- (7) THENCE 397.02 feet along a curve to the left having a radius of 11659.16 feet, a delta angle of 01°57'04" and a chord bears South 23°56'37" West 397.00 feet with the east line of said 10.60 acre tract and the existing west right-of-way line of IH 35 to a found 1/2" iron rod at the southeast corner of said 10.60 acre tract and the northeast corner of said 6.00 acre tract;
- (8) THENCE North 73°28'14" West 164.87 feet with the south line of said 10.60 acre tract and the north line of said 6.00 acre tract to the **POINT OF BEGINNING**.

This parcel contains 2.786 acres of land, more or less, out of the Talliferro Hughes Survey, Abstract No. 385 in Bell County, Texas.

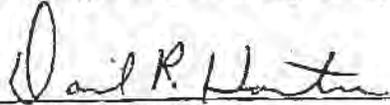
This parcel contains 499.95 linear feet of Access Denial Line.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00013.

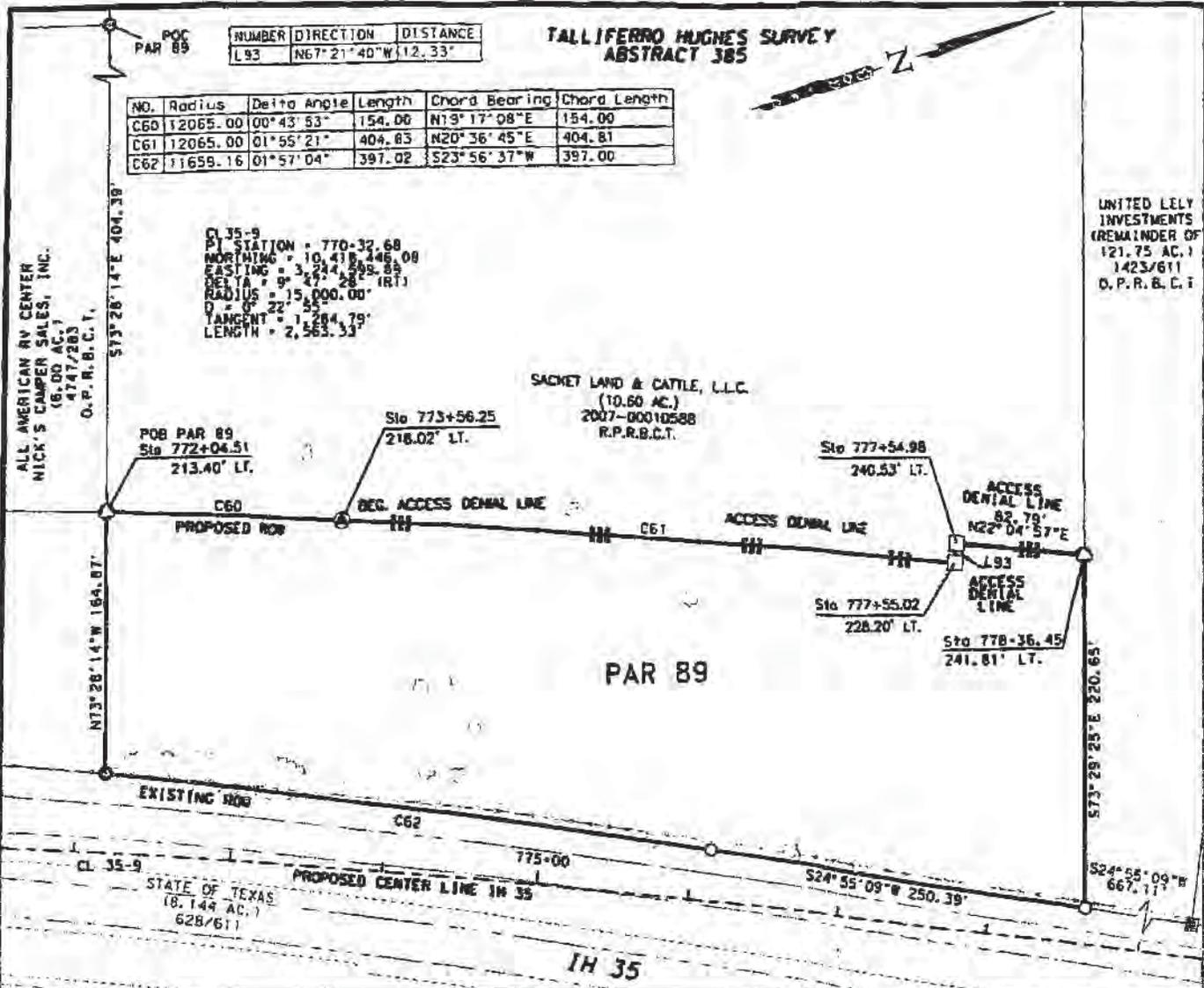
Access is prohibited across the Access Denial Line to highway facility from the remainder of the abutting property.

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

I certify that the survey was performed on the ground under my supervision.

 4/16/10  
\_\_\_\_\_  
David R. Hartman Date  
Registered Professional Land Surveyor  
State of Texas No. 5264





**SURVEY LEGEND**

- ⊙ = SET 5/8" IRON WITH TADOT ALUMINUM CAP STAMPED "CONTROL OF ACCESS POINT"
- = TYPE II MONUMENT SET
- ⊞ = TYPE I MONUMENT FOUND
- = 5/8" IRON ROD SET W/ "LANDESIGN" CAP UNLESS NOTED
- ⊙ = 5/8" IRON ROD SET W/ "TADOT" CAP UNLESS NOTED
- ⊙ = 1/2" IRON ROD FOUND UNLESS NOTED
- ⊙ = IRON PIPE FOUND
- △ = CALCULATED POINT
- P = PROPERTY LINE
- C = CENTER LINE
- ( ) = RECORD INFORMATION
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- ||| = ACCESS DENIAL LINE
- D.R.B.C.T. = DEED RECORDS BELL COUNTY, TEXAS
- D.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
- R.P.R.B.C.T. = REAL PROPERTY RECORDS BELL COUNTY, TEXAS

**SCALE IN FEET**



**NOTES:**

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.00013.

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman 4/16/10*

David R. Hartman  
Registered Professional Land Surveyor, No. 5264, State of Texas



**LANDESIGN SERVICES, INC.**

512-238-7901  
555 ROUND ROCK WEST DR.  
BUILDING D, SUITE 170  
ROUND ROCK, TEXAS 78681

**PARCEL: 89**                      **ACRES 2.786**  
**HIGHWAY: IH 35**                **COUNTY: Bell**  
**ROW CSJ: 0015-04-083**        **DATE: 04/16/10**  
**SCALE: 1" = 100'**              **SHEET: 3 of 3**

PROJECT NAME: IH35 Temple Troy JOB NUMBER: 101-07-04

Page 1 of 3  
April 1, 2010

County: Bell  
Highway: Interstate Highway 35  
Limits: From North LP 363 to North of Troy  
ROW CSJ: 0015-04-083

Property Description  
For Parcel 106AC

BEING AN ACCESS DENIAL LINE, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE TALLIFERRO HUGHES SURVEY, ABSTRACT NO. 385 IN BELL COUNTY, TEXAS AND ALONG A CALLED 20 ACRE TRACT DESCRIBED IN DEED TO JUPITOR T. FREEMAN AND WIFE, NEVADOR FREEMAN RECORDED IN VOLUME 694, PAGE 468 OF THE DEED RECORDS OF BELL COUNTY, TEXAS (D.R.B.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a set 5/8" iron rod with "Landesign" cap at the southeast corner of said 20 acre tract and the southwest corner of a called 4.28 acre tract described in deed to Joe R. Ramirez and wife, Helen H. Ramirez and Ralph Ramirez recorded in Volume 1606, Page 639 of the D.R.B.C.T.;

THENCE North 34°09'00" East 504.19 feet with the east line of said 20 acre tract and the west line of said 4.28 acre tract to a set Type II monument at the northwest corner of said 4.28 acre tract, the southwest corner of a called 0.477 acre tract described in deed to Paul H. Ramirez and wife, Margaret Ramirez recorded in Volume 3578, Page 6 of the Official Public Records of Bell County, Texas (O.P.R.B.C.T) and the **POINT OF BEGINNING** of an Access Denial Line;

- (1) THENCE North 34°09'00" East 237.02 feet with the east line of said 20 acre tract and the west line of said 0.477 acre tract and the west line of a called 2.73 acre tract described in deed to Paul H. Ramirez and wife, Margaret Ramirez recorded in Volume 106, Page 598 of the D.R.B.C.T. to a set Type II monument at the northeast corner of said 20 acre tract, the southeast corner of the remainder of a called 80 acre tract described in deed to Joe R. Ramirez and wife, Helen Ramirez recorded in Volume 2387, Page 307 of the O.P.R.B.C.T. and the **END** of the Access Denial Line;

This parcel contains 237.02 linear feet of Access Denial Line, more or less, out of the Talliferro Hughes Survey, Abstract No. 385 in Bell County, Texas.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00013.

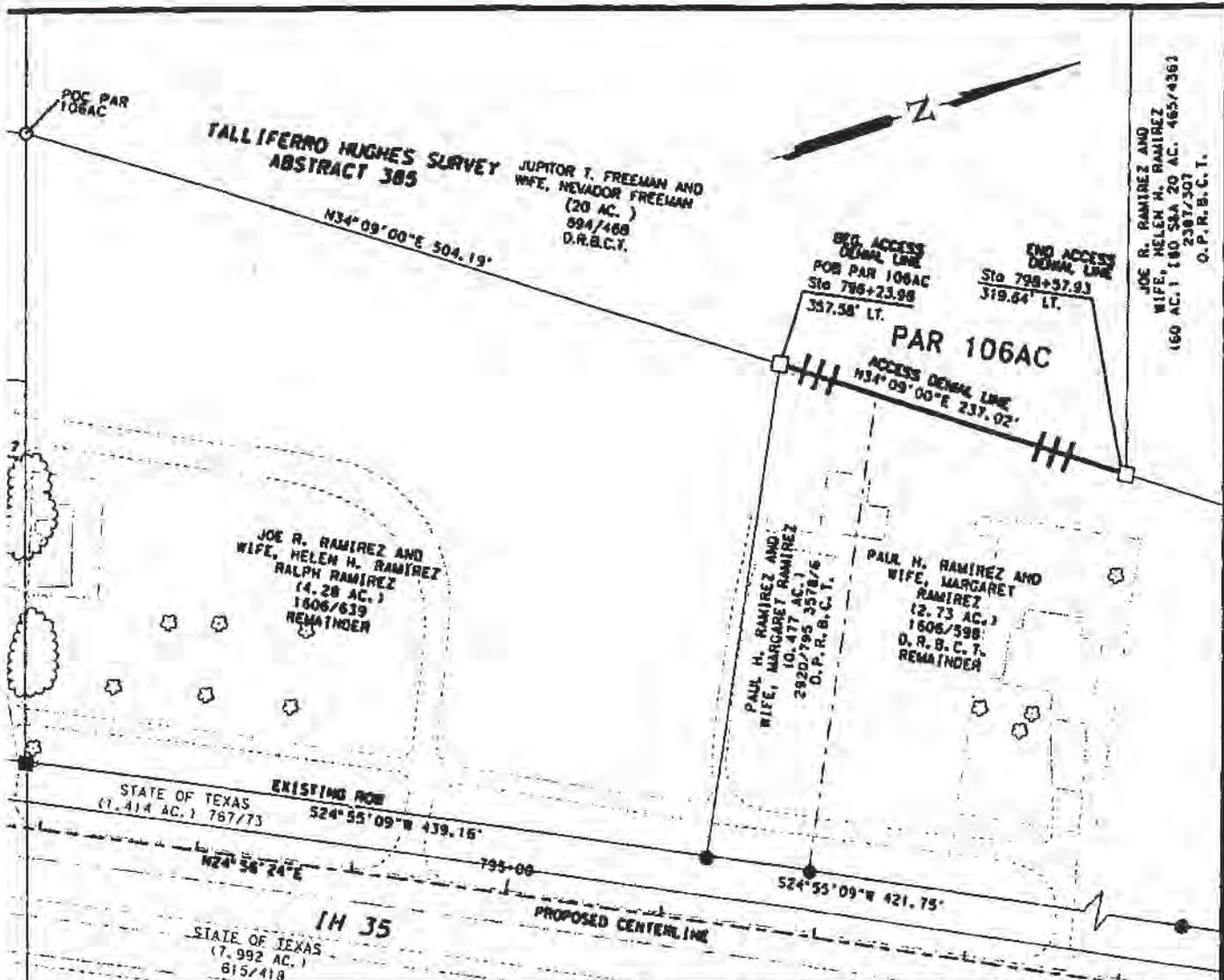
Access is prohibited across the Access Denial Line to highway facility from the remainder of the abutting property.

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

I certify that the survey was performed on the ground under my supervision.

David R. Hartman      4/16/10  
Date  
David R. Hartman  
Registered Professional Land Surveyor  
State of Texas No. 5264





JOE R. RAMIREZ AND WIFE, HELEN H. RAMIREZ  
160 AC. 180 SEA 20 AC. 465/4361  
2387/507  
O.P.R.B.C.T.

**SURVEY LEGEND**

**SCALE IN FEET**

- ⊙ = SET 5/8" IRON WITH TxDOT ALUMINUM CAP STAMPED "CONTROL OF ACCESS POINT"
- = TYPE II MONUMENT SET
- = TYPE I MONUMENT FOUND
- = 5/8" IRON ROD SET W/ "LANDESIGN" CAP UNLESS NOTED
- ◌ = 5/8" IRON ROD SET W/ TxDOT CAP UNLESS NOTED
- ◐ = 1/2" IRON ROD FOUND UNLESS NOTED
- ⊖ = IRON PIPE FOUND
- △ = CALCULATED POINT
- P = PROPERTY LINE
- C = CENTER LINE
- ( ) = RECORD INFORMATION
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- ||| = ACCESS DENIAL LINE

O.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

**NOTES:**

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.00013.

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman* 4/16/10

David R. Hartman  
Registered Professional Land Surveyor, No. 5264, State of Texas

PARCEL: 106AC  
HIGHWAY: IH 35  
ROW CSJ: 0015-04-083  
SCALE: 1" = 100'

ACCESS DENIAL LINE  
COUNTY: Bell  
DATE: 04/16/10  
SHEET: 3 of 3



**LANDESIGN SERVICES, INC.**

512-238-7901  
555 ROUND ROCK WEST DR.  
BUILDING D, SUITE 170  
ROUND ROCK, TEXAS 78681

County: McLennan  
Highway: Interstate Highway 35  
ROW CSJ: 0015-02-058  
Limits: From Falls County Line to Woodlawn Road

Property Description  
Parcel 23

Being 0.325 of an acre of land situated in the LEVI PREWITT SURVEY, Abstract No. 723, McLennan County, Texas. Being part of that certain called 0.501 acre tract of land conveyed to Tetco Stores, LP by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 9832224 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 0.325 of an acre being more particularly described by metes and bounds as follows:

**COMMENCING** at a found 1/2-inch iron rod at the northerly corner of that certain called 1.374 acre tract of land conveyed to Terrell Timmerman and Geraldine Timmerman by deed and recorded under M.C.C.F. No. 2005019647 of said Official Public Records, being the westerly corner of said 0.501 acre tract;

Thence, South 50°39'41" East, 95.93 feet along the southwesterly line of said 0.501 acre tract, being the northeasterly line of said 1.374 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed northwesterly right of way line of Interstate Highway 35 (width varies) and for the **POINT OF BEGINNING**;

- 1) **THENCE, North 26°11'41" East, 164.00 feet** along the proposed northwesterly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with TxDOT aluminum cap in the northwesterly line of said 0.501 acre tract;
- 2) **THENCE, North 59°29'59" East, 20.00 feet** along the northwesterly line of said 0.501 acre tract to a found 1/2-inch iron rod in the southwesterly line of that certain called 2.06 acre tract (designated as Tract 6 – Tract Two) of land conveyed to Fikes Wholesale, Inc. by deed and recorded under M.C.C.F. No. 2000039327 of said Official Public Records, being the northerly corner of said 0.501 acre tract;
- 3) **THENCE, South 30°18'26" East, 86.98 feet** along the southwesterly line of said 2.06 acre tract, being the northeasterly line of said 0.501 acre tract, passing at 62.87 feet a found concrete monument (broken) in the existing northwesterly right of way line of Interstate Highway 35 (width varies), being the southerly corner of said 2.06 acre tract and continuing to a found concrete monument (broken) at the easterly corner of said 0.501 acre tract, said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 740, Page 528, Volume 733, Page 358 and Volume 814, Page 585 all of said Deed Records;

Page 2 of 3  
April, 2010

- 4) **THENCE, South 25°45'09" West, 152.50 feet** continuing along the existing northwesterly right of way line of Interstate Highway 35, being the southeasterly line of said 0.501 acre tract to a found 1/2-inch iron rod at the easterly corner of said 1.374 acre tract, being the southerly corner of said 0.501 acre tract;
- 5) **THENCE, North 50°39'41" West, 86.97 feet** along the northeasterly line of said 1.374 acre tract, being the southwesterly line of said 0.501 acre tract to the **POINT OF BEGINNING** and containing 0.325 of an acre of land, more or less.

**Horizontal Control** – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD 83 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD 83 (1993) Grid values divide the north and east coordinate values by a surface adjustment factor of 1.0001316. The survey is based on Static and RTK GPS observations holding control monuments I359915, 9915AZI, I359914, and 9914AZI.

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

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

See attached 8 1/4" x 11" plat that accompanies.

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





County: McLennan  
Highway: IH 35  
CSI: 0015-02-058  
Parcel: 23E

**DRAINAGE EASEMENT CLAUSE**

A DRAINAGE EASEMENT for the purpose of opening, constructing and maintaining a permanent channel or drainage easement in, along, upon and across the premises described in the following property description, together with the right and privilege at all times of ingress and egress to and from said premises for the purpose of making any additions, improvements, modifications or repairs which the State deems necessary, and the right to remove from said premises and use, for highway purposes, any stone, earth, gravel or caliche or other road building material which may be excavated in the opening, construction or maintenance of said channel or drainage easement.

County: McLennan  
Highway: Interstate Highway 35  
ROW CSJ: 0015-02-058  
Limits: From Falls County Line to Woodlawn Road

Property Description  
Parcel 23E

Being 0.0004 of an acre of land situated in the LEVI PREWITT SURVEY, Abstract No. 723, McLennan County, Texas. Being part of that certain called 0.501 acre tract of land conveyed to Tetco Stores, LP by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 9832224 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 0.0004 of an acre being more particularly described by metes and bounds as follows:

**COMMENCING** at a found 1/2-inch iron rod in the southwesterly line of an unimproved road, being at the northerly corner of that certain called 1.374 acre tract of land conveyed to Terrell Timmerman and Geraldine Timmerman by deed and recorded under M.C.C.F. No. 2005019647 of said Official Public Records, being the westerly corner of said 0.501 acre tract;

Thence, North 59°29'59" East, 162.26 feet along the southwesterly line of an unimproved road, being the northwesterly line of said 0.501 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed northwesterly line of an easement and for the **POINT OF BEGINNING**;

- 1) **THENCE, North 59°29'59" East, 7.87 feet** along the proposed northwesterly line of an easement and said 0.501 acre tract, being the southwesterly line of an unimproved road to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed northwesterly right of way line of Interstate Highway 35 (width varies);
- 2) **THENCE, South 26°11'41" West, 8.97 feet** along the proposed northwesterly right of way line of Interstate Highway 35, being the southeasterly line of an easement to a set 5/8-inch iron rod with TxDOT aluminum cap
- 3) **THENCE, North 34°47'11" West, 4.94 feet** along the southwesterly line of an easement to the **POINT OF BEGINNING** and containing 0.0004 (19 square feet) of an acre of land, more or less.

Page 2 of 4  
June, 2010

**Horizontal Control** – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD 83 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD 83 (1993) Grid values divide the north and east coordinate values by a surface adjustment factor of 1.0001316. The survey is based on Static and RTK GPS observations holding control monuments I359915, 9915AZI, I359914, and 9914AZI.

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

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

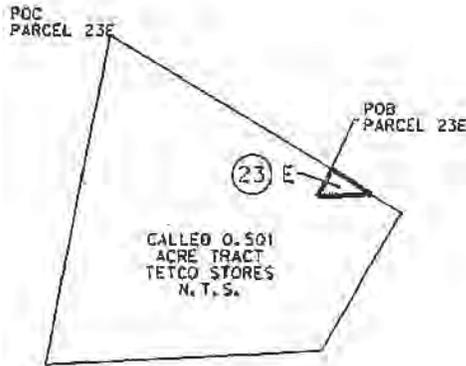
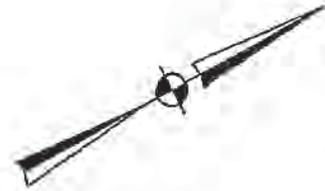
See attached 8 1/2" x 11" plat that accompanies.

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



**LEGEND**

- SET TXDOT TYPE 11 CONCRETE MONUMENT
- SET 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/TXDOT ALUM. CAP Stamped "CONTROL OF ACCESS POINT" (COA)
- FND. 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/GS CAP (UNLESS NOTED)
- FND. (TYPE INDICATED AT LOCATION)
- Property Line
- Landmark
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- Survey Line
- PI = BASELINE PI
- ⊙ PARCEL NUMBER
- D.R.M.C.T. DEED RECORDS MCLENNAN COUNTY, TEXAS
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS MCLENNAN COUNTY TEXAS
- F.C.D.R. FALLS COUNTY DEED RECORDS
- |- DENIAL OF ACCESS LINE
- - - DEED LINE WITHIN IN 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



**NOTES:**

1. Horizontal Control is based on Static and RTK GPS observations holding control monuments 1359910, 1359911, and C1304. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone (US Survey feet). Coordinates are surface using a surface adjustment factor of 1.0001316.
2. Abstracting was originally performed by Home Abstract & Title Company in March 2006, was updated by Home Abstract & Title Company in November, 2007, and property ownership was updated by GeoSolutions, LLC in December 2009.
3. Property description of even date has been prepared in conjunction with this parcel plat.
4. Access is allowed to the highway facility from the remainder of the abutting property.

PARCEL 23E  
0.0004 ACRES  
19 SQ. FT.

PAGE 3 OF 4

**TETCO STORES**  
14-35 SOUTH  
C.S.J. 0015-02-058  
MCLENNAN COUNTY      JUNE, 2010  
prepared by:

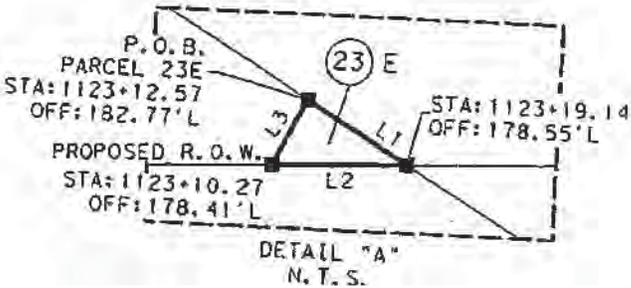
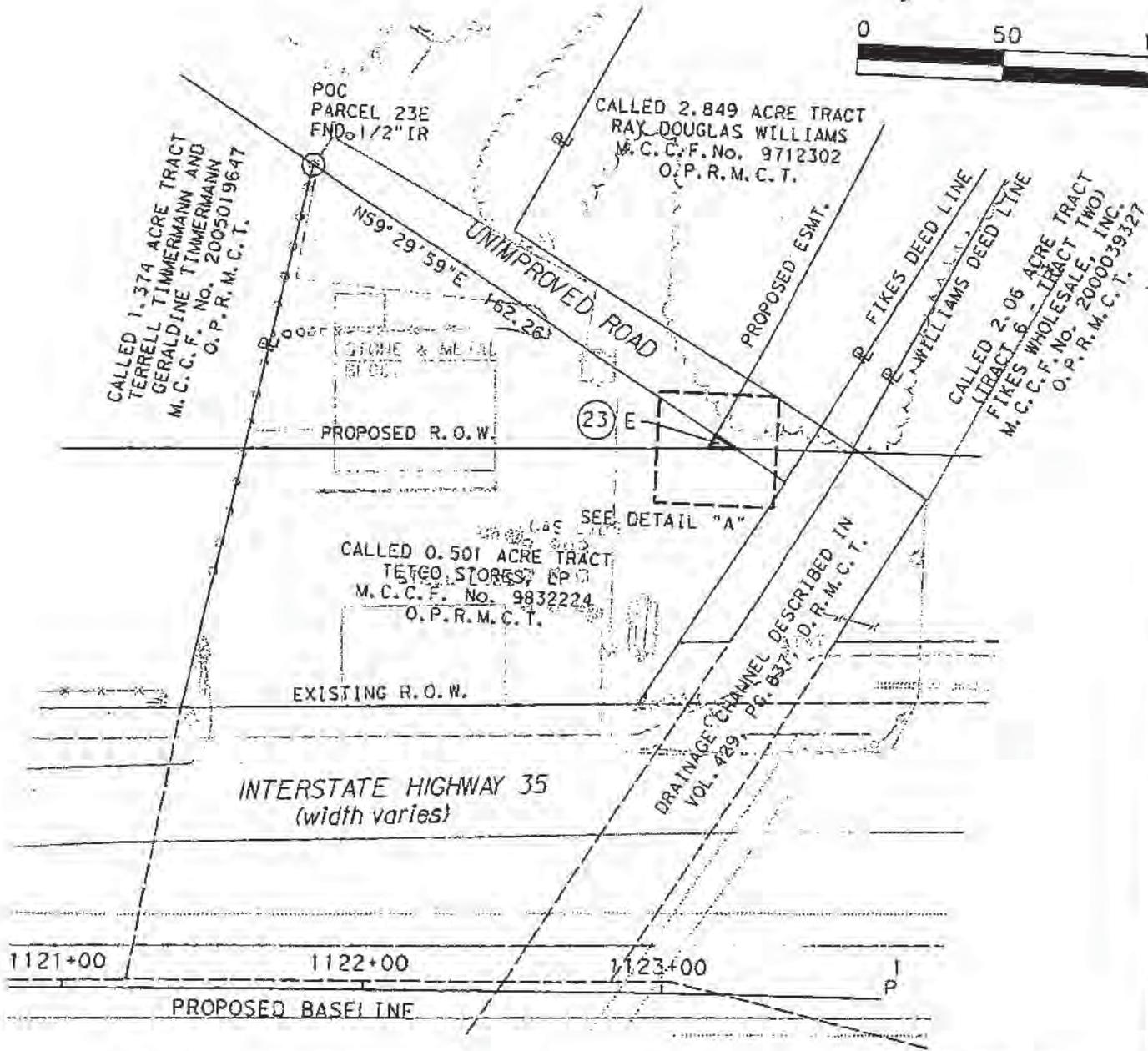
**Geo Solutions, LLC**

Official 281-681-9766 Fax: 281-681-9779

REVISED:

DGN: I135-030 Parcel 23E-A.dgn  
GS JOB No. 06-017-030

# LEVI PREWITT SURVEY A-723

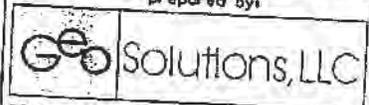


LINE TABLE		
NO.	BEARING	LENGTH
L1	N59°29'59"E	7.87'
L2	S26°11'41"W	8.97'
L3	N34°47'11"W	4.94'

PARCEL 23E  
0.0004 ACRES  
19 SQ. FT.

PAGE 4 OF 4

TETCO STORES, LP  
1H-35 SOUTH  
C. S. J. 0015-02-058  
MCLENNAN COUNTY  
prepared by: JUNE, 2010



REVISED:

DSN# 1H35-030 Parcel 23E-B.dgn  
CS 1008 No. 06-017-030

County: McLennan  
Highway: IH-35  
CSJ: 0015-02-058  
Parcel: 23 & 23E

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

Title to brick C-Store building located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed west 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.

Page 1 of 6

April, 2010

Revised: June 2010

Revised November 15, 2010

County: McLennan  
Highway: Interstate Highway 35  
ROW CSJ: 0015-02-058  
Limits: From Falls County Line to Woodlawn Road

Property Description  
Parcel 29

Being 0.141 of an acre of land situated in the LEVI PREWITT SURVEY, Abstract No. 723, McLennan County, Texas. Being part of that certain called 2.0 acre tract of land conveyed to Bruceville-Eddy County Line Rural High School District by deed and recorded under Volume 871, Page 67 of the Deed Records of McLennan County, Texas (D.R.M.C.T.) and part of that certain called residue of a 4.0 acre tract of land conveyed to Bruceville Eddy Rural High School by deed and recorded under Volume 741, Page 598 of said Deed Records; said 0.141 of an acre being more particularly described by metes and bounds as follows:

**COMMENCING** at a found 1/2-inch iron rod in the centerline of Miracle Lane (a privately owned roadway), being in the northeasterly line of said 2.0 acre tract, same being the westerly corner of that certain called 3.2615 acre tract of land conveyed to Joe F. Frerich by deed and recorded under Volume 1833, Page 300 of said Deed Records;

Thence, South 30°20'01" East, 666.97 feet along the centerline of Miracle Lane, being the southwesterly line of said 3.2615 acre tract, same being the northeasterly line of said 2.0 acre tract to a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" in the proposed northwesterly right of way line of Interstate Highway 35 (width varies) and for the **POINT OF BEGINNING**;

- 1) **THENCE, South 30°20'01" East, 29.25 feet** continuing along the centerline of Miracle Lane, being the southwesterly line of said 3.2615 acre tract, same being the northeasterly line of said 2.0 acre tract to a point in the existing northwesterly right of way line of Interstate Highway 35 (width varies), being the southerly corner of said 3.2615 acre tract, same being the easterly corner of said 2.0 acre tract, from which a found 1/2-inch iron rod bears North 42°43' West, 1.36 feet, said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 724, Page 371, Volume 821, Page 421 and Volume 821, Page 417 all of said Deed Records;
- 2) **THENCE, South 25°45'09" West, 23.45 feet** along the existing northwesterly right of way line of Interstate Highway 35, being the southeasterly line of said 2.0 acre tract to a found concrete monument (broken);

Page 2 of 6  
April, 2010  
Revised: June 2010  
Revised November 15, 2010

- 3) **THENCE, South 37°03'49" West, 101.98 feet** continuing along the existing northwesterly right of way line of Interstate Highway 35, being the southeasterly line of said 2.0 acre tract to a found concrete monument (broken) for an angle point;
- 4) **THENCE, South 25°45'09" West, 440.25 feet** continuing along the existing northwesterly right of way line of Interstate Highway 35, being the southeasterly line of said residue of 4.0 acre tract to a set 5/8-inch iron rod in the northeasterly line of that certain called 2.0 acre tract of land conveyed to Cecil Miracle and wife, Josephine Miracle by deed and recorded under Volume 871, Page 68 of said Deed Records, from which a found 5/8-inch iron rod bears North 13°31' East, 5.47 feet;
- 5) **THENCE, North 30°59'51" West, 16.22 feet** along the northeasterly line of said residue of 2.0 acre tract, being the southwesterly line of said residue of 4.0 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed northwesterly right of way line of Interstate Highway 35 and for the Beginning of an Access Denial Line and being in a curve to the left;
- 6) **THENCE, in a northeasterly direction, along the proposed northwesterly right of way line of Interstate Highway 35, along the Access Denial Line and along said curve to the left, having a central angle of 01°19'22", a radius of 24,740.33 feet, an arc length of 571.22 feet and a chord bearing and direction of North 26°41'04" East, 571.20 feet, passing at an arc length of 350.96 feet to a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" for the End of the Access Denial Line and continuing to the POINT OF BEGINNING and containing 0.141 of an acre of land, more or less.**

**Horizontal Control** – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD 83 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD 83 (1993) Grid values divide the north and east coordinate values by a surface adjustment factor of 1.0001316. The survey is based on Static and RTK GPS observations holding control monuments I359915, 9915AZI, I359914, and 9914AZI.

Page 3 of 6  
April, 2010  
Revised: June 2010  
Revised November 15, 2010

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

Revised Denial of Access Line – June, 2010.

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

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

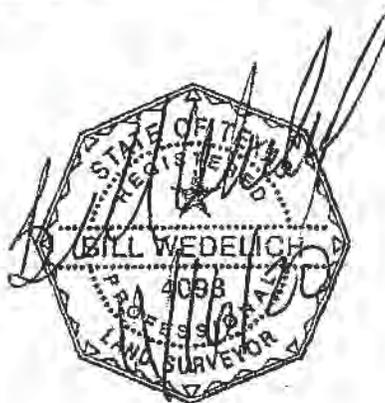
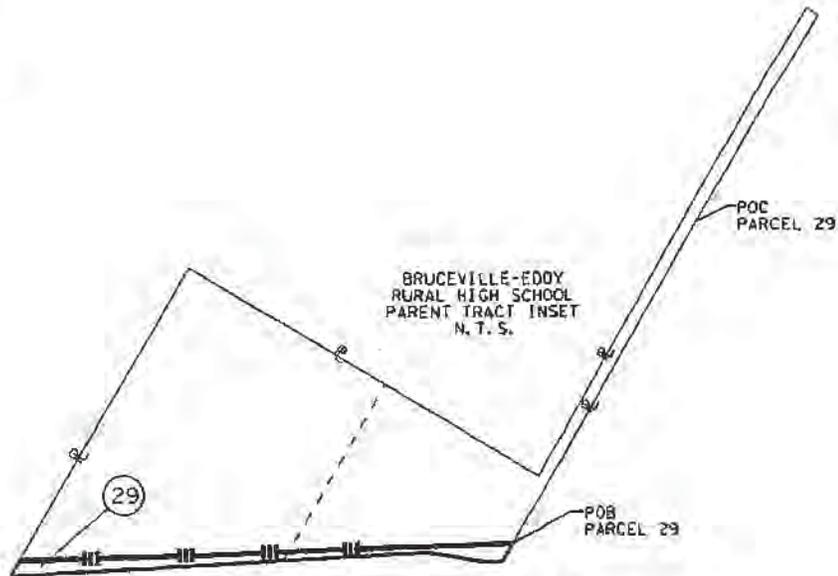
**PREPARED BY:**  
GeoSolutions, LLC  
25814 Budde Road  
Spring, Texas 77380



**LEGEND**



- SET 1x10 FT TYPE II CONCRETE MONUMENT
- SET 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/TXDOT ALUM. CAP Stamped
- COA "CONTROL OF ACCESS POINT" (COA)
- FND. 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/GS CAP (UNLESS NOTED)
- FND. (TYPE INDICATED AT LOCATION)
- Property Line
- Landmark
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- Survey Line
- pl - BASELINE PI
- ⊙ PARCEL NUMBER
- D.R.M.C.T. DEED RECORDS McLENNAN COUNTY, TEXAS
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS McLENNAN COUNTY TEXAS
- F.C.D.R. FALLS COUNTY DEED RECORDS
- |- 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



**NOTES:**

1. Horizontal Control is based on Static and RTK GPS observations holding control monuments 1359910, 1359911, and C1304. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone (US Survey feet). Coordinates are surface using a surface adjustment factor of 1.0001316.
2. Abstracting was originally performed by Home Abstract & Title Company in March 2006, was updated by Home Abstract & Title Company in November, 2007, and property ownership was updated by GeoSolutions, LLC in December 2009.
3. Property description of even data has been prepared in conjunction with this parcel plat.
4. Access is prohibited across the "Denial of Access Line" to the highway facility from the remainder of the abutting property.

PARCEL 29  
0.141 ACRES  
6,125 SQ. FT.

PAGE 4 OF 6

**BRUCEVILLE-EDDY  
RURAL HIGH SCHOOL**  
14-35 SOUTH  
C. S. J. 0015-02-05B  
McLENNAN COUNTY APRIL, 2010  
prepared by:

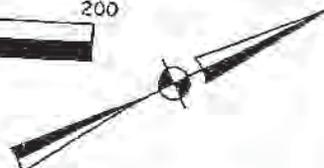
**Solutions, LLC**

Office: 281-681-9756 Fax: 281-681-9779

REVISED:  
DENIAL OF ACCESS LINE - JUNE,  
2010  
NOVEMBER 15, 2010-PARENT TRACT  
AND TAKING TRACT

DGN: 1435-030 Parcel 29A.dgn  
GS JOB No. 06-017-030

# LEVI PREWITT SURVEY A-723



RESIDUE OF A  
CALLED 83.1 ACRE TRACT  
(CALCULATED 66.37 ACRES)  
NANCY CECILE DEVINEY  
& JOE ROBERT MIRACLE  
NO. 20020093  
PROBATE RECORDS

CALLED 2.0 ACRE TRACT  
CECIL MIRACLE AND WIFE,  
JOSEPHINE MIRACLE  
VOL. 871, PG. 68  
D.R.M.C.T.

RESIDUE OF A  
CALLED 4.0 ACRE TRACT  
BRUCEVILLE-EDDY  
RURAL HIGH SCHOOL  
VOL. 741, PG. 598  
D.R.M.C.T.

CALLED 2.0  
ACRE TRACT  
BRUCEVILLE-EDDY  
COUNTY LINE  
RURAL HIGH  
SCHOOL DISTRICT  
VOL. 871, PG. 67  
D.R.M.C.T.

BEGIN DENIAL OF  
ACCESS LINE  
STA: 1137+16.78  
OFF: 196.03' L

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

$\Delta=01^{\circ}19'22''$   
 $R=24,740.33'$   
 $L=571.22'$   
 $N28^{\circ}41'04''E$   
 $571.20'$

END DENIAL OF  
ACCESS LINE  
STA: 1140+67.54  
OFF: 207.05' L

EXISTING R.O.W.

SET 5/8" IR

(FND. 5/8" IR BEARS  $S25^{\circ}45'09''W$  440.25'  
 $N13^{\circ}31'E$  5.47'

COA

EXISTING R.O.W.

FND CONC. MON  
TBROKEN

BEARS  
 $N72^{\circ}01'W$  0.33'

AND  
 $3/8''$  IR IN CONC.

BEARS  
 $N58^{\circ}10'W$  0.48'

CALLLED 4.620 ACRES  
STATE OF TEXAS  
VOL. 724, PG. 371  
D.R.M.C.T.

INTERSTATE HIGHWAY 35  
(width varies)

CALLLED 0.154 ACRE, STATE OF TEXAS  
VOL. 821, PG. 421, D.R.M.C.T.

1135+00

1137+00

1138+00

1139+00

1140+00

PROPOSED BASELINE

CALLLED 5.075 ACRES  
STATE OF TEXAS  
VOL. 429, PG. 617  
D.R.M.C.T.

$N28^{\circ}44'59''E$

1,536.04'

CALLLED 2.17 ACRES  
STATE OF TEXAS  
VOL. 1114, PG. 200  
D.R.M.C.T.

EXISTING R.O.W.

S26

WATER LINE

MATCHLINE STA. 1141+00.00

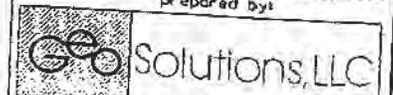
LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	$N30^{\circ}58'51''W$	16.22'

PARCEL 29  
0.141 ACRES  
6,125 SQ. FT.

PAGE 5 OF 6

BRUCEVILLE-EDDY  
RURAL HIGH SCHOOL  
EH-35 SOUTH  
C.S.J. 0015-02-058  
MCLENNAN COUNTY APRIL, 2010

prepared by:

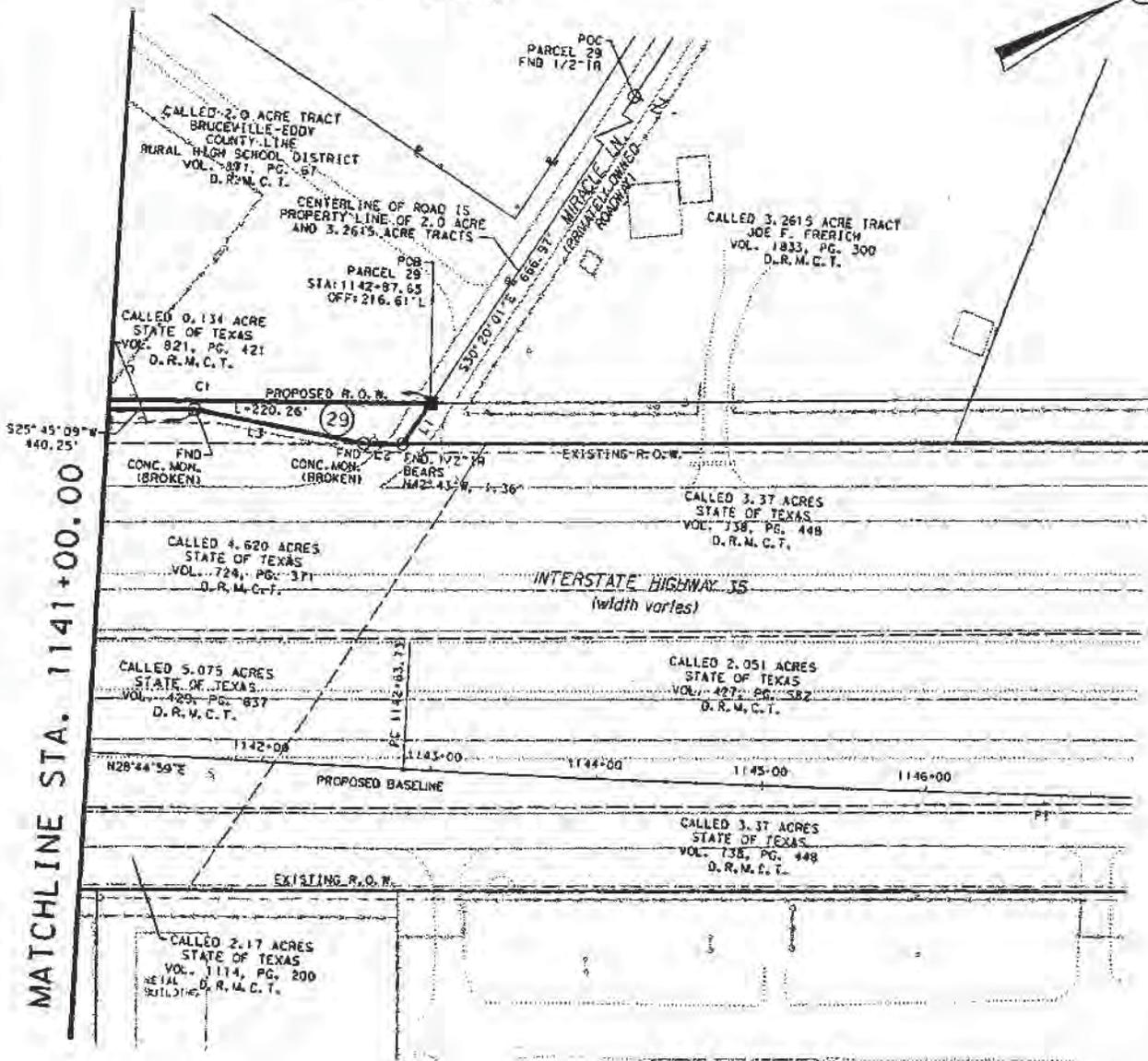
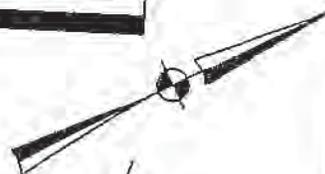


Solutions, LLC

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

REVISED:  
DENIAL OF ACCESS LINE - JUNE,  
2010  
NOVEMBER 15, 2010-PARENT TRACT  
AND TAKING TRACT  
DGN: IH35-030 Parcel 298.dgn  
DS JOB No. 06-017-030

# LEVI PREWITT SURVEY A-723



MATCHLINE STA. 1141+00.00

**PROPOSED BASELINE CURVE DATA**  
 $\Delta = 02^{\circ}53'45''$  LT  
 $R = 14,999.97'$   
 $L = 779.92'$   
 $CHB = N27^{\circ}15'37''E$   
 $CHD = 779.83'$   
 $PI =$   
 $STA: 1146+75.69$   
 $N = 10,492,392.12$   
 $E = 3,260,679.57$

**PARCEL 29**  
 0.141 ACRES  
 6,125 SQ. FT.

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	S30°20'01"E	29.25'
L2	S25°45'09"W	23.45'
L3	S37°03'49"W	101.98'

CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	CHORD	CHD
CT	03°19'23"	24,740.33'	571.22'	N26°41'04"E	571.20'

REVISED:  
 DENIAL OF ACCESS LINE - JUNE, 2010  
 NOVEMBER 15, 2010-PARENT TRACT AND TAKING TRACT

BRUCEVILLE-EDDY RURAL HIGH SCHOOL  
 IR-35 SOUTH  
 C. S. J. 0015-02-058  
 MCLENNAN COUNTY  
 APRIL, 2010  
 prepared by:

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