

TEXAS TRANSPORTATION COMMISSION

DENTON County

MINUTE ORDER

Page 1 of 1

DALLAS District

In the town of Bartonville, DENTON COUNTY, on FARM TO MARKET ROAD 407, the State of Texas acquired certain land for highway purposes by various instruments.

Pursuant to Texas Transportation Code, §§201.103 and 221.001, the executive director has recommended, as shown in Exhibit A, the designation of FM 407 on a new location from McMakin Road to Jeter Road, the removal from the state highway system of the old alignment and the transfer of control, jurisdiction and maintenance of the old alignment to the Town of Bartonville.

A portion of the land (surplus land), described in Exhibit B, is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may waive payment for real property transferred to a governmental entity if the estimated cost of future maintenance on the property equals or exceeds the fair value of the property.

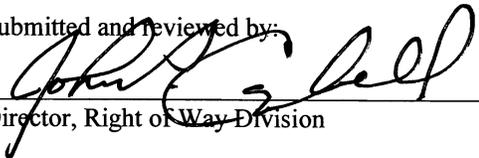
The fair value of the surplus land has been determined to be \$1.45 million, and the cost of future maintenance over the next 20 years is estimated to be \$7.11 million.

The commission finds \$1.45 million to be a fair and reasonable value of the state's rights, title and interest in the surplus land.

IT IS THEREFORE ORDERED by the commission that: 1) FM 407 is designated on a new location from the intersection with the old alignment at McMakin Road north of Post Oak Road to the intersection with the old alignment at Jeter Road west of Lantana Trail, a distance of approximately 0.5 mile; 2) existing FM 407 within the same limits is removed from the state highway system, a distance of approximately 0.7 mile; and 3) control, jurisdiction and maintenance of the old alignment is transferred to the Town of Bartonville.

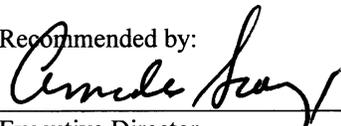
FURTHER, the commission finds that the surplus land is no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument transferring the state's rights, title and interest in the surplus land to the Town of Bartonville, Texas, in consideration of the savings to the state of future maintenance costs; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's rights, titles and interests, if any, in and to all of the oil, gas, sulphur and other minerals, of every kind and character, in, on, under and that may be produced from the surplus land.

Submitted and reviewed by:



Director, Right of Way Division

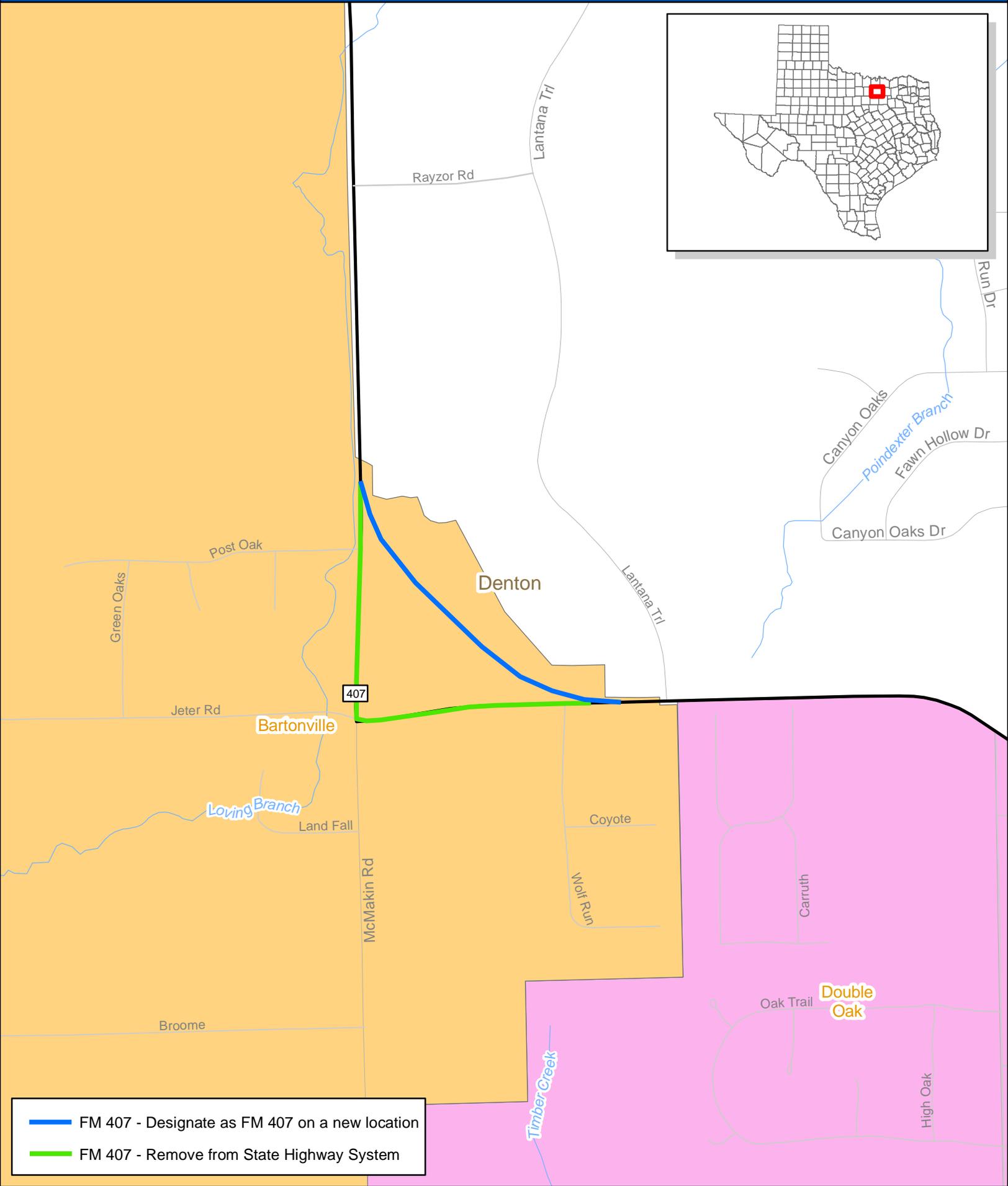
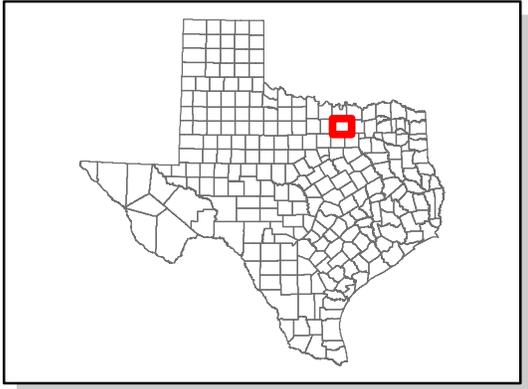
Recommended by:



Executive Director

112769 JUL 28 11

Minute Number Date Passed



- FM 407 - Designate as FM 407 on a new location
- FM 407 - Remove from State Highway System



EXHIBIT B

County: Denton
Highway: F.M. 407
Control-Section No.: 1785-01
Control-Section No.: 1950-01

Page 1 of 10
Revised: September 8, 2010

Description for an 8.3446 Acre Surplus Tract

Being an 8.3446 acre (363,491 square feet) tract or parcel of land located in the B.B.B.&C.R.R. Co. Survey, Abstract No. 152, the W.H.C. McDaniel Survey, Abstract No. 385, the E.P. Holman Survey, Abstract No. 645, and the A.R. Loving Survey, Abstract No. 736, in Denton County, Texas, and being all of those certain tracts or parcels of land conveyed by deed to the State of Texas, said parcels being called 0.11 acres, recorded in Volume 400 Page 28, 1.16 acres, recorded in Volume 411 Page 581, 0.41 acres, recorded in Volume 400 Page 66, 0.05 acres, recorded in Volume 400 Page 39, Tract A and Tract B, recorded in Volume 400 Page 53, and 0.04 acres, recorded in Volume 400 Page 29, all in the Deed Records of Denton County, Texas, and also being a part of those certain tracts or parcels of land conveyed by deed to the State of Texas, said parts being out of called 6.83 acres, recorded in Volume 400 Page 77, 0.11 acres, recorded in Volume 400 Page 71, 5.48 acres, recorded in Volume 400 Page 78, 0.42 acres, recorded in Volume 400 Page 48, and Parcel 21, recorded in Document No. 2008-100298, all in the Deed Records of Denton County, Texas, said 8.3446 acres to be more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" Iron Rod Found in the Existing South right-of-way line of F.M. 407, and also being in the North line of Lot 1 Block A of the Wolf Hill Estates Subdivision Section II, conveyed by deed to Ronald H. & Barbara K. Studer, and recorded in Document No. 04-57454 in the Deed Records of Denton County, Texas, said point being located 54.63 feet right of and at a right angle from the Existing Centerline of F.M. 407, hereinafter referred to as the "Survey Centerline", at Survey Centerline Station 118+98.62;

THENCE South 89°04'07" West, along the Existing South right-of-way line of F.M. 407 and the South line of said Lot 1 Block A, a distance of 63.78 feet, to the **POINT OF BEGINNING**, said point of beginning being located in Wolf Run Road and also being 55.00 feet right of Survey Centerline Station 118+34.83, and being located at the coordinates of 7076353.3862 North and 2389429.9665 East;

1. **THENCE** South 89°24'01" West, along the Existing South right-of-way line of F.M. 407, crossing Wolf Run Road, a distance of 34.83 feet to a point for corner from which a 1/2" Iron Rod Found for the Northeast corner of Lot 1 of the Wolf Hill Estates Subdivision, conveyed by deed to William G. and Lisa Leitch, and recorded in Document No. 2009-81639 in the Deed Records of Denton County, Texas, bears North 83°49'37" West, a distance of 13.36 feet, said point being 55.00 feet right of Survey Centerline Station 118+00.00;
2. **THENCE** North 84°53'21" West, along the Existing South right-of-way line of F.M. 407 and the North line of said Lot 1, a distance of 100.50 feet to a point for corner, from which a TxDOT right-of-way Monument Found bears North 74°06'31" West, a distance of 1.81 feet, said point being 45.00 feet right of Survey Centerline Station 117+00.00;

EXHIBIT B

County: Denton
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Description for an 8.3446 Acre Surplus Tract

3. **THENCE** South 89°24'01" West, along the Existing South right-of-way line of F.M. 407 and the North line of said Lot 1, at 89.29 feet passing a ½" Iron Rod Found for the Northwest corner of said Lot 1, same being the Northeast corner of Lot 2R of the Kincade Subdivision, conveyed by deed to First Church of the Nazarene, and recorded in Volume 4772 Page 2543 in the Deed Records of Denton County, Texas, and continuing along the Existing South right-of-way line of F.M. 407 and North line of said Lot 2R, to a total distance of 523.87 feet to a point for corner, said point being the point of curvature of a curve to the left, and being 45.00 feet right of Survey Centerline Station 111+76.13;
4. **THENCE** in a Westerly direction along the Existing South right-of-way line of F.M. 407, the North line of said Lot 2R, and the North line of Lot 1 of said Kincade Subdivision, conveyed by deed to McMakin Ten Acre, L.L.C. called Tract II, and recorded in Document No. 2007-129584 in the Deed Records of Denton County, Texas, an arc distance of 397.00 feet with the above mentioned curve to the left, whose radius is 2819.79 feet, whose central angle is 08°04'00", and whose long chord is South 85°22'01" West, a distance of 396.67 feet to a point for corner, said point being 45.00 feet right of Survey Centerline Station 107+72.80;
5. **THENCE** South 81°20'01" West, along the Existing South right-of-way line of F.M. 407, the North line of said Lot 1, and that certain tract or parcel of land conveyed in a deed to McMakin Ten Acre, L.L.C. called Tract I, and recorded in Document No. 2007-129584 in the Deed Records of Denton County, Texas, a distance of 759.78 feet to a point for corner;

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6. **THENCE** North 02°21'25" East, along the Existing West right-of-way line of F.M. 407, the East line of that certain called tract or parcel of land conveyed by deed to J.C. & J.R. Price, and recorded in Volume 647 Page 50 in the Deed Records of Denton County, Texas, and also along the East line of that certain called tract or parcel of land conveyed by deed to James R. Price, and recorded in Document No. Volume 1260 Page 310 in the Deed Records of Denton County, Texas, at 433.88 feet passing a ½" Iron Rod Found for the Northeast corner of said James R. Price tract, same being the Southeast corner of Lot 1 of the Acklie Addition Subdivision, conveyed by deed to The Irenaeus Group, Ltd., and recorded in Document No. 2006-51470 in the Deed Records of Denton County, Texas, continuing along the Existing West right-of-way line of F.M. 407, the East line of said Lot 1, and the East line of Lot 2 of said Acklie Addition, conveyed by deed to J. Gregory McCray, and recorded in Document No. 2006-92879 in the Deed Records of Denton County, Texas, at 793.13 feet passing a ½" Iron Rod Found for the Northeast corner of said Lot 2, same being the Southeast corner of Lot 3 of said Acklie Addition, conveyed by deed to Marilyn Janke, and recorded in Document No. 2009-54381 in the Deed Records of Denton County, Texas, continuing along the Existing West right-of-way line of F.M. 407 and said Lot 3, at 1127.11 feet passing a ½" Iron Rod Found for the Northeast corner of said Lot 3, same being the Southeast corner of Lot 4R of said Acklie Addition, conveyed by deed to MKRV Holdings, Inc., and recorded in Document No. 2008-84243 in the Deed Records of Denton County, Texas, continuing along the Existing West right-of-way line of F.M. 407 and the East line of said Lot 4R, at 1361.33 feet passing a TxDOT right-of-way Monument Found, and continuing along the Existing West right-of-way line of F.M. 407, crossing Post Oak Lane, to a total distance of 1535.67 feet to a point for corner, said point being 45.00 feet right of Survey Centerline Station 86+33.30;
7. **THENCE** North 00°26'34" West, along the Existing West right-of-way line of F.M. 407, the East line of Lot 39 of the Green Oaks Estates Subdivision Section I, conveyed by deed to Ronnie Frick & 1995 Frick Family Trust, called Tract III, and recorded in Document No. 95-0013238 in the Deed Records of Denton County, Texas, and the East line of that certain tract or parcel of land conveyed by deed to Ronnie Frick & 1995 Frick Family Trust, called Tract II, and recorded in Document No. 95-0013238 in the Deed Records of Denton County, Texas, a distance of 502.56 feet to a point for corner, said point being the point of curvature of a curve to the left, and being 45.00 feet right of Survey Centerline Station 81+29.65;
8. **THENCE** in a Southeasterly direction, an arc distance of 340.00 feet with the above mentioned curve to the left, whose radius is 1566.20 feet, whose central angle is 12°26'17", and whose long chord is South 15°49'25" East, a distance of 339.33 feet to a TxDOT right-of-way Monument Found in the Existing East right-of-way line of F.M. 407, same being the North corner of a part of that certain called tract or parcel of land conveyed by deed to Rayzor Ranch, L.P., and recorded in Document No. 99-0064869 in the Deed Records of Denton County, Texas, said point being 45.00 feet left of Survey Centerline Station 84+56.83;

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9. **THENCE** South $00^{\circ}26'34''$ East, along the Existing East right-of-way line of F.M. 407 and the West line of said Rayzor Ranch, L.P. tract, a distance of 177.57 feet to a point for corner, said point being 45.00 feet left of Survey Centerline Station 86+33.30;
10. **THENCE** South $02^{\circ}21'25''$ West, along the Existing East right-of-way line of F.M. 407 and the West line of said Rayzor Ranch, L.P. tract, a distance of 59.77 feet to a TxDOT right-of-way Monument Found, said point being the point of curvature of a curve to the right, and being 45.00 feet left of Survey Centerline Station 86+91.97;
11. **THENCE** in a Northeasterly direction along the Existing Northwest right-of-way line of F.M. 407 and the Southeast line of a part of said Rayzor Ranch, L.P. tract, an arc distance of 66.64 feet with the above mentioned curve to the right, whose radius is 365.00 feet, whose central angle is $10^{\circ}27'37''$, and whose long chord is North $53^{\circ}09'12''$ East, a distance of 66.54 feet to a TxDOT right-of-way Monument Found, said point being 96.57 feet left of Survey Centerline Station 86+49.91;
12. **THENCE** North $58^{\circ}23'01''$ East, along the Existing Northwest right-of-way line of F.M. 407 and the Southeast line of said Rayzor Ranch, L.P. tract, a distance of 23.86 feet to a TxDOT right-of-way Monument Found, said point being 116.35 feet left of Survey Centerline Station 86+36.58;
13. **THENCE** North $14^{\circ}11'19''$ East, along the Existing right-of-way line of F.M. 407 and the East line of said Rayzor Ranch, L.P. tract, a distance of 21.51 feet to a TxDOT right-of-way Monument Found, said point being the point of curvature of a curve to the left, and being 121.49 feet left of Survey Centerline Station 86+21.44;
14. **THENCE** in a Southeasterly direction an arc distance of 160.05 feet with the above mentioned curve to the left, whose radius is 1566.20 feet, whose central angle is $05^{\circ}51'18''$, and whose long chord is South $31^{\circ}36'51''$ East, a distance of 159.98 feet to a TxDOT right-of-way Monument Found, same being in the Existing West right-of-way line of F.M. 407 and being a corner of another part said Rayzor Ranch, L.P. tract, said point being 210.16 feet left of Survey Centerline Station 87+48.20;
15. **THENCE** North $77^{\circ}33'16''$ West, along the Existing right-of-way line of F.M. 407 and the Northwest line of said Rayzor Ranch, L.P. tract, a distance of 21.55 feet to a TxDOT right-of-way Monument Found, said point being 188.94 feet left of Survey Centerline Station 87+44.43;
16. **THENCE** South $58^{\circ}23'01''$ West, along the Existing Southeast right-of-way line of F.M. 407 and the Northwest line of said Rayzor Ranch, L.P. tract, a distance of 23.79 feet to a TxDOT right-of-way Monument Found, said point being the point of curvature of a curve to the left, and being 169.21 feet left of Survey Centerline Station 87+57.72;

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17. **THENCE** in a Southwesterly direction, along the Existing Southeast right-of-way line of F.M. 407 and the Northwest line of said Rayzor Ranch, L.P. tract, an arc distance of 228.39 feet with the above mentioned curve to the left, whose radius is 235.00 feet, whose central angle is $55^{\circ}41'07''$, and whose long chord is South $30^{\circ}32'27''$ West, a distance of 219.51 feet to a TxDOT right-of-way Monument Found, said point being 65.00 feet left of Survey Centerline Station 89+51.21;
18. **THENCE** North $87^{\circ}18'06''$ West, along the Existing right-of-way line of F.M. 407 and a Northwest line of said Rayzor Ranch, L.P. tract, a distance of 20.53 feet to a TxDOT right-of-way Monument Found in the Existing East right-of-way line of F.M. 407, said point being 45.00 feet left of Survey Centerline Station 89+51.08;
19. **THENCE** South $02^{\circ}21'25''$ West, along the Existing East right-of-way line of F.M. 407, the West line of said Rayzor Ranch, L.P. tract, and the West line of Lot 1 Block A of the Lantana Gardens Subdivision, conveyed by deed to James Ray Price, and recorded in Document No. 03-19071 in the Deed Records of Denton County, Texas, a distance of 1009.77 feet to a point for corner, said point being 45.00 feet left of Survey Centerline Station 99+60.85;
20. **THENCE** South $48^{\circ}09'17''$ East, along the Existing Northeast right-of-way line of F.M. 407 and the Southwest line of said Lot 1 Block A, a distance of 127.18 feet to a point for corner, said point being 45.00 feet left of Survey Centerline Station 102+22.25;
21. **THENCE** North $81^{\circ}20'01''$ East, along the Existing North right-of-way line of F.M. 407, the South line of said Lot 1 Block A, and the South line of the aforementioned Rayzor Ranch, L.P. tract, a distance of 550.55 feet to a TxDOT right-of-way Monument Found, said point being the point of curvature of a curve to the right, and being 45.00 feet left of Survey Centerline Station 107+72.80;
22. **THENCE** in an Easterly direction along the Existing North right-of-way line of F.M. 407 and the South line of said Rayzor Ranch, L.P. tract, an arc distance of 409.67 feet with the above mentioned curve to the right, whose radius is 2909.79 feet, whose central angle is $08^{\circ}04'00''$, and whose long chord is North $85^{\circ}22'01''$ East, a distance of 409.33 feet to a TxDOT right-of-way Monument Found, said point being 45.00 feet left of Survey Centerline Station 111+76.13;
23. **THENCE** North $89^{\circ}24'01''$ East, along the Existing North right-of-way line of F.M. 407 and the South line of said Rayzor Ranch, L.P. tract, a distance of 114.46 feet to a TxDOT right-of-way Monument Found, said point being the point of curvature of a curve to the left, and being 45.00 feet left of Survey Centerline Station 112+90.59;

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Description for an 8.3446 Acre Surplus Tract

24. **THENCE** in an Northeasterly direction along the Existing Northwest right-of-way line of F.M. 407 and the Southeast line of said Rayzor Ranch, L.P. tract, an arc distance of 207.34 feet with the above mentioned curve to the left, whose radius is 205.00 feet, whose central angle is $57^{\circ}56'57''$, and whose long chord is North $60^{\circ}25'33''$ East, a distance of 198.61 feet to a TxDOT right-of-way Monument Found, said point being 141.21 feet left of Survey Centerline Station 114+64.34;
25. **THENCE** North $15^{\circ}33'49''$ West along the Existing right-of-way line of F.M. 407 and the East line of said Rayzor Ranch, L.P. tract, a distance of 11.24 feet to a TxDOT right-of-way Monument Found, said point being the point of curvature of a curve to the left, and being 152.07 feet left of Survey Centerline Station 114+61.44;
26. **THENCE** in an Southwesterly direction, an arc distance of 294.94 feet with the above mentioned curve to the left, whose radius is 1566.20 feet, whose central angle is $10^{\circ}47'23''$, and whose long chord is South $65^{\circ}28'08''$ East, a distance of 294.51 feet to a point for corner, said point being 27.00 feet left of Survey Centerline Station 117+28.07;
27. **THENCE** North $89^{\circ}24'01''$ East, a distance of 106.77 feet to a point for corner, said point being 27.00 feet left of Survey Centerline Station 118+34.83;
28. **THENCE** South $00^{\circ}35'59''$ East, a distance of 82.00 feet **to the place of beginning and containing 8.3446 acres (363,491 square feet) of land, more or less.**

EXHIBIT B

County: Denton
Highway: F.M. 407
Control-Section No.: 1785-01
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Revised: September 8, 2010

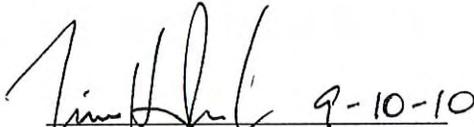
Description for an 8.3446 Acre Surplus Tract

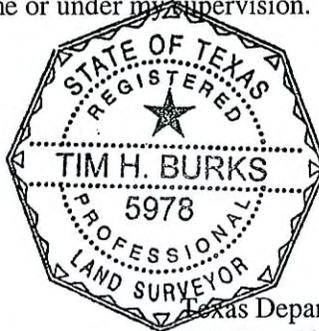
NOTES:

1. All bearings and coordinates are grid coordinates based on the Texas State Plane Coordinate System of 1983 (NAD83), North Central Zone (4202), and can be converted to surface coordinates by multiplying by a combined scale factor of 1.00015063.
2. Station and offset data refers to baselines shown on TXDOT ROW Maps 1785-01-002 and 1950-01-001, which have been rotated to the NAD 83 bearing system.

I, Tim H. Burks, R.P.L.S. No. 5978, do hereby certify that this boundary description was prepared from an actual survey made on the ground by me or under my supervision.

REVISED: September 8, 2010


Tim H. Burks, R.P.L.S. No. 5978



BWR Corporation
1828 ESE Loop 323, Suite 202
Tyler, Texas 75701-9439
Phone: (903) 581-0178

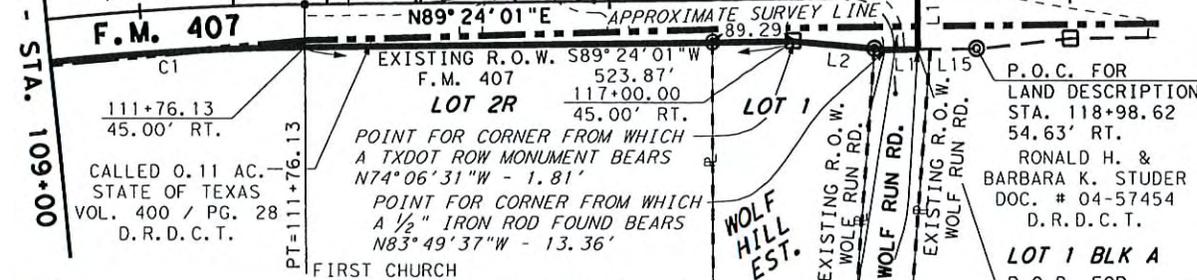
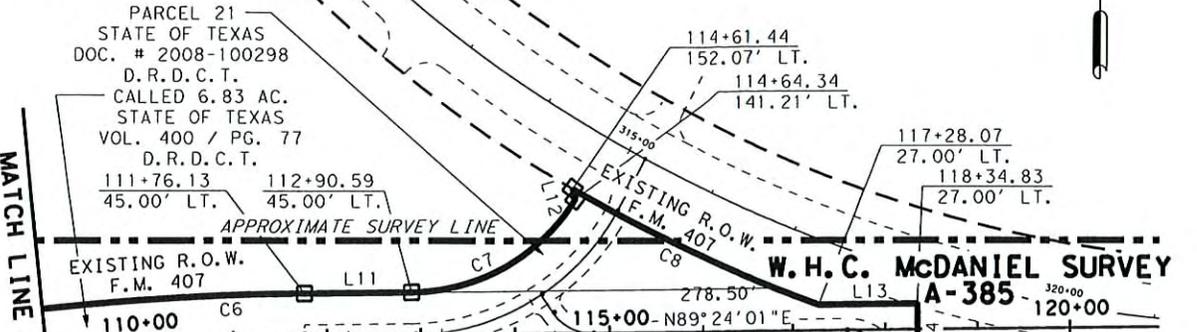
Texas Department of Transportation
P.O. Box 133067
Dallas, Texas 75313-3067
Main Phone No.: (214) 320-6100

LINE	BEARING	DISTANCE
L1	S89°24'01"W	34.83'
L2	N84°53'21"W	100.50'
L11	N89°24'01"E	114.46'
L12	N15°33'49"W	11.24'
L13	N89°24'01"E	106.77'
L14	S00°35'59"E	82.00'
L15	S89°04'07"W	63.78'

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	2819.79'	08°04'00"	397.00'	S85°22'01"W	396.67'
C6	2909.79'	08°04'00"	409.67'	N85°22'01"E	409.33'
C7	205.00'	57°56'57"	207.34'	N60°25'33"E	198.61'
C8	1566.20'	10°47'23"	294.94'	S65°28'08"E	294.51'

RAYZOR RANCH, LP
DOC. # 99-0064869
D. R. D. C. T.

**E. P. HOLMAN SURVEY
A-645**



FM 407 CENTERLINE
 PI STATION = 109+74.8
 DELTA = 08°04'00" (RT.)
 DEGREE OF CURVE = 02°00'00"
 TANGENT = 202.00'
 LENGTH = 403.33'
 RADIUS = 2864.79'
 PC STATION = 107+72.80
 PT STATION = 111+76.13

FIRST CHURCH OF THE NAZARENE WILLIAM G. & LISA LEITCH
 VOL. 4772 / PG. 2543 D. R. D. C. T. DOC. #2009-81639 D. R. D. C. T.

LOT 1 BLK A
 P.O.B. FOR LAND DESCRIPTION N=7076353.3862 E=2389429.9665 STA. 118+34.83 55.00' RT.

KINCADE SUBDIVISION

**B. B. B. & C. R. R. CO. SURVEY
A-152**

WOLF HILL EST. SECT. II

PREPARED BY:



- NOTES:**
- ALL BEARINGS AND COORDINATES SHOWN ARE GRID COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202, AS PROVIDED BY TXDOT, AND CAN BE CONVERTED TO SURFACE COORDINATES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.00015063
 - ALL REFERENCED PROPERTY INFORMATION WAS OBTAINED FROM THE DENTON COUNTY APPRAISAL DISTRICT.
 - STATION AND OFFSET DATA REFERS TO BASELINE SHOWN IN TXDOT ROW MAPS 1785-01-002 AND 1950-01-001, WHICH HAVE BEEN ROTATED TO NAD83 BEARING SYSTEM.

LEGEND

- PROPOSED CENTERLINE
- PROPOSED R.O.W.
- - - EXISTING R.O.W.
- PROPERTY LINE
- - - PROPOSED ROADWAY LIMITS
- SURVEY LINE
- TYPE I R.O.W. MARKER FOUND
- TYPE II R.O.W. MARKER SET
- 5/8" IRON ROD WITH TXDOT ALUMINUM CAP SET
- ⊙ EXISTING PROPERTY CORNER
- CF# CLERK'S FILE NUMBER
- O. R. D. C. T. OFFICIAL RECORDS DENTON COUNTY TEXAS
- D. R. D. C. T. DEED RECORDS DENTON COUNTY TEXAS
- ② PARCEL NUMBER



I, TIM H. BURKS, R.P.L.S. NO. 5978, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION.

REVISED: 9-8-2010

 9-10-10
 TIM H. BURKS, R.P.L.S. NO. 5978

EXHIBIT B
 PAGE 8 OF 10
 0' 100' 200'
 SCALE 1" = 200'

**8.3446 ACRE SURPLUS TRACT
F.M. 407**

363,491 S.F. TRACT OF LAND
 IN THE
 B. B. B. & C. R. R. CO. SURVEY, A-152,
 W. H. G. MCDANIEL SURVEY, A-385,
 E. P. HOLMAN SURVEY, A-645,
 AND THE
 A. R. LOVING SURVEY, A-736
 DENTON COUNTY, TEXAS

LINE	BEARING	DISTANCE
L10	S48°09'17"E	127.18'

MATCH LINE - STA. 92+00

LOT 3
Marilyn Janke
DOC. # 2009-54381
D. R. D. C. T.

ACKLIE ADDN.

Called 0.42 AC.
STATE OF TEXAS
VOL. 400 / PG. 48
D. R. D. C. T.
J. GREGORY MCCRAY
DOC. # 2006-92879
D. R. D. C. T.

A. R. LOVING SURVEY A-736

LOT 1
THE IRENAEUS GROUP, LTD.
DOC. # 2006-51470
D. R. D. C. T.

Called 0.41 AC.
STATE OF TEXAS
VOL. 400 / PG. 66
D. R. D. C. T.
JAMES R. PRICE
VOL. 1260 / PG. 310
D. R. D. C. T.

J. C. & J. R. PRICE
VOL. 647 / PG. 50
D. R. D. C. T.

TRACT A
STATE OF TEXAS
VOL. 400 / PG. 53
D. R. D. C. T.

APPROXIMATE SURVEY LINE

Called 0.05 AC.
STATE OF TEXAS
VOL. 400 / PG. 39
D. R. D. C. T.

Called 5.48 AC.
STATE OF TEXAS
VOL. 400 / PG. 78
D. R. D. C. T.

E. P. HOLMAN SURVEY A-645

RAYZOR RANCH, LP
DOC. # 99-0064869
D. R. D. C. T.

Called 6.83 AC.
STATE OF TEXAS
VOL. 400 / PG. 77
D. R. D. C. T.

JAMES RAY PRICE
DOC. # 03-19071
D. R. D. C. T.

LANTANA GARDENS
PI=101°01'
Δ=101°01'

LOT 1
BLK A W. H. C. McDANIEL SURVEY A-385
Called 1.16 AC.
STATE OF TEXAS
VOL. 411 / PG. 581
D. R. D. C. T.

APPROXIMATE SURVEY LINE

TRACT I
MCMAKIN TEN ACRE LLC
DOC. # 2007-129584
D. R. D. C. T.

TRACT B
STATE OF TEXAS
VOL. 400 / PG. 53
D. R. D. C. T.

TRACT II
MCMAKIN TEN ACRE LLC
DOC. # 2007-129584
D. R. D. C. T.

Called 0.04 AC.
STATE OF TEXAS
VOL. 400 / PG. 29
D. R. D. C. T.

B. B. B. & C. R. R. CO. SURVEY A-152

FM 407 CENTERLINE

PI STATION = 109+74.8
DELTA = 08°04'00" (RT.)
DEGREE OF CURVE = 02°00'00"
TANGENT = 202.00'
LENGTH = 403.33'
RADIUS = 2864.79'
PC STATION = 107+72.80
PT STATION = 111+76.13

KINCADE SUBDIVISION

PREPARED BY:



BWR
1828 ESE LOOP 323, SUITE 202
TYLER, TEXAS 75701-8340
PHONE: (903) 581-7844

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN ARE GRID COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202, AS PROVIDED BY TXDOT, AND CAN BE CONVERTED TO SURFACE COORDINATES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.00015063
- ALL REFERENCED PROPERTY INFORMATION WAS OBTAINED FROM THE DENTON COUNTY APPRAISAL DISTRICT.
- STATION AND OFFSET DATA REFERS TO BASELINE SHOWN IN TXDOT ROW MAPS 1785-01-002 AND 1950-01-001 WHICH HAVE BEEN ROTATED TO NAD83 BEARING SYSTEM.

8.3446 ACRE SURPLUS TRACT F.M. 407

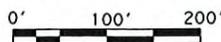
363,491 S.F. TRACT OF LAND
IN THE
B. B. B. & C. R. R. CO. SURVEY, A-152,
W. H. G. McDANIEL SURVEY, A-385,
E. P. HOLMAN SURVEY, A-645,
AND THE
A. R. LOVING SURVEY, A-736
DENTON COUNTY, TEXAS

LEGEND	
	PROPOSED CENTERLINE
	PROPOSED R.O.W.
	EXISTING R.O.W.
	PROPERTY LINE
	PROPOSED ROADWAY LIMITS
	SURVEY LINE
	TYPE I R.O.W. MARKER FOUND
	TYPE II R.O.W. MARKER SET
	5/8" IRON ROD WITH TXDOT ALUMINUM CAP SET
	EXISTING PROPERTY CORNER
CF#	CLERK'S FILE NUMBER
O.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY TEXAS
D.R.D.C.T.	DEED RECORDS DENTON COUNTY TEXAS
	PARCEL NUMBER



EXHIBIT B

PAGE 9 OF 10



SCALE 1" = 200'

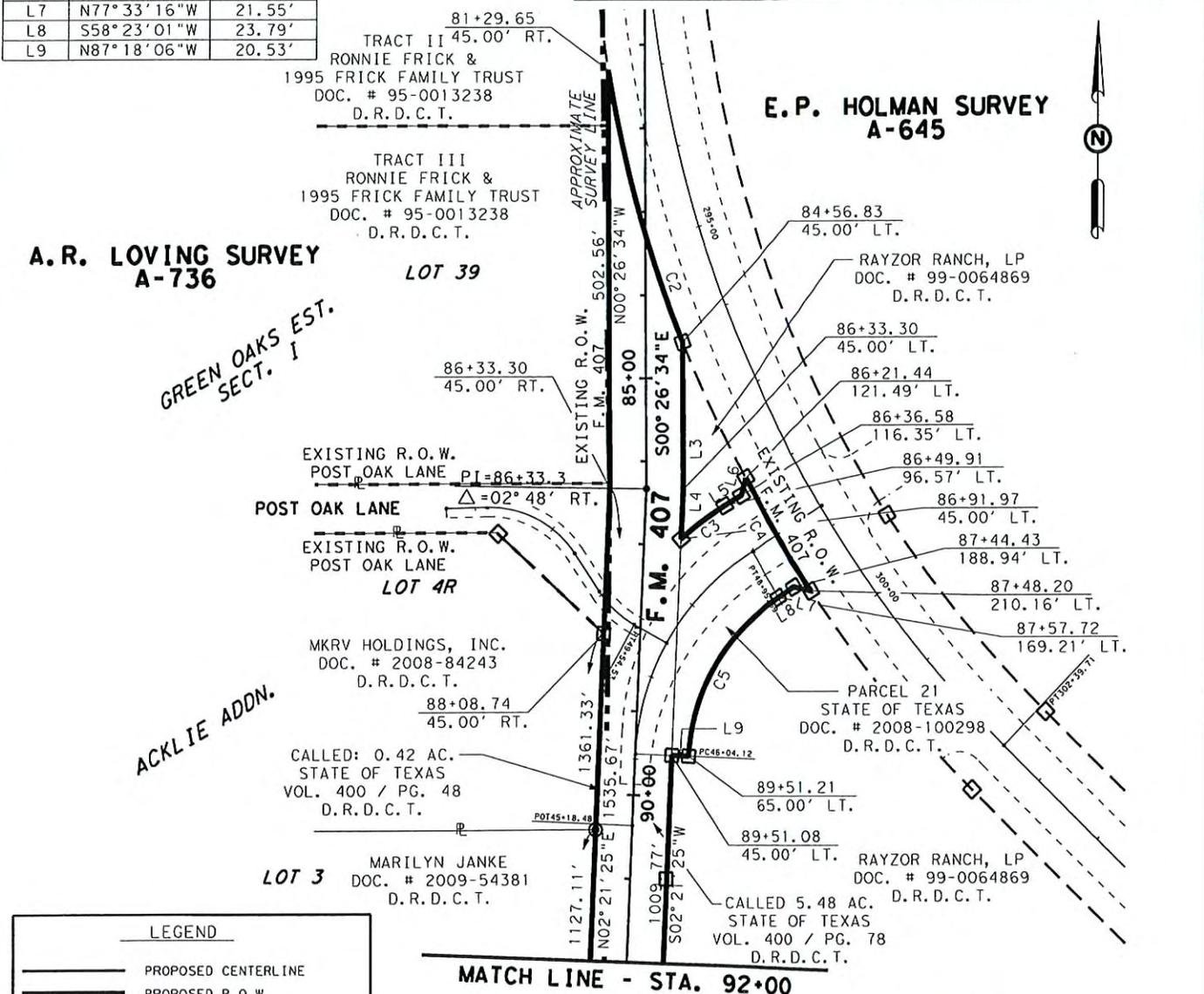
I, TIM H. BURKS, R.P.L.S. NO. 5978, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION.

REVISED: 9-8-2010

Tim H. Burks 9-10-10
TIM H. BURKS, R.P.L.S. NO. 5978

LINE	BEARING	DISTANCE
L3	S00°26'34"E	177.57'
L4	S02°21'25"W	59.77'
L5	N58°23'01"E	23.86'
L6	N14°11'19"E	21.51'
L7	N77°33'16"W	21.55'
L8	S58°23'01"W	23.79'
L9	N87°18'06"W	20.53'

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C2	1566.20'	12°26'17"	340.00'	S15°49'25"E	339.33'
C3	365.00'	10°27'37"	66.64'	N53°09'12"E	66.54'
C4	1566.20'	05°51'18"	160.05'	S31°36'51"E	159.98'
C5	235.00'	55°41'07"	228.39'	S30°32'27"W	219.51'



LEGEND	
	PROPOSED CENTERLINE
	PROPOSED R.O.W.
	EXISTING R.O.W.
	PROPERTY LINE
	PROPOSED ROADWAY LIMITS
	SURVEY LINE
	TYPE I R.O.W. MARKER FOUND
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Ⓢ	PARCEL NUMBER



PREPARED BY:
 BWR 1828 ESE LOOP 323, SUITE 202
 TYLER, TEXAS 75701-8340
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**8.3446 ACRE SURPLUS TRACT
 F.M. 407**

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 IN THE
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REVISED: 9-8-2010

9-10-10

TIM H. BURKS, R.P.L.S. NO. 5978

EXHIBIT B
 PAGE 10 OF 10

0' 100' 200'
 SCALE 1" = 200'