

TEXAS TRANSPORTATION COMMISSION

TARRANT County

MINUTE ORDER

Page 1 of 2

FORT WORTH District

In the city of Fort Worth, TARRANT COUNTY, on STATE HIGHWAY 121, a designated controlled-access highway, the State of Texas acquired certain land needed for highway purposes and additional portions of land were acquired by the city on behalf of the state for the same highway purposes and project, under agreement whereby said land acquired by the city is to be conveyed to the state. The state also acquired certain land by instrument recorded in D211099249, Official Public Records of Tarrant County, Texas, with denial of access to the abutting remainder property as described in the instrument.

Portions of the land (surplus land), described in Exhibit A, are 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 recommend the sale of surplus land to the abutting landowner.

Union Pacific Railroad Company (UPRR) is the abutting landowner and has requested that the surplus land be sold to the company for \$2,777,359.

UPRR has requested that access to and from the highway facility be permitted along its north property line at a location (new access point), described in Exhibit B.

Transportation Code, §201.103, empowers the Texas Transportation Commission (commission) to plan and make policies for the location, construction, and maintenance of a comprehensive system of state highways and public roads.

Transportation Code, §203.002, authorizes the commission to lay out, construct, maintain, and operate a modern state highway system, with an emphasis on the construction of controlled-access highways.

Transportation Code, §203.031, authorizes the commission to designate locations on a controlled-access highway at which access to or from the highway is permitted and determine the type and extent of access permitted at each location.

The commission finds \$2,777,359 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

In accordance with Title 43, Texas Administrative Code, §21.105, the commission may determine that a service fee to be charged for the disposal of real property shall not apply if the commission determines the service fee to be unjust or unwarranted.

The commission finds that the service fee is unjust or unwarranted because UPRR has cooperated in the reconstruction of bridge and drainage structures on highway right of way adjacent to and affecting UPRR facilities.

TEXAS TRANSPORTATION COMMISSION

TARRANT County

MINUTE ORDER

Page 2 of 2

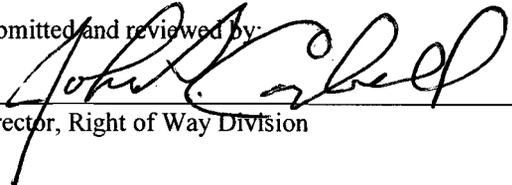
FORT WORTH District

NOW, THEREFORE, 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 conveying all of the state's rights, title and interest in the surplus land to Union Pacific Railroad Company for \$2,777,359 and that the service fee be waived; 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.

FURTHER, the commission finds that the new access point will not compromise the mobility, safety or operation of the existing state highway facility, and designates the new access point as a location where ingress and egress are permitted to and from the frontage road of SH 121.

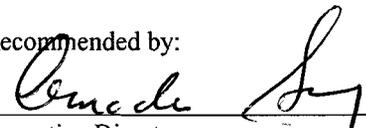
IT IS FURTHER ORDERED by the commission that the executive director or his designee is hereby authorized to execute any necessary documents containing terms consistent with the provisions of this order.

Submitted and reviewed by:



Director, Right of Way Division

Recommended by:



Executive Director

112742 JUN 30 11

Minute
Number

Date
Passed

Tract 09-10 Pt1
ROW CSJ: 0504-02-018
Date: July 13, 2009
Exhibit A, Page 1 of 7 Pages
GF No. 14766-09-00369

Being a 1.956 acre tract of land situated in the G. Shields Survey, Abstract No. 1402, City of Fort Worth, Tarrant County, Texas, and being a portion of a 4.371 acre tract of land (by deed) deeded to The Fort Worth Transportation Authority as recorded in Volume 15367, Page 283 of the Deed Records of Tarrant County, Texas, and a portion of a tract of land deeded to The Union Pacific Railroad Company as recorded in Volume 13215, Page 130 of said Deed Records of Tarrant County, Texas, and being further described in Volume 875, Page 96 of said Deed Records of Tarrant County, Texas, and a portion of a tract of land deeded to Tindall Properties, LTD. as recorded in Volume 12005, Page 868 of said Deed Records of Tarrant County, Texas, said 1.956 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a R.O.W Marker found for the most southerly corner of said Fort Worth Transportation Authority tract of land, said R.O.W Marker being in the existing southeast right-of-way line of State Highway 121 and in the northeast right-of-way line of the Union Pacific Railroad, said R.O.W Marker also being in the east right-of-way line of the Fort Worth & Western Railroad, said R.O.W Marker having grid coordinates of N=6,953,090.21 and E=2,321,972.61;

- (1) **THENCE** North 23 degrees 35 minutes 21 seconds West, with the west line of said Fort Worth Transportation Authority tract of land and with the east right-of-way line of said Fort Worth & Western Railroad, a distance of 37.36 feet to a R.O.W Marker set for corner in the proposed southeast right-of-way line of said State Highway 121, said R.O.W Marker being the beginning of Control of Access Line, said R.O.W Marker being 497.67 feet right of and at right angles to centerline station 172+58.36 of the centerline of Interstate Highway 30, from which a 5/8 inch iron rod with cap stamped "GORRONDONA" found for the most westerly corner of said Fort Worth Transportation Authority tract of land bears North 23 degrees 35 minutes 21 seconds West, a distance of 104.87 feet;
- (2) **THENCE** North 58 degrees 10 minutes 54 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 607.67 feet to a R.O.W. Marker set for corner;
- (3) **THENCE** North 53 degrees 55 minutes 40 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 268.40 feet to a R.O.W. Marker set for corner;
- (4) **THENCE** North 31 degrees 41 minutes 27 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 112.48 feet to a R.O.W. Marker set for corner;

Tract 09-10 Pt1
ROW CSJ: 0504-02-018
Date: July 13, 2009
Exhibit A, Page 2 of 7 Pages
GF No. 14766-09-00369

- (5) **THENCE** North 66 degrees 20 minutes 49 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 360.06 feet to a R.O.W. Marker set for the beginning of a curve to the left having a radius of 2876.20 feet, a central angle of 06 degrees 43 minutes 55 seconds and whose radius bears a radial bearing of North 23 degrees 39 minutes 11 seconds West;
- (6) **THENCE** with said curve to the left, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, passing at an arc length of 254.46 feet, a point for the end of said Control of Access Line, and passing at an arc length of 313.79 feet, a point for the beginning of said Control of Access Line, in all, an arc length of 337.93 feet to a R.O.W. Marker set for corner;
- (7) **THENCE** South 31 degrees 49 minutes 15 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 27.76 feet to a R.O.W. Marker set for corner in the southeasterly line of said Tindall Properties, LTD. tract of land, said R.O.W. Marker being in the northwest right-of-way line of said Union Pacific Railroad, said R.O.W. Marker also being the end of said Control of Access Line, said R.O.W. Marker also being in the existing southeast right-of-way line of said State Highway 121, said R.O.W. Marker being 361.55 feet right of and at right angles to centerline station 190+60.26 of the centerline of Interstate Highway 30;
- (8) **THENCE** South 58 degrees 10 minutes 45 seconds West, with the existing southeast right-of-way line of said State Highway 121, with the southeasterly line of said Tindall Properties, LTD. tract of land and with the northwest right-of-way line of said Union Pacific Railroad, a distance of 216.72 feet to a 1/2 inch iron rod with cap stamped "Moak Surveying, Inc." found for the most southerly southwest corner of said Tindall Properties, LTD. tract of land;
- (9) **THENCE** North 31 degrees 49 minutes 15 seconds West, with the existing southeast right-of-way line of said State Highway 121, with a southwest line of said Tindall Properties, LTD. tract of land and with the northwest right-of-way line of said Union Pacific Railroad, a distance of 17.47 feet to a R.O.W. Marker found for the most northerly southwest corner of said Tindall Properties, LTD. tract of land, said R.O.W. Marker being the beginning of a non-tangent curve to the left having a radius of 2010.80 feet, a central angle of 00 degrees 22 minutes 21 seconds and whose radius bears a radial bearing of South 40 degrees 08 minutes 09 seconds East;

Tract 09-10 Pt1
ROW CSJ: 0504-02-018
Date: July 13, 2009
Exhibit A, Page 3 of 7 Pages
GF No. 14766-09-00369

- (10) **THENCE** with said curve to the left, with the existing southeast right-of-way line of said State Highway 121, with a northwest right-of-way line of said Union Pacific Railroad and with a southeast line of said Tindall Properties, LTD. tract of land, an arc length of 13.07 feet to a R.O.W. Marker found for the most westerly southwest corner of said Tindall Properties, LTD. tract of land, said R.O.W. Marker being in the northeast line of said Fort Worth Transportation Authority tract of land;
- (11) **THENCE** South 36 degrees 33 minutes 35 seconds East, with the existing southeast right-of-way line of said State Highway 121, with the northeast line of said Fort Worth Transportation Authority tract of land and with a northwest right-of-way line of said Union Pacific Railroad, a distance of 15.50 feet to a R.O.W. Marker found for the east corner of said Fort Worth Transportation Authority tract of land;
- (12) **THENCE** South 58 degrees 10 minutes 57 seconds West, with the existing southeast right-of-way line of said State Highway 121, with the southeast line of said Fort Worth Transportation Authority tract of land and with the northwest right-of-way line of said Union Pacific Railroad, a distance of 1445.94 feet to the **POINT OF BEGINNING**, and containing 85,201 square feet or 1.956 acres of land, more or less.

Tract 09-10 Pt1
ROW CSJ: 0504-02-018
Date: July 13, 2009
Exhibit A, Page 4 of 7 Pages
GF No. 14766-09-00369

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) All bearings are referenced to the project control for Southwest Parkway. All bearings and distances are surface.
- (3) All coordinates are grid coordinates, based on the Texas Coordinate System, NAD-83, North Central Zone, utilizing a TxDOT Surface Factor of 1.00012 for this project.
- (4) Right-of-Way Markers are 5/8 inch iron rods with blue caps stamped "Gorrdona & Assoc Inc Fort Worth Texas", unless otherwise noted.
- (5) Access is prohibited across the "Control of Access Line" to the transportation facility from the adjacent property.

I HEREBY CERTIFY TO THE NORTH TEXAS TOLLWAY AUTHORITY THAT THIS SURVEY PREPARED BY ME WAS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE INFORMATION, COURSES, AND DISTANCES SHOWN THEREON ARE CORRECT AND THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.

SURVEYED ON THE GROUND AUGUST 15, 2002


Richard Kennedy
Registered Professional Land Surveyor
No. 5527



Tract 09-10 Pt1
ROW CSJ: 0504-02-018
Date: July 13, 2009
Exhibit A, Page 5 of 7 Pages
GF No. 14766-09-00369

- A. Easements reserved by the City of Fort Worth in Ordinance No. 3043, filed May 20, 1053, recorded in Volume 2568, Page 487, Tarrant County, Texas, do not affect the subject tract.
- B. Drainage Easement reserved by The Texas and Pacific Railway Company in instrument filed October 6, 1969, recorded in Volume 3374, Page 362, Tarrant County, Texas does not affect the subject tract.
- C. Easement and Right of Way to the City of Fort Worth filed December 15, 1960, recorded in Volume 2649, Page 485, Tarrant County, Texas, does affect the subject tract and is shown hereon.
- D. Easement and Right of Way to Texas Electric Service Company filed June 14, 1960, recorded in Volume 3453, Page 207, Tarrant County, Texas, does not affect the subject tract.
- E. Unrecorded Sanitary Sewer Easement Across property, as shown on the City of Fort Worth Sewer Maps Page 2042-388, does affect the subject tract.
- F. Sewer Line and Storm Drainage Easement to the City of Fort Worth, recorded in Clerk's No. D206150442, Tarrant County, Texas, does not affect the subject tract.
- G. Denied Access as contained in Judgment awarded to the State of Texas in Cause 03-19572-1, Court Records of Tarrant County, Texas recorded in Clerk's No. D208412291, Tarrant County, Texas, does affect the subject tract.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 31°49'15"E	27.76
L-2	N 31°49'15"W	17.47
L-3	S 36°33'35"E	15.50

UNION PACIFIC RAILROAD COMPANY
RAILROAD COMPANY
VOLUME 13215, PAGE 130
VOLUME 4055, PAGE 576
D.R.T.C.T.

THE STATE OF TEXAS
VOLUME 16713, PAGE 19
D.R.T.C.T.

PAUL D. CRETIEN AND
T. E. TOMLINSON
VOLUME 5558, PAGE 974
D.R.T.C.T.

UNION PACIFIC RAILROAD COMPANY
VOLUME 13215, PAGE 130
VOLUME 6715, PAGE 96
D.R.T.C.T.

THE FORT WORTH
TRANSPORTATION AUTHORITY
VOLUME 15367, PAGE 283
D.R.T.C.T.

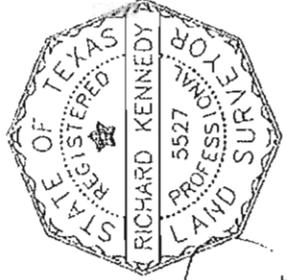
EXISTING
RIGHT-OF-WAY
SH 121

G. SHIELDS SURVEY
ABSTRACT NO. 1402

UNION PACIFIC RAILROAD

CURVE TABLE			
CURVE	RADIUS	DELTA	ARC
C-1	2876.20'	06°43'55"	337.93'
C-2	2010.80'	00°22'21"	13.07'

LEGEND
 PROPOSED R.O.W. LINE
 PROPERTY LINE
 SURVEY LINE
 EXIST. EASEMENT LINE
 CNTL. OF ACCESS LINE
 RECONSTRUCTED CORNER
 SURVEYED ON THE GROUND APRIL 25, 2005



SCALE IN FEET

PAGE 7 OF 7 PAGES

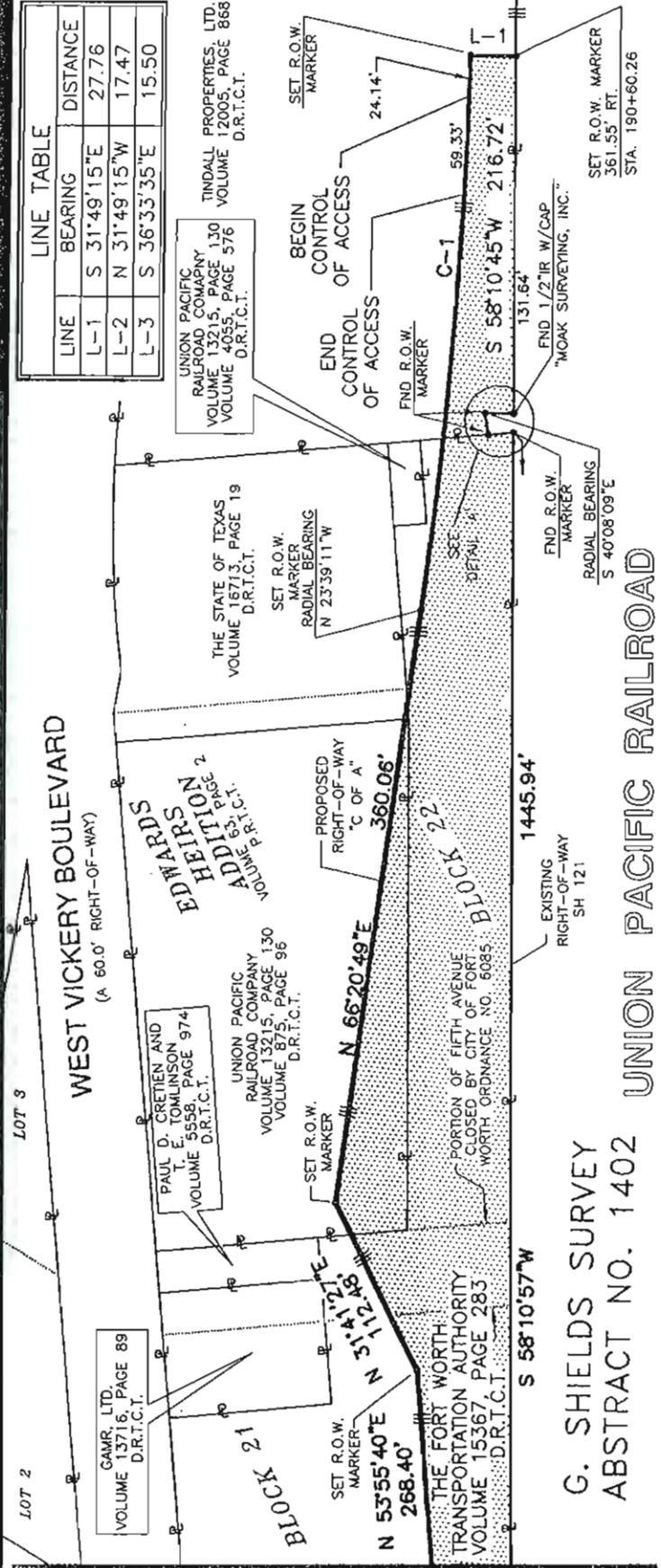
RICHARD KENNEDY, RPLS No. 5527
 GORRONDONA & ASSOCIATES, INC. • 6707 BRENTWOOD STAIR RD., SUITE 50 FORT WORTH, TX. 76112 • 817-496-1424 FAX 817-496-1768

- NOTES:
 (1) A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
 (2) BEARINGS ARE REFERENCED TO THE PROJECT CONTROL FOR STATE HIGHWAY 121. BEARINGS AND DISTANCES SHOWN ARE SURFACE.

GF No. 14766-09-00369

UNION PACIFIC RAILROAD	
STATE HIGHWAY 121 RIGHT-OF-WAY PLAT	
TRACT 09-10 PT1	AREA: 1.956 AC.
OWNER: FORT WORTH TRANSPORTATION AUTHORITY	
JULY 13, 2009	
SCALE: 1" = 100'	

RICHARD KENNEDY



Tract 09-10 Pt2
ROW CSJ: 0504-02-018
Date: July 13, 2009
Exhibit A, Page 1 of 5 Pages
GF No. 14766-09-00370

Being a 0.446 acre tract of land situated in the E.S. Harris Survey, Abstract No. 688, and the G. Shields Survey, Abstract No. 1402, City of Fort Worth, Tarrant County, Texas, and being a portion of Lots 1, 2 and 3 of V. K. Hobbs Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-53, Page 72 of the Plat Records of Tarrant County, Texas, said Lot 1 being deeded by Susan Sandelman as Trustee of the Mascot Trust to Sanford Sandelman as Trustee of the Musue Trust by Deed dated November 3, 1992 and recorded in Volume 10831, Page 2096 of the Deed Records of Tarrant County, Texas, said Lot 2 being deeded by Lemuel Ray Hughey and wife, Cynthia Lee Hughey to J. P. Elder, III, Trustee by Deed dated July 2, 1975 and recorded in Volume 5847, Page 857 of said Deed Records of Tarrant County, Texas, a portion of Lot 3 being deeded by Vance K. Hobbs to Rayverg Food Company, Inc. by Deed dated March 16, 1977 and recorded in Volume 6193, Page 875 of said Deed Records of Tarrant County, Texas, and a portion of Lot 3 being deeded by J. P. Elder, Trustee to Puma Partners, LLC by Deed dated May 13, 2003 and recorded in County Clerk's File No. D203171067 of said Deed Records of Tarrant County, Texas, said 0.446 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the south corner of said Lot 1, said 5/8 inch iron rod being in the existing southeast right-of-way line of State Highway 121 and in the northeast right-of-way line of Forest Park Boulevard (variable width right-of-way), said 5/8 inch iron rod also being in the northwest right-of-way line of the Union Pacific Railroad, said 5/8 inch iron rod having grid coordinates of N=6,952,691.59 and E=2,321,339.54;

- (1) **THENCE** North 29 degrees 03 minutes 10 seconds West, with the southwest line of said Lot 1 and with the northeast right-of-way line of said Forest Park Boulevard, a distance of 25.92 feet to a R.O.W. Marker set for corner in the proposed southeast right-of-way line of said State Highway 121, said R.O.W. Marker being the beginning of a Control of Access Line, said R.O.W. Marker being 121.00 feet right of and at right angles to centerline station 357+94.81 of the proposed centerline of State Highway 121, from which a point for the reconstructed west corner of said Lot 1 bears North 29 degrees 03 minutes 10 seconds West, a distance of 50.03 feet, said point being the intersection of the northeast right-of-way line of said Forest Park Boulevard with the southeast right-of-way line of West Vickery Boulevard (variable width right-of-way);
- (2) **THENCE** North 58 degrees 10 minutes 46 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 13.10 feet to a R.O.W. Marker set for corner;
- (3) **THENCE** South 31 degrees 49 minutes 11 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 1.50 feet to a R.O.W. Marker set for corner;

Tract 09-10 Pt2
ROW CSJ: 0504-02-018
Date: July 13, 2009
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GF No. 14766-09-00370

- (4) **THENCE** North 28 degrees 10 minutes 54 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 83.07 feet to a R.O.W. Marker set for corner;
- (5) **THENCE** North 58 degrees 10 minutes 54 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 372.53 feet to a R.O.W. Marker set for corner;
- (6) **THENCE** North 84 degrees 58 minutes 08 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 46.01 feet to a R.O.W. Marker set for corner in the southeast line of said Lot 3, said R.O.W. Marker being in the northwest right-of-way line of the Union Pacific Railroad, said R.O.W. Marker also being the end of said Control of Access line, said R.O.W. Marker also being in the existing southeast right-of-way of said State Highway 121, said R.O.W. Marker being 498.68 feet right of and at right angles to centerline station 169+63.78 of the centerline of interstate Highway 30, from which a R.O.W. Marker found for the east corner of said Lot 3 bears North 53 degrees 42 minutes 06 seconds East, a distance of 156.21 feet;
- (7) **THENCE** South 53 degrees 42 minutes 06 seconds West, with the southeast line of said Lot 3, with a northwest right-of-way line of said Union Pacific Railroad and with the existing southeast right-of-way line of said State Highway 121, a distance of 201.89 feet to a R.O.W. Marker found for corner in the southeast line of said Lot 2;
- (8) **THENCE** South 36 degrees 17 minutes 54 seconds East, with the southeast line of said Lot 2, with a northwest right-of-way line of said Union Pacific Railroad and with the existing southeast right-of-way line of said State Highway 121, a distance of 6.00 feet to a R.O.W. Marker found for corner;
- (9) **THENCE** South 53 degrees 42 minutes 06 seconds West, with the southeast line of said Lot 2, with a northwest right-of-way line of said Union Pacific Railroad and with the existing southeast right-of-way line of said State Highway 121, a distance of 300.00 feet the **POINT OF BEGINNING**, and containing 19,443 square feet or 0.446 acres of land, more or less.

Tract 09-10 Pt2
ROW CSJ: 0504-02-018
Date: July 13, 2009
Exhibit A, Page 3 of 5 Pages
GF No. 14766-09-00370

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) All bearings are referenced to the project control for State Highway 121. All bearings and distances are surface.
- (3) All coordinates are grid coordinates, based on the Texas Coordinate System, NAD-83, North Central Zone, utilizing a TxDOT Surface Factor of 1.00012 for this project.
- (4) Right-of-Way Markers are 5/8 inch iron rods with blue caps stamped "Gorrondona & Assoc Inc Fort Worth Texas", unless otherwise noted.
- (5) Access is prohibited across the "Control of Access Line" to the transportation facility from the adjacent property.

I HEREBY CERTIFY TO THE NORTH TEXAS TOLLWAY AUTHORITY THAT THIS SURVEY PREPARED BY ME WAS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE INFORMATION, COURSES, AND DISTANCES SHOWN THEREON ARE CORRECT AND THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.

SURVEYED ON THE GROUND April 25, 2005



Richard Kennedy
Registered Professional Land Surveyor
No. 5527
Date: July 13, 2009

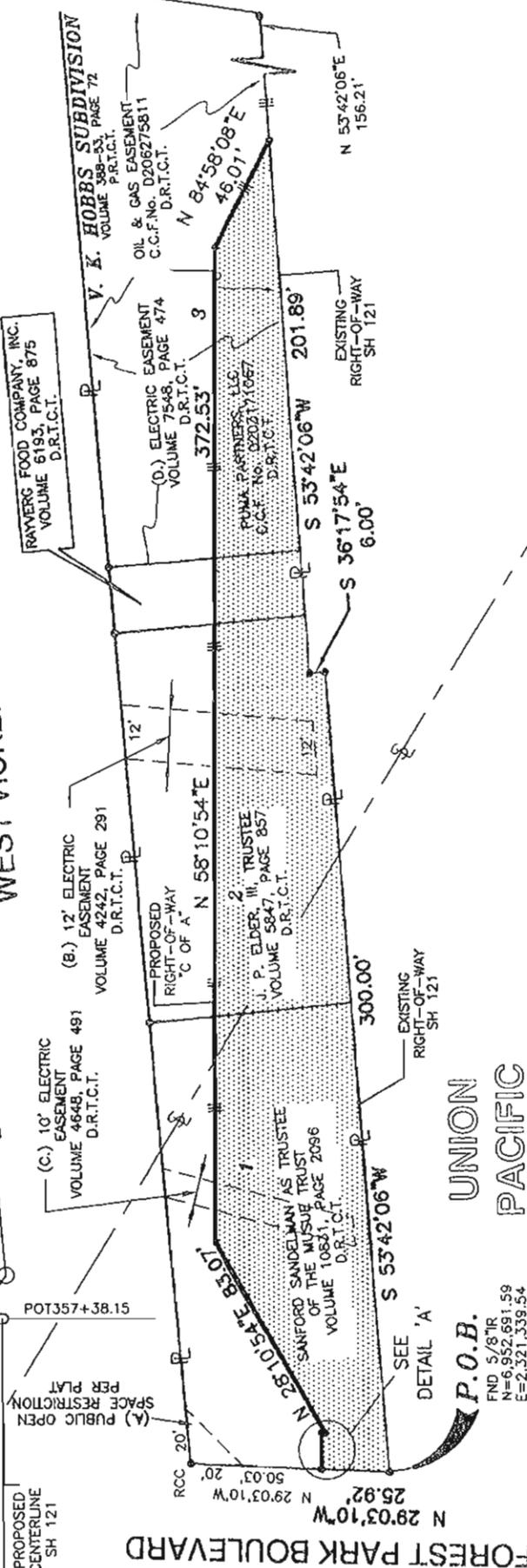


Tract 09-10 Pt2
ROW CSJ: 0504-02-018
Date: July 13, 2009
Exhibit A, Page 4 of 5 Pages
GF No. 14766-09-00370

- A. Easements as shown on the map/plat recorded in Volume 388-53, Page 72, Map/Plat Records, Tarrant County, Texas, does not affect the subject tract.
- B. Easement and Right of Way from Vance K. Hobbs to Texas Electric Service Company, recorded in Volume 4242, Page 291, Tarrant County, Texas does affect the subject tract and is shown hereon.
- C. Easement and Right of Way from ASI Realty, Inc. to Texas Electric Service Company, recorded in Volume 4846, Page 491, Tarrant County, Texas, does affect the subject tract and is shown hereon.
- D. Agreement and Easement for Underground Service Lateral between Rayverg Food Company, Inc. and Texas Electric Service Company, recorded in Volume 7548, Page 474, Tarrant County, Texas, does affect the subject tract and is shown hereon.

G. SHIELDS SURVEY
ABSTRACT NO. 1402

WEST VICKERY BOULEVARD



UNION PACIFIC RAILROAD

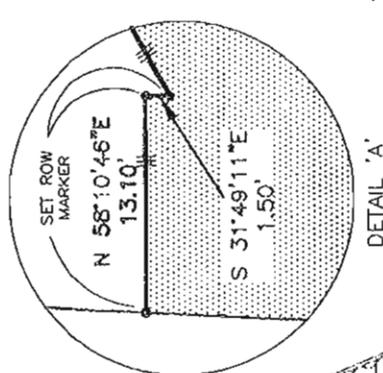
P.O.B.
FND 5/8"IR
N=6,952,691.59
E=2,321,339.54

E. S. HARRIS SURVEY
ABSTRACT NO. 688

- LEGEND
- PROPOSED ROW LINE
 - PROPERTY LINE
 - SURVEY LINE
 - EXIST. EASEMENT LINE
 - CNTL. OF ACCESS LINE
 - "C OF A"
 - PARCEL NUMBER
 - RECONSTRUCTED CORNER
 - RCC
 - SURVEYED ON THE GROUND AUGUST 15, 2002



RICHARD KENNEDY, RPLS No. 5527



- NOTES:
- (1) A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.
 - (2) BEARINGS ARE REFERENCED TO THE PROJECT CONTROL FOR STATE HIGHWAY 121. BEARINGS AND DISTANCES SHOWN ARE SURFACE.

GF No. 14766-09-00370

UNION PACIFIC RAILROAD

SOUTHWEST PARKWAY (SH121T)
RIGHT-OF-WAY PLAT

TRACT 09-10 PT2	AREA: 0.446 AC.
OWNERS: J. P. ELDER, III, TRUSTEE, PUMA PARTNERS, LLC RAYNERS FOOD COMPANY, INC. SANFORD SANDELMAN, TRUSTEE	
JULY 13, 2009	
SCALE: 1" = 60'	

Tract 09-10 Pt3
ROW CSJ: 0504-02-018
Date: June 9, 2011
Exhibit A, Page 1 of 7 Pages
GF No. 14766-09-00371

Being a 1.798 acre tract of land situated in the E. S. Harris Survey, Abstract No. 688, City of Fort Worth, Tarrant County, Texas, said 1.798 acre tract of land being a portion of Lots 1-8, Block 1 of Restaurant Row Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 6834 of the Plat Records of Tarrant County, Texas, said Lot 1 being deeded by Union Pacific Railroad Company to SPH 1997, Ltd. by Special Warranty Deed dated August 26, 1997 and recorded in Volume 12883, Page 574 of the Deed Records of Tarrant County, Texas, said Lot 2 being deeded by SPH 1997, Ltd. to Houghton Capital Corporation by Special Warranty Deed dated June 6, 2006 and recorded in County Clerk's File No. D206169854 of said Deed Records of Tarrant County, Texas, said Lot 3 being deeded by SPH 1997, Ltd. to ECV Partners, Ltd. by Special Warranty Deed dated June 6, 2006 and recorded in County Clerk's File No. D206169855 of said Deed Records of Tarrant County, said Lot 4 being deeded by SPH 1997, Ltd. to CFF Partners, Ltd. by Special Warranty Deed dated June 6, 2006 and recorded in County Clerk's File No. D206169856 of said Deed Records of Tarrant County, said Lot 5 being deeded by SPH 1997, Ltd. to Houghton Capital Corporation by Special Warranty Deed dated June 6, 2006 and recorded in County Clerk's File No. D206169857 of said Deed Records of Tarrant County, Texas, said Lot 6 being deeded by SPH 1997, Ltd. to Commerce First Financial, Inc. by Special Warranty Deed dated June 6, 2006 and recorded in County Clerk's File No. D206169858 of said Deed Records of Tarrant County, Texas, said Lot 7 being deeded by SPH 1997, Ltd. to Houghton PK Management, LLC by Special Warranty Deed dated June 6, 2006 and recorded in County Clerk's File No. D206169860 of said Deed Records of Tarrant County, Texas, said Lot 8 being deeded by SPH 1997, Ltd. to CFF Corporation by Special Warranty Deed dated June 6, 2006 and recorded in County Clerk's File No. D206169859 of said Deed Records of Tarrant County, Texas, said 1.798 acre tract of land also being a portion of a 1.938 acre tract of land deeded by Thos. W. Lake to the Texas and Pacific Railway Company by Deed dated January 23, 1879 and recorded in Volume K, Page 581 and Volume 936, Page 563 of said Deed Records of Tarrant County, Texas, said 1.938 acre tract of land also being a portion of Lots 2 through 6, Block 10 of Sangamo Park, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 565, Page 352 of said Deed Records of Tarrant County, Texas, said portion of Lots 2 through 6 being deeded by Eda O. Dumble and husband, R. Norman Dumble to the Texas and Pacific Railway Company by deed dated September 22, 1926 and recorded in Volume 936, Page 563 of said Deed Records of Tarrant County, Texas, and also being a portion of the existing right-of-way of Metropolitan Highway 50 (a variable width right-of-way), said 1.798 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found for the east corner of said Lot 8 and the east corner of said Restaurant Row Addition, said "X" cut in concrete being the intersection of the southwesterly right-of-way line of Forest Park Boulevard (a variable width right-of-way) with the existing southeast right-of-way line of State Highway 121, said "X" cut in concrete also being in the northwest right-of-way line of the Union Pacific Railroad, said "X" cut in concrete having grid coordinates of N=6,952,629.41 and E=2,321,253.20;

- (1) **THENCE** South 58 degrees 05 minutes 54 seconds West, with the southeast line of said Restaurant Row Addition, with the northwest right-of-way of said Union Pacific Railroad and with the existing southeast right-of-way of said State Highway 121, a distance of 1066.96 feet to a R.O.W. Marker found for the intersection of the existing southeast right-of-way line of said State Highway 121 with the northeast right-of-way line of Metropolitan Highway 50 (a variable width right-of-way);
- (2) **THENCE** North 83 degrees 39 minutes 33 seconds West, with the northeast right-of-way line of said Metropolitan Highway 50, a distance of 2.30 feet to a point for corner;
- (3) **THENCE** South 57 degrees 06 minutes 22 seconds West, a distance of 425.91 feet to a point for corner in the southwest right-of-way line of said Metropolitan Highway 50, from which an "X" cut in concrete found for reference in the northerly right-of-way line of West Rosedale Street bears South 73 degrees 08 minutes 56 seconds East, a distance of 83.96 feet;
- (4) **THENCE** North 73 degrees 23 minutes 05 seconds West, with the southwest right-of-way line of said Metropolitan Highway 50, a distance of 47.07 feet to a R.O.W. Marker found for corner at the intersection of the existing southeast right-of-way line of State Highway 121 with the southwest right-of-way line of said Metropolitan Highway 50;
- (5) **THENCE** South 58 degrees 10 minutes 40 seconds West, with the southeast line of said tract of land deeded to the Texas & Pacific Railroad and with the existing southeast right-of-way line of said State Highway 121, a distance of 445.51 feet to a R.O.W. Marker set for the intersection of the proposed southeast right-of-way line of said State Highway 121 with the existing right-of-way line of said State Highway 121, said R.O.W. Marker being the beginning of a Control of Access Line, said R.O.W. Marker being 127.03 feet left of and at right angles to centerline station 378+73.58 of the proposed centerline of State Highway 121, said R.O.W. Marker being the beginning of a non-tangent curve to the left having a radius of 5,737.99 feet, a central angle of 02 degrees 07 minutes 32 seconds and whose radius bears a radial bearing of North 33 degrees 04 minutes 55 seconds West;
- (6) **THENCE** with said non-tangent curve to the left, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, an arc length of 212.87 feet to a R.O.W. Marker set for the beginning of a reverse curve to the right having a radius of 5,721.16 feet, a central angle of 01 degrees 52 minutes 14 seconds and whose radius bears a radial bearing of South 35 degrees 12 minutes 27 seconds East;
- (7) **THENCE** with said reverse curve to the left, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, an arc length of 186.78 feet to a R.O.W. Marker set for corner;

- (8) **THENCE** North 58 degrees 10 minutes 41 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 199.29 feet to a R.O.W. Marker set for corner;
- (9) **THENCE** North 55 degrees 53 minutes 15 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 25.02 feet to a R.O.W. Marker set for corner;
- (10) **THENCE** North 58 degrees 10 minutes 41 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 302.12 feet to a R.O.W. Marker set for beginning of a curve to the left having a radius of 1,453.81 feet, a central angle of 04 degrees 37 minutes 24 seconds and whose radius bears a radial bearing of North 31 degrees 49 minutes 19 seconds West;
- (11) **THENCE** with said curve to the left, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, an arc length of 117.31 feet to a R.O.W. Marker set for corner;
- (12) **THENCE** North 58 degrees 11 minutes 44 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 882.35 feet to a R.O.W. Marker set for corner;
- (13) **THENCE** North 88 degrees 10 minutes 54 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 38.26 feet to a R.O.W. Marker set for corner;
- (14) **THENCE** North 31 degrees 49 minutes 20 seconds West, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 3.09 feet to a R.O.W. Marker set for corner;
- (15) **THENCE** North 58 degrees 10 minutes 46 seconds East with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 14.56 feet to a R.O.W. Marker set for corner in the northwest line of said Restaurant Row Addition and in the southwest right-of-way line of said Forest Park Boulevard, from which a 1/2 inch iron rod found for the most easterly north corner of said Lot 8 and for the most easterly north corner of said Restaurant Row Addition bears North 29 degrees 06 minutes 56 seconds West, a distance of 40.15 feet;

Tract 09-10 Pt3
ROW CSJ: 0504-02-018
Date: June 9, 2011
Exhibit A, Page 4 of 7 Pages
GF No. 14766-09-00371

- (16) **THENCE** South 29 degrees 06 minutes 56 seconds East, with the northwest line of said Restaurant Row Addition and with the southwest right-of-way line of said Forest Park Boulevard, a distance of 33.23 feet to the **POINT OF BEGINNING**, and containing 78,303 square feet or 1.798 acres of land, more or less.

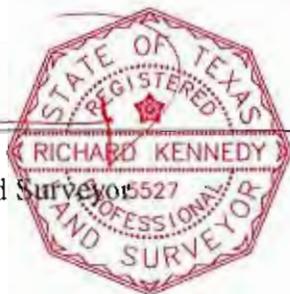
Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) All bearings are referenced to the project control for State Highway 121. All bearings and distances are surface.
- (3) All coordinates are grid coordinates, based on the Texas Coordinate System, NAD-83, North Central Zone, utilizing a TxDOT Surface Factor of 1.00012 for this project.
- (4) Right-of-Way Markers are 5/8 inch iron rods with blue caps stamped "Gorrondona & Assoc Inc Fort Worth Texas", unless otherwise noted.
- (5) Access is prohibited across the "Control of Access Line" to the transportation facility from the adjacent property.

I HEREBY CERTIFY TO THE NORTH TEXAS TOLLWAY AUTHORITY THAT THIS SURVEY PREPARED BY ME WAS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE INFORMATION, COURSES, AND DISTANCES SHOWN THEREON ARE CORRECT AND THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.

SURVEYED ON THE GROUND JUNE 3, 2004


Richard Kennedy
Registered Professional Land Surveyor
No. 5527
Date: June 9, 2011



Tract 09-10 Pt3
ROW CSJ: 0504-02-018
Date: June 9, 2011
Exhibit A, Page 5 of 7 Pages
GF No. 14766-09-00371

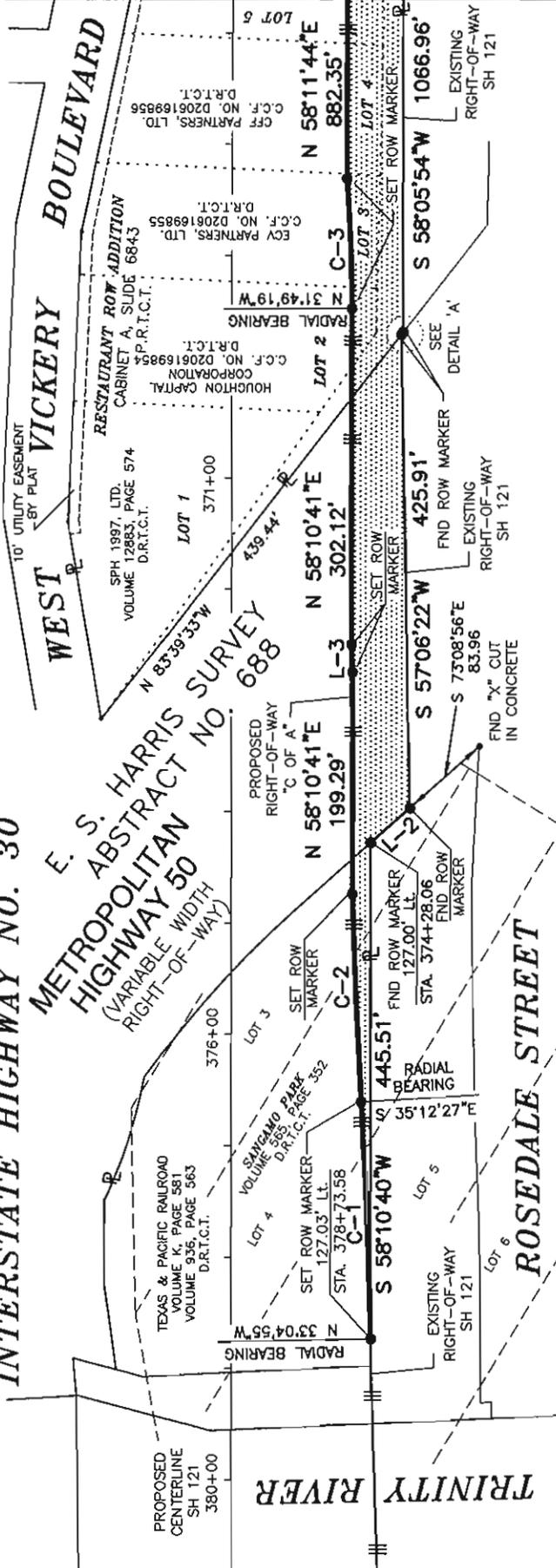
- A. Telecommunications Transmission Easement and Right of Way from Missouri Pacific Railroad Company to AT&T Communications – Interstate Division, recorded in Volume 8111, Page 275, Tarrant County, Texas, may affect the subject tract.

- B. Telecommunications Easement and Right of Way granted to AT&T Corp. and AT&T Communications – East, Inc. by Supplemental Final Order and Judgment recorded in Clerk’s File No. D207393330, Tarrant County, Texas, may affect the subject tract.

INTERSTATE HIGHWAY NO. 30

**E. S. HARRIS SURVEY
ABSTRACT NO. 688
METROPOLITAN
HIGHWAY 50
(VARIABLE WIDTH
RIGHT-OF-WAY)**

MATCH LINE "A"



CURVE TABLE

CURVE	RADIUS	DELTA	ARC
C-1	5737.99'	02°07'32"	212.87'
C-2	5721.16'	01°52'14"	186.78'
C-3	1453.81'	04°37'24"	117.31'

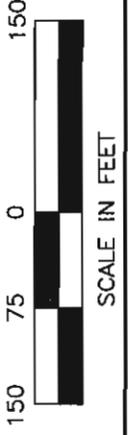
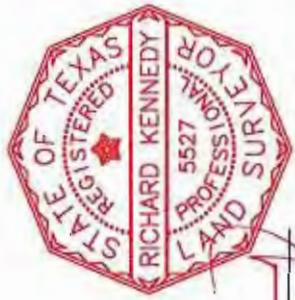
LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 83°39'33"W	2.30
L-2	N 73°23'05"W	47.07
L-3	N 55°53'15"E	25.02
L-4	N 88°10'54"E	38.26
L-5	N 31°49'20"W	3.09
L-6	N 58°10'46"E	14.56
L-7	S 29°06'56"E	33.23

LEGEND

- PROPOSED ROW LINE
- PROPERTY LINE
- SURVEY LINE
- EXIST. EASEMENT LINE
- CNTL. OF ACCESS LINE
- "C OF A"
- RECONSTRUCTED CORNER
- RCC

SURVEYED ON THE GROUND JUNE 6, 2002



NOTES:

- (1) A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
- (2) BEARINGS ARE REFERENCED TO THE PROJECT CONTROL FOR STATE HIGHWAY 121. BEARINGS AND DISTANCES SHOWN ARE SURFACE.

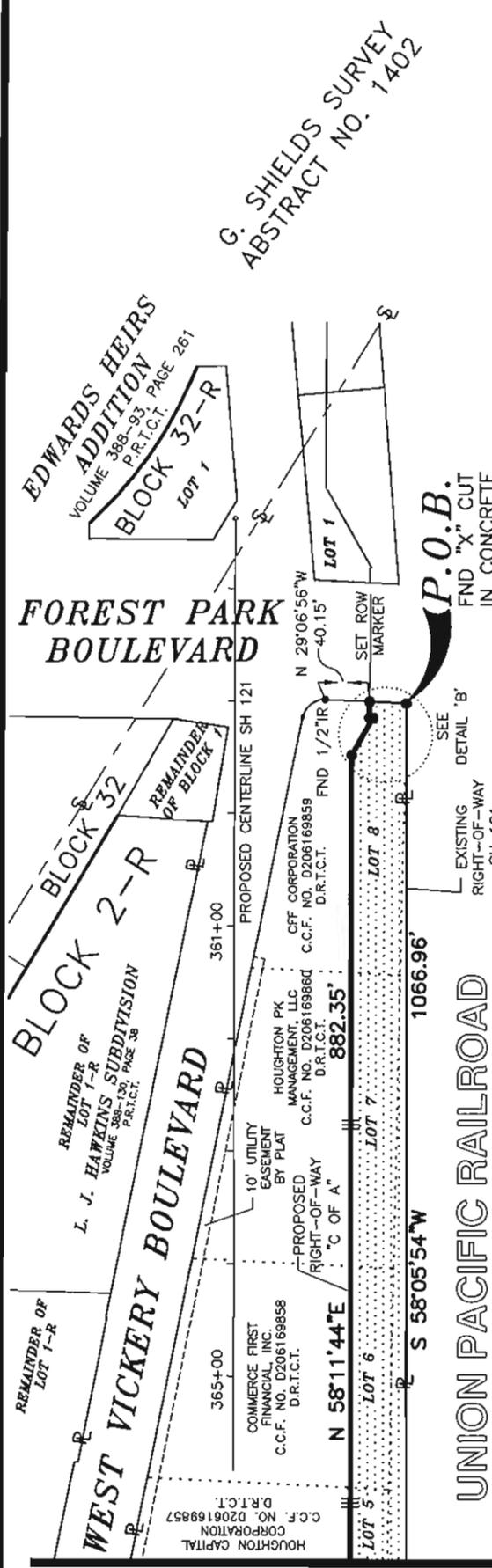
TRACT 09-10 PT3
TRACT 09-10 PT3

UNION PACIFIC RAILROAD
STATE HIGHWAY 121
RIGHT-OF-WAY PLAT

OWNER: SPH 1997, LTD., HOUGHTON CAPITAL CORP.
ECY PARTNERS, LTD., CFF PARTNERS, LTD.
COMMERCE FIRST FINANCIAL, INC.
HOUGHTON PK MANAGEMENT, LLC
CFF CORPORATION
TEXAS & PACIFIC RAILROAD

JUNE 9, 2011 SCALE: 1" = 150'

MATCH LINE "A"



G. SHIELDS SURVEY
ABSTRACT NO. 1402

EDWARDS HEIRS
ADDITION
VOLUME 388-93, PAGE 281
P.R.T.C.T.
BLOCK 32-R
LOT 1

REMAINDER OF LOT 1-R
L. J. HAWKINS SUBDIVISION
VOLUME 388-130, PAGE 38
P.R.T.C.T.
BLOCK 2-R
REMAINDER OF BLOCK 32
PROPOSED CENTERLINE SH 121
361+00

REMAINDER OF LOT 1-R
WEST VICKERY BOULEVARD
10' UTILITY EASEMENT BY PLAT
COMMERCE FIRST FINANCIAL INC.
C.C.F. NO. D206169858
D.R.T.C.T.

LOT 5
N 58°11'44"E
365+00
HUGHTON CAPITAL CORPORATION
C.C.F. NO. D206169857
D.R.T.C.T.

LOT 6
S 58°05'54"W
1066.96'

LOT 7
882.35'

LOT 8
1066.96'

LOT 1
N 29°06'56"W
40.15'

SET ROW MARKER

P.O.B.
FND "X" CUT IN CONCRETE
N=6,952,629.41
E=2,321,253.20

SEE DETAIL 'B'

EXISTING RIGHT-OF-WAY SH 121

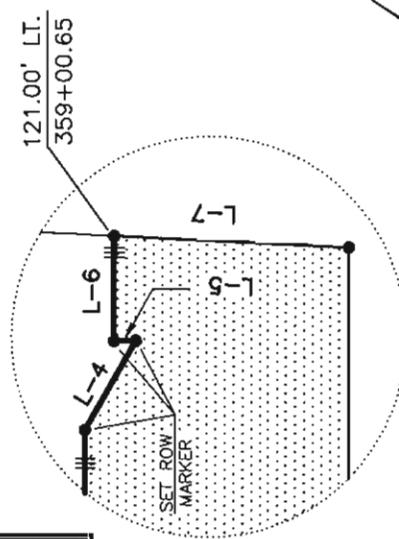
UNION PACIFIC RAILROAD

CURVE TABLE

CURVE	RADIUS	DELTA	ARC
C-1	5737.99'	02°07'32"	212.87'
C-2	5721.16'	01°52'14"	186.78'
C-3	1453.81'	04°37'24"	117.31'

LINE TABLE

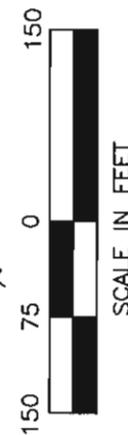
LINE	BEARING	DISTANCE
L-1	N 83°39'33"W	2.30
L-2	N 73°23'05"W	47.07
L-3	N 55°53'15"E	25.02
L-4	N 88°10'54"E	38.26
L-5	N 31°49'20"W	3.09
L-6	N 58°10'46"E	14.56
L-7	S 29°06'56"E	33.23



LEGEND

- PROPOSED ROW LINE
- PROPERTY LINE
- SURVEY LINE
- EXIST. EASEMENT LINE
- CNTL. OF ACCESS LINE
- "C OF A"
- RECONSTRUCTED CORNER
- SURVEYED ON THE GROUND JUNE 6, 2002

RICHARD KENNEDY, RPLS No. 5527



PAGE 7 OF 7 PAGES

- NOTES:
- (1) A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.
 - (2) BEARINGS ARE REFERENCED TO THE PROJECT CONTROL FOR STATE HIGHWAY 121. BEARINGS AND DISTANCES SHOWN ARE SURFACE.

TRACT 09-10 PT3

UNION PACIFIC RAILROAD	
STATE HIGHWAY 121 RIGHT-OF-WAY PLAT	
TRACT 09-10 PT3	AREA: 1.798 AC.
OWNER: SPH 1997, LTD., HOUGHTON CAPITAL CORP. ECV PARTNERS, LTD., CFF PARTNERS, LTD. COMMERCE FIRST FINANCIAL, INC. HOUGHTON PK MANAGEMENT, LLC CFF CORPORATION TEXAS & PACIFIC RAILROAD	
JUNE 9, 2011	SCALE: 1" = 150'

Tract 09-10 Pt4
ROW CSJ: 0504-02-018
Date: July 13, 2009
Exhibit A, Page 1 of 6 Pages
GF No. 14766-09-00372

Being a 0.076 acre tract of land situated in the E. S. Harris Survey, Abstract No. 688 and the A. Voch Survey, Abstract No. 1585, City of Fort Worth, Tarrant County, Texas, said 0.076 acre tract of land being a portion of a 2.774 acre tract of land (by deed) deeded by Midtown Hospitality, Inc. to Midtown Hotel Ltd. by Warranty Deed dated January 5, 1995 and recorded in Volume 11842, Page 1420 of the Deed Records of Tarrant County, Texas, said 0.076 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron rod found for the east corner of said 2.774 acre tract of land, said 1 inch iron rod being in the northwest line of a tract of land deeded to the Union Pacific Railroad Company as recorded in Volume 13215, Page 130 of said Deed Records of Tarrant County, Texas, said 1 inch iron rod also being the intersection of the existing southeast right-of-way line of State Highway 121 with the southwest right-of-way line of Park Drive (a variable width right-of-way), said 1 inch iron rod having grid coordinates of N=6,951,331.36 and E=2,319,138.73, said 1 inch iron rod being 142.21 feet right of and at right angles to centerline station 383+83.61 of the proposed centerline of State Highway 121;

- (1) **THENCE** South 59 degrees 50 minutes 38 seconds West, with the southeast line of said 2.774 acre tract of land, with the northwest line of said Union Pacific Railroad tract of land and with the existing southeast right-of-way line of said State Highway 121, a distance of 563.71 feet to a R.O.W. Marker set for the south corner of said 2.774 acre tract of land, said R.O.W. Marker being in the east right-of-way line of University Drive (a variable width right-of-way);
- (2) **THENCE** North 03 degrees 15 minutes 38 seconds East, with a west line of said 2.774 acre tract of land and with the east right-of-way line of said University Drive, a distance of 1.19 feet to a R.O.W. Marker set for corner, said R.O.W. Marker being in the proposed southeast right-of-way line of said State Highway 121 and being the beginning of a Control of Access Line, said R.O.W. Marker being 124.85 feet left of and at right angles to centerline station 389+46.40 of the proposed centerline of State Highway 121, from which a 1/2 inch iron rod found for reference bears North 03 degrees 15 minutes 38 seconds East, a distance of 149.53 feet;
- (3) **THENCE** North 58 degrees 37 minutes 43 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 316.28 feet to a R.O.W. Marker set for corner;

Tract 09-10 Pt4
ROW CSJ: 0504-02-018
Date: July 13, 2009
Exhibit A, Page 2 of 6 Pages
GF No. 14766-09-00372

- (4) **THENCE** North 58 degrees 49 minutes 37 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 39.64 feet to a R.O.W. Marker set for the beginning of a curve to the left having a radius of 5,737.99 feet, a central angle of 00 degrees 50 minutes 51 seconds and whose radius bears a radial bearing of North 30 degrees 58 minutes 28 seconds West;
- (5) **THENCE** with said curve to the left, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, an arc length of 84.88 feet to a R.O.W. Marker set for corner;
- (6) **THENCE** North 58 degrees 09 minutes 56 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 5.83 feet to a R.O.W. Marker set for corner;
- (7) **THENCE** South 31 degrees 49 minutes 06 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 5.40 feet to a R.O.W. Marker set for corner;
- (8) **THENCE** North 58 degrees 10 minutes 43 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 112.22 feet to a R.O.W. Marker set for corner;
- (9) **THENCE** North 31 degrees 49 minutes 10 seconds West, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 3.09 feet to a R.O.W. Marker set for corner;
- (10) **THENCE** North 58 degrees 10 minutes 54 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 4.14 feet to a R.O.W. Marker set for corner in the northeasterly line of said 2.774 acre tract of land, said R.O.W. Marker being in the southwesterly right-of-way line of said Park Drive, said R.O.W. Marker being the end of said Control of Access Line, said R.O.W. Marker being 130.75 feet left of and at right angles to centerline station 383+81.29 of the proposed centerline of State Highway 121;
- (11) **THENCE** South 30 degrees 53 minutes 16 seconds East, with the northeasterly line of said 2.774 acre tract of land, with the southwesterly right-of-way line of said Park Drive, a distance of 11.48 feet to the **POINT OF BEGINNING**, and containing 3,329 square feet or 0.076 acres of land, more or less.

Tract 09-10 Pt4
ROW CSJ: 0504-02-018
Date: July 13, 2009
Exhibit A, Page 3 of 6 Pages
GF No. 14766-09-00372

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) All bearings are referenced to the project control for State Highway 121. All bearings and distances are surface.
- (3) All coordinates are grid coordinates, based on the Texas Coordinate System, NAD-83, North Central Zone, utilizing a TxDot Surface Factor of 1.00012 for this project.
- (4) Right-of-Way Markers are 5/8 inch iron rods with blue caps stamped "Gorronдона & Assoc Inc Fort Worth Texas", unless otherwise noted.
- (5) Access is prohibited across the "Control of Access Line" to the transportation facility from the adjacent property.

I HEREBY CERTIFY TO THE NORTH TEXAS TOLLWAY AUTHORITY THAT THIS SURVEY PREPARED BY ME WAS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE INFORMATION, COURSES, AND DISTANCES SHOWN THEREON ARE CORRECT AND THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.

SURVEYED ON THE GROUND NOVEMBER 5, 2003

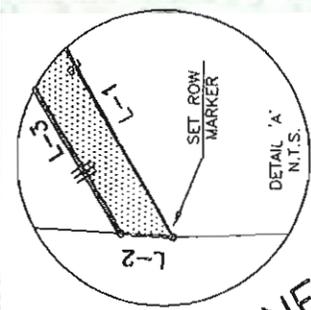


Richard Kennedy
Registered Professional Land Surveyor
No. 5527
Date: July 13, 2009



Tract 09-10 Pt4
ROW CSJ: 0504-02-018
Date: July 13, 2009
Exhibit A, Page 4 of 6 Pages
GF No. 14766-09-00372

- A. Denied Access as contained in Deed to the State of Texas, recorded in Clerk's No. D206394043, Tarrant County, Texas, does affect the subject tract.



MATCH LINE "A"
 E. S. HARRIS SURVEY
 ABSTRACT NO. 688

RADIAL BEARING
 N 30°58'28"W

CURVE TABLE			
CURVE	RADIUS	DELTA	ARC
C-1	5737.99'	00°50'51"	84.88'

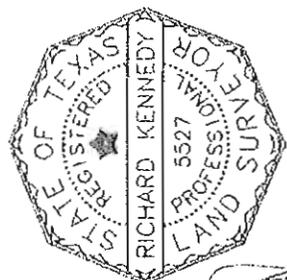
2.774 ACRE (BY DEED)
 MIDTOWN HOTEL LTD.
 VOLUME D.1842 PAGE 1420

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 59°50'38"W	563.71'
L-2	N 03°15'38"E	1.19'
L-3	N 58°37'43"E	316.28'
L-4	N 58°49'37"E	39.64'
L-5	N 58°09'56"E	5.83'
L-6	S 31°49'06"E	5.40'
L-7	N 58°10'43"E	112.22'
L-8	N 31°49'10"W	3.09'
L-9	N 58°10'54"E	4.14'
L-10	S 30°53'16"E	11.48'

UNION PACIFIC RAILROAD
 PROPOSED RIGHT-OF-WAY
 UNION PACIFIC RAILROAD COMPANY
 VOLUME D.1215 PAGE 130

A. VOCH SURVEY
 ABSTRACT NO. 1585

UNIVERSITY DRIVE
 (VARIABLE WIDTH RIGHT-OF-WAY)

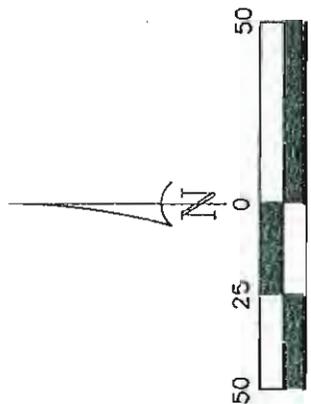


LEGEND
 PROPOSED ROW LINE
 PROPERTY LINE
 SURVEY LINE
 EXIST. EASEMENT LINE
 CNTL. OF ACCESS LINE
 (°C OF A)
 RECONSTRUCTED CORNER
 RCC
 SURVEYED ON THE GROUND APRIL 25, 2005

RICHARD KENNEDY, RPLS No. 5527
 GORRONDONA & ASSOCIATES, INC. • 6707 BRENTWOOD STAR RD., SUITE 50 FORT WORTH, TX. 76112 • 817-496-1424 FAX 817-456-1768

NOTES:
 (1) A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
 (2) BEARINGS ARE REFERENCED TO THE PROJECT CONTROL FOR STATE HIGHWAY 121. BEARINGS AND DISTANCES SHOWN ARE SURFACE.
 GF No. 14766-09-00372

UNION PACIFIC RAILROAD
STATE HIGHWAY 121 RIGHT-OF-WAY PLAT
TRACT 09-10 PT4
AREA: 0.076 AC.
OWNER: MIDTOWN HOTEL LTD.
JULY 13, 2009
SCALE: 1" = 50'



SCALE IN FEET

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 59°50'38"W	563.71'
L-2	N 03°15'38"E	1.19'
L-3	N 58°37'43"E	316.28'
L-4	N 58°49'37"E	39.64'
L-5	N 58°09'56"E	5.83'
L-6	S 31°49'06"E	5.40'
L-7	N 58°10'43"E	112.22'
L-8	N 31°49'10"W	3.09'
L-9	N 58°10'54"E	4.14'
L-10	S 30°53'16"E	11.48'

CURVE TABLE			
CURVE	RADIUS	DELTA	ARC
C-1	5737.99'	00°50'51"	84.88'

NOTES:
 (1) A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
 (2) BEARINGS ARE REFERENCED TO THE PROJECT CONTROL FOR STATE HIGHWAY 121. BEARINGS AND DISTANCES SHOWN ARE SURFACE.

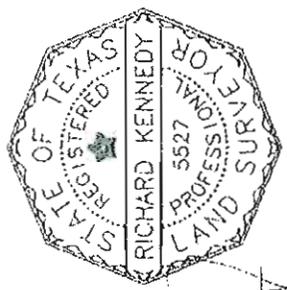
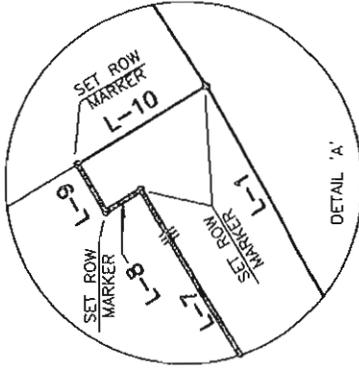
GF No. 14766-09-00372
 UNION PACIFIC RAILROAD
 STATE HIGHWAY 121
 RIGHT-OF-WAY PLAT
 TRACT 09-10 PT4 AREA: 0.076 AC.
 OWNER: THE STATE OF TEXAS
 JULY 13, 2009 SCALE: 1" = 50'

TRINITY RIVER

PARK DRIVE
 (VARIABLE WIDTH RIGHT-OF-WAY)

2774 ACRES (BY DEED)
 MIDDTOWN HOTEL LTD.
 VOLUME 11842, PAGE 1420

P.O.B.
 FND 1" IR
 N=6,951,331.36
 E=2,319,138.73
 142.21' RT.
 STA. 383+83.61



LEGEND
 PROPOSED ROW LINE
 PROPERTY LINE
 SURVEY LINE
 EXIST. EASEMENT LINE
 CNTL. OF ACCESS LINE ("C" OF "A")
 RECONSTRUCTED CORNER
 SURVEYED ON THE GROUND APRIL 25, 2005

RICHARD KENNEDY, RPLS No. 5527
 GORRONDONA & ASSOCIATES, INC. • 6707 BRENTWOOD STAIR RD., SUITE 50 FORT WORTH, TX. 76112 • 817-496-1424 FAX 817-496-1768



Tract 09-10 Pt5
ROW CSJ: 0504-02-018
Date: July 13, 2009
Exhibit A, Page 1 of 5 Pages
GF No. 14766-09-00373

Being a 0.086 acre tract of land situated in the T. White Survey, Abstract No. 1636, City of Fort Worth, Tarrant County, Texas, said 0.086 acre tract of land being a portion of the east remainder of a tract of land described as Tract No. 2 deeded by Charlie Hillard to Charlie Hillard, Inc. by Deed dated December 7, 1978 and recorded in Volume 5566, Page 188 of the Deed Records of Tarrant County, Texas, said 0.086 acre tract of land also being a portion of the existing right-of-way of West Rosedale Street (a variable width right-of-way), said 0.086 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "Brittain & Crawford" found for the east corner of said 2.747 acre tract of land, said 1/2 inch iron rod with cap stamped "Brittain & Crawford" being the intersection of the existing southeast right-of-way line of State Highway 121 with the southwesterly right-of-way line of Rogers Road (a variable width right-of-way), 1/2 inch iron rod with cap stamped "Brittain & Crawford" also being in the northwest line of a tract of land deeded to Union Pacific Railroad Company as recorded in Volume K, Page 582 of said Deed Records of Tarrant County, Texas, said 1/2 inch iron rod with cap stamped "Brittain & Crawford" also being the beginning of a curve to the right having a radius of 5689.65 feet, a central angle of 04 degrees 26 minutes 20 seconds and whose radius bears a radial bearing of North 32 degrees 00 minutes 30 seconds West, said 1/2 inch iron rod with cap stamped "Brittain & Crawford" having grid coordinates of N=6,950,839.13 and E=2,318,339.56, said 1/2 inch iron rod being 139.09 feet left of and at right angles to centerline station 393+21.91 of the proposed centerline of State Highway 121;

- (1) **THENCE** with said curve to the right, with a southeast line of said 2.747 acre tract of land, with the northwest line of said Union Pacific Railroad Company tract of land, and with the existing southeast right-of-way line of said State Highway 121, passing at an arc length of 278.76 feet a R.O.W. Marker set for corner in the north right-of way line of West Rosedale Street (a variable width right-of-way), said R.O.W. Marker being 140.57 feet left of and at right angles to centerline station 395+94.03 of the proposed centerline of State Highway 121 , in all, an arc length of 440.79 feet to a point for corner in the right-of way of said West Rosedale Street, said point being the beginning of a Control of Access Line, said point being 141.24 feet left of and at right angles to centerline station 397+52.17 of the proposed centerline of State Highway 121;
- (2) **THENCE** North 58 degrees 37 minutes 43 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 364.31 feet to a R.O.W. Marker set for corner;
- (3) **THENCE** North 62 degrees 26 minutes 33 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 66.34 feet to a R.O.W. Marker set for corner;

Tract 09-10 Pt5
ROW CSJ: 0504-02-018
Date: July 13, 2009
Exhibit A, Page 2 of 5 Pages
GF No. 14766-09-00373

- (4) **THENCE** North 58 degrees 09 minutes 51 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 4.21 feet to a R.O.W. Marker set for corner;
- (5) **THENCE** North 31 degrees 49 minutes 06 seconds West, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 1.42 feet to a R.O.W. Marker set for corner;
- (6) **THENCE** North 58 degrees 10 minutes 54 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 5.66 feet to a R.O.W. Marker set for corner in the northeasterly line of said Tract No. 2, said R.O.W. Marker being in the southwesterly right-of-way line of said Rogers Road;
- (7) **THENCE** South 32 degrees 20 minutes 48 seconds East, with the northeasterly line of said Tract No. 2 and with the southwesterly right-of-way line of said Rogers Road, a distance of 9.25 feet the **POINT OF BEGINNING**, and containing 3,752 square feet or 0.086 acres of land, more or less.

Tract 09-10 Pt5
ROW CSJ: 0504-02-018
Date: July 13, 2009
Exhibit A, Page 3 of 5 Pages
GF No. 14766-09-00373

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) All bearings are referenced to the project control for State Highway 121. All bearings and distances are surface.
- (3) All coordinates are grid coordinates, based on the Texas Coordinate System, NAD-83, North Central Zone, utilizing a TxDoT Surface Factor of 1.00012 for this project.
- (4) Right-of-Way Markers are 5/8 inch iron rods with blue caps stamped "Gorrondonga & Assoc Inc Fort Worth Texas", unless otherwise noted.
- (5) Access is prohibited across the "Control of Access Line" to the transportation facility from the adjacent property.

I HEREBY CERTIFY TO THE NORTH TEXAS TOLLWAY AUTHORITY THAT THIS SURVEY PREPARED BY ME WAS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE INFORMATION, COURSES, AND DISTANCES SHOWN THEREON ARE CORRECT AND THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.

SURVEYED ON THE GROUND April 25, 2005

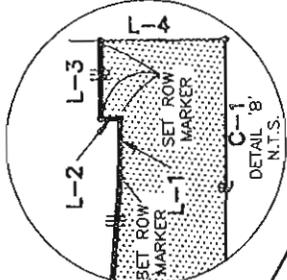

Richard Kennedy
Registered Professional Land Surveyor No. 5527
Date: July 13, 2009



Tract 09-10 Pt5
ROW CSJ: 0504-02-018
Date: July 13, 2009
Exhibit A, Page 4 of 5 Pages
GF No. 14766-09-00373

- A. Storm Sewer Easement from The Texas and Pacific Railway Company to George J. Melina filed February 21, 1955, recorded in Volume 2828, Page 334, Tarrant County, Texas, may affect the subject tract.
- B. Easement reserved to The Texas and Pacific Railway Company in deed to Charlie Hillard filed December 10, 1973, recorded in Volume 5566, Page 185, Tarrant County, Texas, does not affect the subject tract.
- C. Unrecorded easement from Texas and Pacific Railway Company No. TC-18724 to Southwestern Bell Telephone Company, notice of which is given in Warranty Deed recorded in Volume 5566, Page 188, Tarrant County, Texas, may affect the subject tract.
- D. Unrecorded easement from Texas and Pacific Railway Company No. TC-21044 to Texas Electric Service Company, notice of which is given in Warranty Deed recorded in Volume 5566, Page 188, Tarrant County, Texas, may affect the subject tract.
- E. Underground Easement and right of Way executed by Charlie Hillard, Inc. to Texas Electric Service Company, filed June 21, 1974, recorded in Clerk's No. 524932, Tarrant County, Texas, does not affect the subject tract.
- F. Easement retained in deed executed by Charlie Hillard, Inc. to State of Texas, filed October 26, 1976, recorded in Volume 6114, Page 38, Tarrant County, Texas, does not affect the subject tract.
- G. Easement awarded to AT&T Corp. and AT&T Communications – East, Inc. in Supplemental Final Order and Judgment entered September 17, 2007, a certified copy of which is filed November 2, 2007, recorded in Clerk's No. D207393330, Tarrant County, Texas, may affect the subject tract.

CURVE TABLE			
CURVE	RADIUS	DELTA	ARC
C-1	5689.65'	04°26'20"	440.79'



395+00
PROPOSED CENTERLINE
SH 121

EAST REMAINDER OF
TRACT NO. 2
CHARLIE HILLARD, INC.
VOLUME 5566, PAGE 188
D.R.T.C.T.

UNDERGROUND
ELECTRIC
EASEMENT
C.C.F. NO. #524932
D.R.T.C.T.

PROPOSED
RIGHT-OF-WAY
"C OF A"

N 62°26'33"E
66.34'

N 58°37'43"E
364.31'

141.24' LT.
397+52.17

FND ROW MARKER
140.57' LT. 395+94.03

EXISTING
RIGHT-OF-WAY
SH 121

SEE
DETAIL 'B'

RADIAL BEARING
N 32°00'30"W

UNION PACIFIC
RAILROAD COMPANY
VOLUME K, PAGE 582
D.R.T.C.T.

P.O.B.

FND 1/2" IR
W/CAP STAMPED
"BRITTAIN & CRAWFORD"
N=6,950.839.13
E=2,318.339.56
L=39.09 LT.
393+21.91

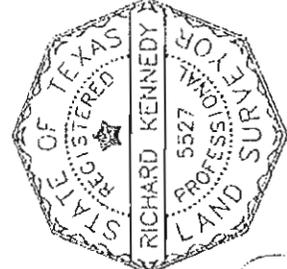
WEST ROSEDALE STREET
(A VARIABLE WIDTH RIGHT-OF-WAY)

T. WHITE SURVEY
ABSTRACT NO. 1636

UNION PACIFIC RAILROAD

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 58°09'51"E	4.21
L-2	N 31°49'06"W	1.42
L-3	N 58°10'54"E	5.66
L-4	S 32°20'48"E	9.25

LEGEND
 PROPOSED ROW LINE
 PROPERTY LINE
 SURVEY LINE
 EXIST. EASEMENT LINE
 CNTL. OF ACCESS LINE
 ("C OF A")
 RECONSTRUCTED CORNER
 SURVEYED ON THE GROUND AUGUST 15, 2002



RICHARD KENNEDY, RPLS No. 5527

NOTES:
 (1) A LEGAL DESCRIPTION OF EVEN SURVEY DATE
 HEREWITH ACCOMPANIES THIS PLAT.
 (2) BEARINGS ARE REFERENCED TO THE PROJECT
 CONTROL FOR STATE HIGHWAY 121. BEARINGS
 AND DISTANCES SHOWN ARE SURFACE.

GF No. 14766-09-00373

UNION PACIFIC RAILROAD
 SOUTHWEST PARKWAY (SH121T)
 MUTUAL ACCESS AGREEMENT

TRACT 09-10 PT5 AREA: 0.086 AC.

OWNER: THE STATE OF TEXAS

JULY 13, 2009 SCALE: 1" = 60'

PAGE 5 OF 5 PAGES

RICHARD KENNEDY & ASSOCIATES, INC. • #707 BRENTWOOD STAIR ROAD, SUITE 50 FORT WORTH, TX • PH. 817/496-1424 FAX 817/496-1788

Tract 09-10 Pt6
ROW CSJ: 0504-02-018
Date: August 13, 2009
Exhibit A, Page 1 of 6 Pages

Being a 0.775 acre tract of land situated in the T. White Survey, Abstract No. 1636 and the W. B. Conner Survey, Abstract No. 288, City of Fort Worth, Tarrant County, Texas, said 0.775 acre tract of land being all of two tracts of land described as Tract No. 1 and Tract No. 2 deeded to Howell Instruments, Inc. as recorded in Volume 8673, Page 2273 of the Deed Records of Tarrant County, Texas, said 0.775 acre tract of land also being a portion of Lots A and B, Block 1 of the Howco Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-110, Page 96 of the Plat Records of Tarrant County, Texas and deeded to Howell Instruments, Inc. as recorded in Volume 2943, Page 472 and Volume 4333, Page 401 of said Deed Records of Tarrant County, Texas, said 0.775 acre tract of land also being a portion of Lot 1-A, Block 1 of Brooklyn Heights, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-64, Page 44 of said Plat Records of Tarrant County, Texas and deeded to Howell Instruments, Inc. as recorded in Volume 7231, Page 535 of said Deed Records of Tarrant County, Texas, said 0.775 acre tract of land also being a portion of the west remainder of a tract of land described as Tract No. 2 deeded by Charlie Hillard to Charlie Hillard, Inc. by Deed dated December 7, 1978 and recorded in Volume 5566, Page 188 of the Deed Records of Tarrant County, Texas, said 0.775 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at R.O.W. Marker found for the south corner of said Lot A and the most northerly west corner of said Tract No. 1, said R.O.W. Marker being in the existing southeast right-of-way line of State Highway 121, said R.O.W. Marker having grid coordinates of N=6,950,005.51 and E=2,316,343.13;

- (1) **THENCE** North 00 degrees 26 minutes 15 seconds East, with the southwest line of said Lot A and with the existing southeast right-of-way line of State Highway 121, a distance of 34.20 feet a R.O.W. Marker set for corner in the proposed southeast right-of-way line of said State Highway 121 and being the beginning of a Control of Access Line, said R.O.W. Marker being 142.87 feet left of and at right angles to centerline station 414+42.36 of the proposed centerline station of State Highway 121;
- (2) **THENCE** North 67 degrees 03 minutes 36 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 90.14 feet to a R.O.W. Marker set for corner;
- (3) **THENCE** North 75 degrees 53 minutes 38 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 100.12 feet to a R.O.W. Marker set for corner;
- (4) **THENCE** North 84 degrees 18 minutes 02 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 104.61 feet to a R.O.W. Marker set for corner;

Tract 09-10 Pt6
ROW CSJ: 0504-02-018
Date: August 13, 2009
Exhibit A, Page 2 of 6 Pages

- (5) **THENCE** North 72 degrees 17 minutes 00 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 4.24 feet to a R.O.W. Marker set for corner;
- (6) **THENCE** North 72 degrees 24 minutes 49 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 15.05 feet to a R.O.W. Marker set for corner;
- (7) **THENCE** North 72 degrees 30 minutes 41 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 15.04 feet to a R.O.W. marker set for corner;
- (8) **THENCE** North 72 degrees 34 minutes 35 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 15.02 feet to a R.O.W. Marker set for corner;
- (9) **THENCE** North 72 degrees 36 minutes 32 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 15.01 feet to a R.O.W. Marker set for corner;
- (10) **THENCE** North 72 degrees 36 minutes 52 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 208.80 feet to a R.O.W. Marker set for the beginning of a non-tangent curve to the left having a radius of 4009.99 feet, a central angle of 03 degrees 15 minutes 33 seconds and whose radius bears a radial bearing of North 16 degrees 06 minutes 22 seconds West;
- (11) **THENCE** with said non-tangent curve to the left, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, an arc length of 228.11 feet to a R.O.W. Marker set for the beginning of a compound curve to the left having a radius of 3247.17 feet, a central angle of 01 degrees 49 minutes 29 seconds and whose radius bears a radial bearing of North 18 degrees 57 minutes 00 seconds West;
- (12) **THENCE** with said compound curve to the left, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, an arc length of 103.41 feet to a R.O.W. Marker set for corner;

- (13) **THENCE** North 68 degrees 43 minutes 52 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 69.14 feet to a R.O.W. Marker set for corner in the existing southeast right-of-way line of said State Highway 121, said R.O.W. Marker being in the southeast line of said Tract No. 2, said R.O.W. Marker also being in the northwest right-of-way line of the Union Pacific Railroad, said R.O.W. Marker also being the end of said Control of Access Line said R.O.W. Marker being 138.04 feet left of and at right angles to centerline station 404+87.02 of the proposed centerline station of State Highway 121;
- (14) **THENCE** South 67 degrees 14 minutes 47 seconds West, with said existing southeast right-of-way line of said State Highway 121, with the southeast line of said Tract No. 2 and with the northwest right-of-way line of said Union Pacific Railroad, a distance of 276.45 feet to a R.O.W. Marker set for the southeast corner of said Tract No. 1, said R.O.W. Marker being the southwest corner of said Tract No. 2;
- (15) **THENCE** South 67 degrees 33 minutes 17 seconds West, with the southeast line of said Tract No. 1, with the existing southeast right-of-way line of said State Highway 121, and with the north line of said Union Pacific Railroad tract of land, a distance of 86.46 feet to a R.O.W. Marker set for corner in the south line of said Lot B, said R.O.W. Marker being in the northwest line of said Lot B;
- (16) **THENCE** South 67 degrees 36 minutes 20 seconds West, with the southeast line of said Lot A, with the existing southeast right-of-way line of said State Highway 121 and with the north line of said Union Pacific Railroad tract of land, a distance of 305.89 feet to a R.O.W. Marker found for corner in the south line of said Lot A, said R.O.W. Marker being the east corner of said Tract No. 2;
- (17) **THENCE** South 74 degrees 05 minutes 32 seconds West, with the southeast line of said Lot A, with the existing southeast right-of-way line of said State Highway 121 and with the north line of said Union Pacific Railroad tract of land, a distance of 305.72 feet to a R.O.W. Marker found for corner;
- (18) **THENCE** North 26 degrees 34 minutes 46 seconds West, with the west line of said Tract No. 2, with the existing southeast right-of-way line of said State Highway 121 and with the north line of said Union Pacific Railroad tract of land, a distance of 27.64 feet to the **POINT OF BEGINNING**, and containing 33,778 square feet or 0.775 acres of land, more or less.

Tract 09-10 Pt6
ROW CSJ: 0504-02-018
Date: August 13, 2009
Exhibit A, Page 4 of 6 Pages

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) All bearings are referenced to the project control for State Highway 121. All bearings and distances are surface.
- (3) All coordinates are grid coordinates, based on the Texas Coordinate System, NAD-83, North Central Zone, utilizing a TxDOT Surface Factor of 1.00012 for this project.
- (4) Right-of-Way Markers are 5/8 inch iron rods with blue caps stamped "Gorronдона & Assoc Inc Fort Worth Texas", unless otherwise noted.
- (5) Access is prohibited across the "Control of Access Line" to the transportation facility from the adjacent property.

I HEREBY CERTIFY TO THE NORTH TEXAS TOLLWAY AUTHORITY THAT THIS SURVEY PREPARED BY ME WAS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE INFORMATION, COURSES, AND DISTANCES SHOWN THEREON ARE CORRECT AND THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.

SURVEYED ON THE GROUND NOVEMBER 2, 1999


Richard Kennedy
Registered Professional Land Surveyor No. 5527



RUTLEDGE STREET

CURVE	RADIUS	DELTA	ARC
C-1	4009.99'	03°15'33"	228.11'
C-2	3247.17'	01°49'29"	103.41'

BLOCK 1
LOT 1-A
BROOKLYN HEIGHTS
 VOLUME 388-64, PAGE 44
 P.R.T.C.T.

RUTLEDGE STREET

LOT A
HOWCO ADDITION
 VOLUME 388-110, PAGE 96
 P.R.T.C.T.

W. B. CONNER SURVEY
ABSTRACT NO. 288
 N 75°53'38"E 100.12'

SET 5/8" IR
 W/CAP STAMPED
 "GORRONDONA"
 UNION PACIFIC
 RAILROAD COMPANY
 VOLUME 13215, PAGE 130
 D.I.R.T.C.T.

SET ROW
 MARKER
 142.87' LT.
 4144-42.36

P.O.B.
 SET 5/8" BLUE CAP
 N=6,950,005.51
 E=2,316,343.13

- LEGEND**
- PROPOSED ROW LINE
 - PROPERTY LINE
 - SURVEY LINE
 - EXIST. EASEMENT LINE
 - CNTL. OF ACCESS LINE ("C OF A")
 - RECONSTRUCTED CORNER
 - ROC

SURVEYED ON THE GROUND AUGUST 15, 2002

RICHARD KENNEDY, RPLS No. 5527



PAGE 5 OF 6 PAGES

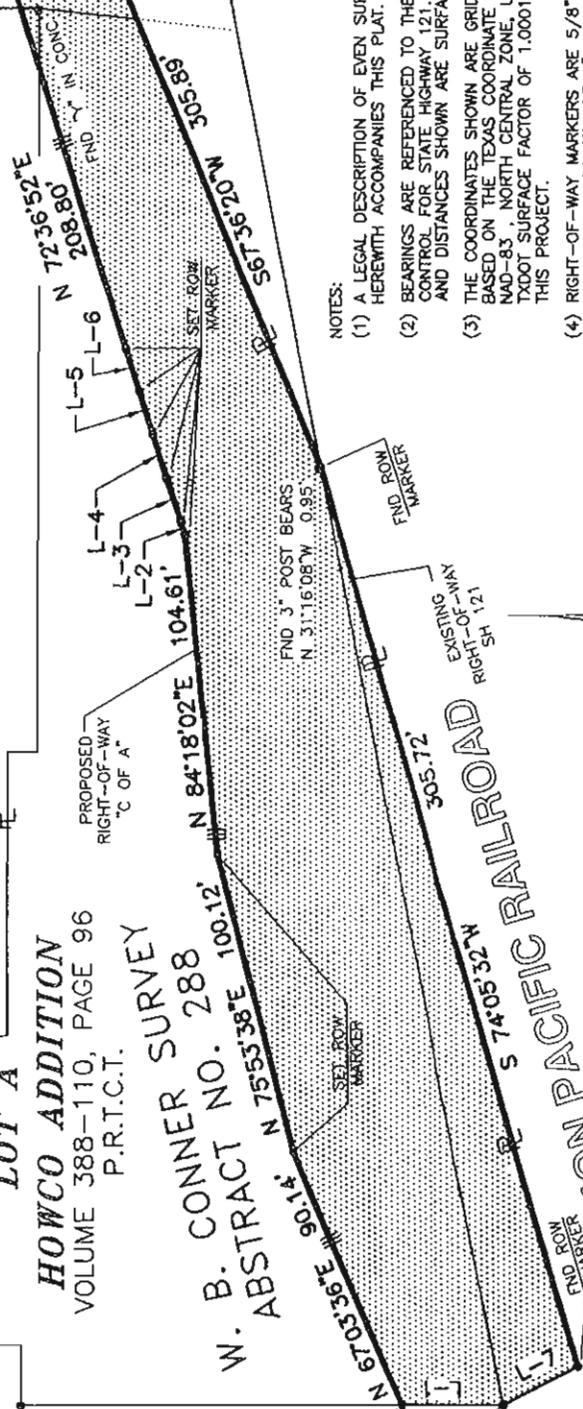
GORRONDONA & ASSOCIATES, INC. • 6707 BRENTWOOD STAIR ROAD, SUITE 50 FORT WORTH, TX • PH. 817/496-1424 FAX 817/496-1768

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 00°26'15"E	34.20'
L-2	N 72°17'00"E	4.24'
L-3	N 72°24'49"E	15.05'
L-4	N 72°30'41"E	15.04'
L-5	N 72°34'35"E	15.02'
L-6	N 72°36'32"E	15.01'
L-7	N 26°34'46"W	27.64'

T. WHITE SURVEY
ABSTRACT NO. 1636

MATCH LINE "A"



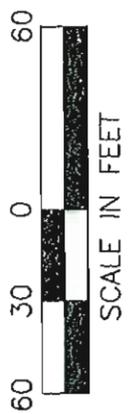
- NOTES:**
- (1) A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.
 - (2) BEARINGS ARE REFERENCED TO THE PROJECT CONTROL FOR STATE HIGHWAY 121. BEARINGS AND DISTANCES SHOWN ARE SURFACE.
 - (3) THE COORDINATES SHOWN ARE GRID COORDINATES, BASED ON THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE, UTILIZING A TXDOT SURFACE FACTOR OF 1.00012 FOR THIS PROJECT.
 - (4) RIGHT-OF-WAY MARKERS ARE 5/8" IRON RODS WITH BLUE CAPS STAMPED "GORRONDONA & ASSOC INC FORT WORTH TEXAS", UNLESS NOTED OTHERWISE.
 - (5) ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY.

NORTH TEXAS TOLLWAY AUTHORITY
SOUTHWEST PARKWAY (SH121T)
RIGHT-OF-WAY PLAT

TRACT 09-10 PT6 AREA: 0.775 AC.

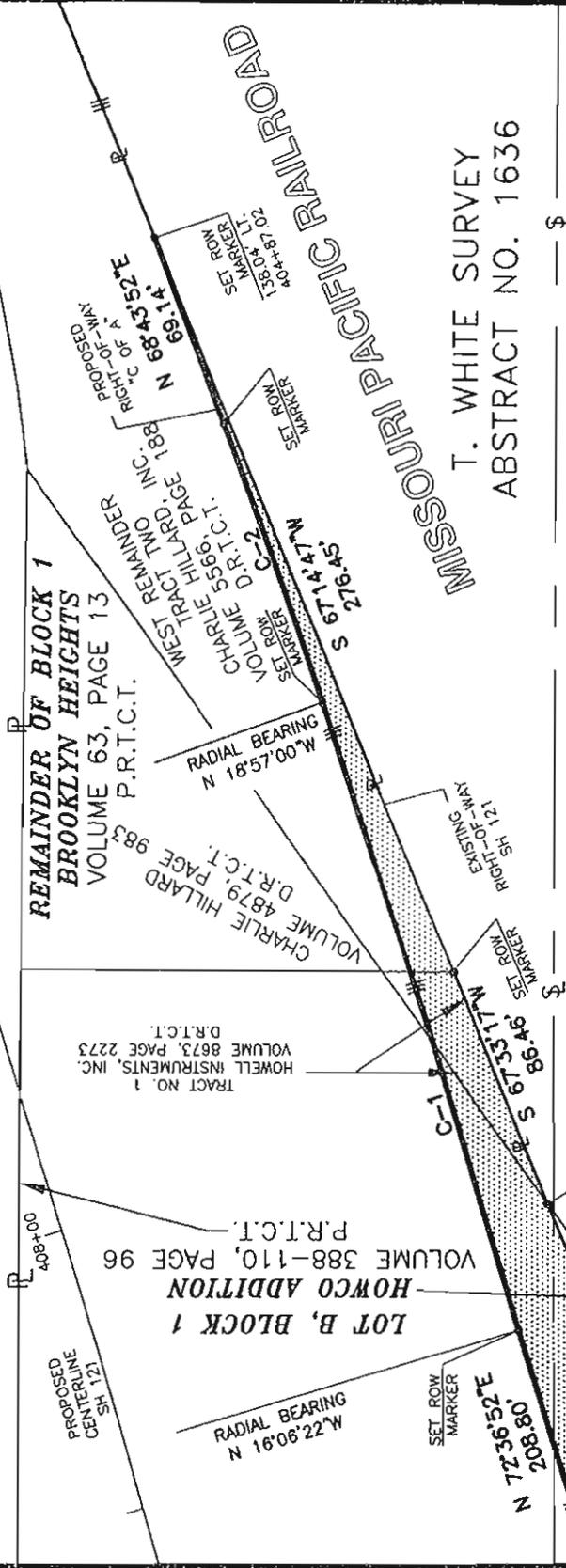
OWNER: THE STATE OF TEXAS

AUGUST 13, 2009 SCALE: 1" = 60'



SCALE IN FEET

MATCH LINE "A"



LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 00°26'15"E	34.20'
L-2	N 72°17'00"E	4.24'
L-3	N 72°24'49"E	15.05'
L-4	N 72°30'41"E	15.04'
L-5	N 72°34'35"E	15.02'
L-6	N 72°36'32"E	15.01'
L-7	N 26°34'46"W	27.64'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC
C-1	4009.99'	03°15'33"	228.11'
C-2	3247.17'	01°49'29"	103.41'

W. B. CONNER SURVEY
ABSTRACT NO. 288

NOTES:
(1) A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREMITH ACCOMPANIES THIS PLAT.
(2) BEARINGS ARE REFERENCED TO THE PROJECT CONTROL FOR STATE HIGHWAY 121. BEARINGS AND DISTANCES SHOWN ARE SURFACE.
(3) THE COORDINATES SHOWN ARE GRID COORDINATES, BASED ON THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE, UTILIZING A TXDOT SURFACE FACTOR OF 1.00012 FOR THIS PROJECT
(4) RIGHT-OF-WAY MARKERS ARE 5/8" IRON RODS WITH BLUE CAPS STAMPED "GORRONDONA & ASSOC INC FORT WORTH TEXAS", UNLESS NOTED OTHERWISE.
(5) ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY.

LEGEND

PROPOSED R.O.W. LINE

PROPERTY LINE

SURVEY LINE

EXIST. EASEMENT LINE

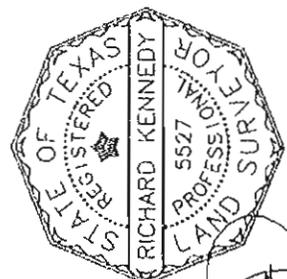
CNTL. OF ACCESS LINE

PARCEL NUMBER (C OF A)

RECONSTRUCTED CORNER

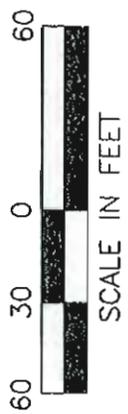
RCC

SURVEYED ON THE GROUND AUGUST 15, 2002



RICHARD KENNEDY, RPLS No. 5527

GORRONDONA & ASSOCIATES, INC. • 6707 BRENTWOOD STAIR ROAD, SUITE 50 FORT WORTH, TX. • PH. 817/496-1424 FAX 817/496-1768



NORTH TEXAS TOLLWAY AUTHORITY

SOUTHWEST PARKWAY (SH121)
RIGHT-OF-WAY PLAT

TRACT 09-10 PT6 AREA: 0.775 AC.

OWNER: THE STATE OF TEXAS

AUGUST 13, 2009 SCALE: 1" = 60'

PAGE 6 OF 6 PAGES

Tract 09-10 Pt8
ROW CSJ: 0504-02-018
Date: July 13, 2009
Exhibit A, Page 1 of 5 Pages
GF No. 14766-09-003736

Being a 0.379 acre tract of land situated in the W.B. Conner Survey, Abstract No. 288, City of Fort Worth, Tarrant County, Texas, said 0.379 acre tract of land being a portion of Lot 1-R, Block 2-R of Factory Place Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-167, Page 59 of the Plat Records of Tarrant County, Texas, said Lot 1-R being deeded by Marcia Lee Anglin Cato, Independent Executrix to Marcia Lee Anglin Cato by Deed dated May 13, 1997 and recorded in Volume 12766, Page 549 of the Deed Records of Tarrant County, Texas, and being a portion of Lot 1, Block 2-R of Factory Place Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-42, Page 42 of said Plat Records of Tarrant County, Texas, said Lot 1 being deeded to Ada M. Carr as recorded in Volume 16704, Page 110 of said Deed Records of Tarrant County, Texas, said 0.379 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with blue cap set for the south corner of said Lot 1-R, said 5/8 inch iron rod with blue cap being in the existing south right-of-way line of State Highway 121, said 5/8 inch iron rod with blue cap also being in the northwest line of a tract of land deeded to Union Pacific Railroad Company as recorded in Volume 13215, Page 130 of said Deed Records of Tarrant County, Texas, said 5/8 inch iron rod with blue cap having grid coordinates of N=6,948,825.21 and E=2,314,106.19, said R.O.W. Marker being 166.93 feet left of and at right angles to centerline station 440+48.53 of the proposed centerline of State Highway 121;

- (1) **THENCE** North 34 degrees 37 minutes 43 seconds West, with the southwest line of said Lot 1-R, with the north line of said Union Pacific Railroad Company tract of land and with the existing southeast right-of-way line of said State Highway 121, a distance of 45.08 feet to a R.O.W. Marker set for corner in the proposed right-of-way line of said State Highway 121, said R.O.W. Marker being the beginning of a Control of Access Line, said R.O.W. Marker being 121.86 feet left of and at right angles to centerline station 440+49.67 of the proposed centerline of State Highway 121;
- (2) **THENCE** North 58 degrees 46 minutes 17 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 353.26 feet to a R.O.W. Marker set for corner in the northeast line of said Lot 1-R and the southwest line of said Lot 1;

Tract 09-10 Pt8
ROW CSJ: 0504-02-018
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Exhibit A, Page 2 of 5 Pages
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- (3) **THENCE** South 65 degrees 02 minutes 46 seconds East, with the proposed southeast right-of-way line of said State Highway 121 and with said Control of Access Line, a distance of 54.16 feet to a R.O.W. Marker set for the most easterly south corner of said Lot 1, said R.O.W. Marker being the intersection of the proposed southeast right-of-way line of said State Highway 121 with the existing southeast right-of-way line of said State Highway 121, said R.O.W. Marker also being in the northwest line of said Union Pacific Railroad Company tract of land, said R.O.W. Marker being the end of said Control of Access line;
- (4) **THENCE** South 58 degrees 46 minutes 17 seconds West, with the existing southeast right-of-way line of said State Highway 121, with the southeast line of said Lot 1 and with the northwest line of said Union Pacific Railroad Company tract of land, passing at a distance of 28.05 feet a 1/2 inch iron rod found for the south corner of said Lot 1, said 1/2 inch iron rod being the east corner of said Lot 1-R, in all, a distance of 380.73 feet to the **POINT OF BEGINNING**, and containing 16,515 square feet or 0.379 acres of land, more or less.

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) All bearings are referenced to the project control for State Highway 121. All bearings and distances are surface.
- (3) All coordinates are grid coordinates, based on the Texas Coordinate System, NAD-83, North Central Zone, utilizing a TxDot Surface Factor of 1.00012 for this project.
- (4) Right-of-Way Markers are 5/8 inch iron rods with blue caps stamped "Gorrrondona & Assoc Inc Fort Worth Texas", unless otherwise noted.
- (5) Access is prohibited across the "Control of Access Line" to the transportation facility from the adjacent property.

Tract 09-10 Pt8
ROW CSJ: 0504-02-018
Date: July 13, 2009
Exhibit A, Page 3 of 5 Pages
GF No. 14766-09-003736

I HEREBY CERTIFY TO THE NORTH TEXAS TOLLWAY AUTHORITY THAT THIS SURVEY PREPARED BY ME WAS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE INFORMATION, COURSES, AND DISTANCES SHOWN THEREON ARE CORRECT AND THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.

SURVEYED ON THE GROUND April 25, 2005

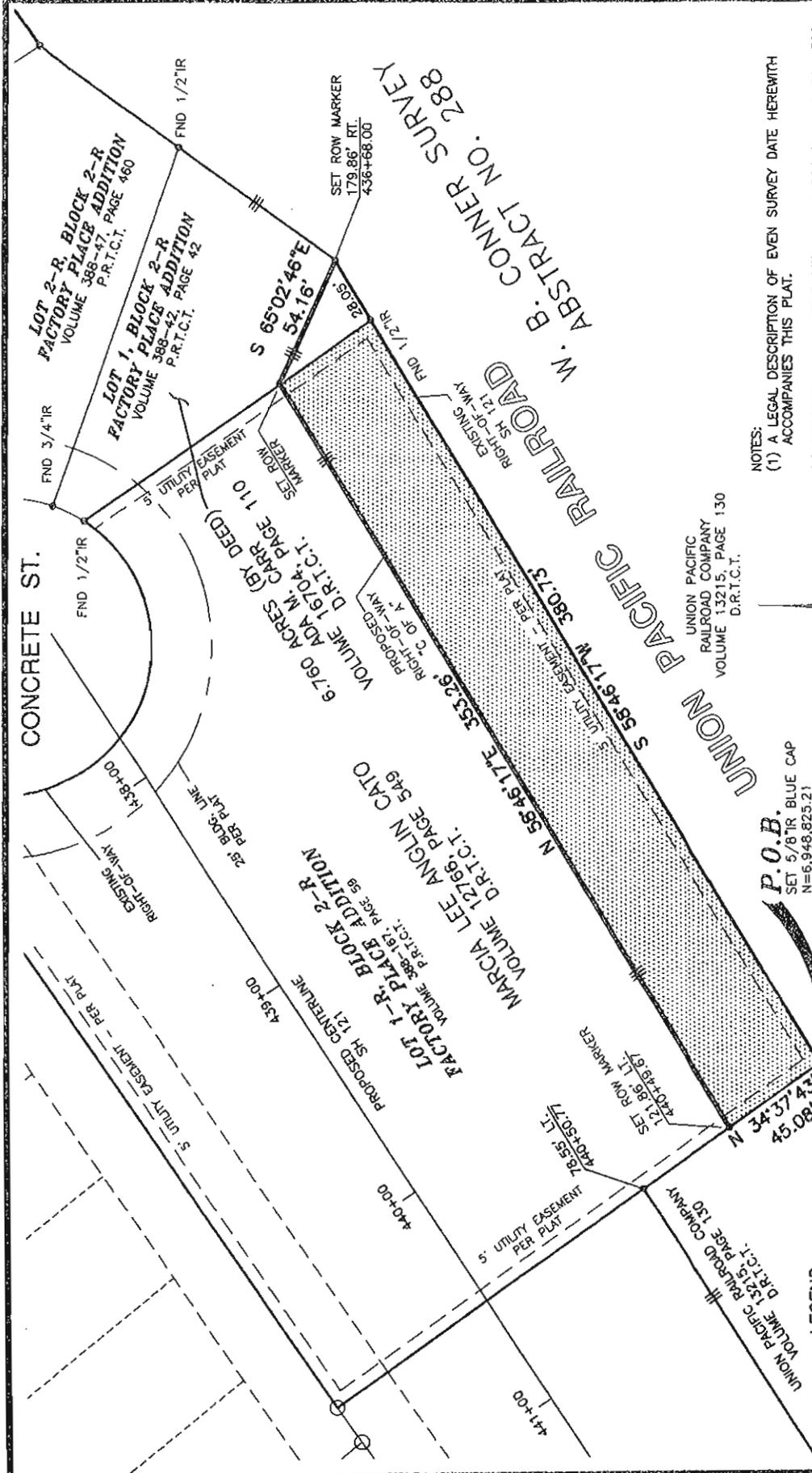
R K

Richard Kennedy
Registered Professional Land Surveyor No. 5527
Date: July 13, 2009



Tract 09-10 Pt8
ROW CSJ: 0504-02-018
Date: July 13, 2009
Exhibit A, Page 4 of 5 Pages
GF No. 14766-09-003736

- A. 5-foot Utility Easement along the south property line, as shown on the map/plat recorded in Volume 388-42, Page 42, Map/Plat Records, Tarrant County, Texas, does affect the subject tract.
- B. 5-foot Utility Easement along the southeast, northeast, and southwest property lines, as shown on the map/plat recorded in Volume 388-167, Page 59, Map/Plat Records, Tarrant County, Texas, does affect the subject tract.
- B. Drainage Easement from J. Garrell Adams Properties, Inc. to the City of Fort Worth, recorded in Volume 5237, Page 116, Tarrant County, Texas, does not affect the subject tract.
- D. Telecommunications Easement and Right of Way granted to AT&T Corp. and AT&T Communications-East, Inc. by Supplemental Final Order and Judgment recorded in Clerk's File No. D207393330, Tarrant County, Texas, may affect the subject tract.



RICHARD KENNEDY, RPLS No. 5527

STATE OF TEXAS
REGISTERED
LAND SURVEYOR
5527
RICHARD KENNEDY

RICHARD KENNEDY, RPLS No. 5527
CORRONDONA & ASSOCIATES, INC. 6707 BRENTWOOD STAIR ROAD, SUITE 50 FORT WORTH, TX 76116-1424 FAX 817/496-1768

GF No. 14766-09-003736	
UNION PACIFIC RAILROAD	
SOUTHWEST PARKWAY (SH121T) RIGHT-OF-WAY PLAT	
TRACT 09-10 PT8	AREA: 0.375 AC.
OWNERS: MARCIA LEE ANGLIN CATO & ADA M. CARR	
JULY 13, 2009	SCALE: 1" = 60'

Tract No. 09-13AC
ROW CSJ: 0504-02-018
Date: May 19, 2009
Exhibit B Page 1 of 3 Pages

Being a description of a proposed "permitted access line" to State Highway 121 situated in the T. White Survey, Abstract No. 1636, City of Fort Worth, Tarrant County, Texas, and being an existing Access Denial Line (ADL) delineating a "denial of access" along the proposed southerly right-of-way line of State Highway 121 and being a common boundary line between a tract of land deeded to the Union Pacific Railroad Company as recorded in Volume 13215, Page 130 of the Deed Records of Tarrant County, Texas, proposed "permitted access line" being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found in the existing southerly right-of-way line of said State Highway 121, said 1/2 inch iron rod being in the south right-of-way line of West Rosedale Street (a variable width right-of-way), said 1/2 inch iron rod also being in the northerly right-of-way line of the Union Pacific Railroad, from which a TxDOT Monument found for the intersection of the south right-of-way line of said West Rosedale Street with the south right-of-way line of West Vickery Boulevard (a variable width right-of-way) bears South 87 degrees 46 minutes 47 seconds West, a distance of 255.74 feet; **THENCE** South 67 degrees 14 minutes 47 seconds West, with the existing southerly right-of-way line of State Highway 121 and with the northerly right-of-way line of said Union Pacific Railroad, a distance of 143.15 feet to the **POINT OF BEGINNING**, said point having grid coordinates of N=6,950,483.18 and E=2,317,653.68, said point being 132.94 feet left of and at right angles to centerline station 400+77.35 of the proposed centerline of State Highway 121;

- (1) **THENCE** South 67 degrees 14 minutes 47 seconds West, with the existing southerly right-of-way line of said State Highway 121 and with the northerly line of said Union Pacific Railroad, a distance of 90.07 feet to a point for the end of said "permitted access line", said point being 131.51 feet left of and at right angles to centerline station 401+65.38 of the proposed centerline of State Highway 121, from which a R.O.W. Marker found for the intersection of the existing right-of-way line of said State Highway 121 and with the proposed right-of-way line of said State Highway 121 bears South 67 degrees 14 minutes 47 seconds West, a distance of 605.67 feet.

Tract No. 09-13AC
ROW CSJ: 0504-02-018
Date: May 19, 2009
Exhibit B Page 2 of 3 Pages

Notes:

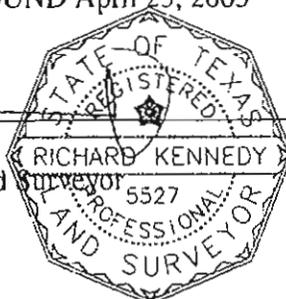
- (1) A plat of even survey date herewith accompanies this legal description.
- (2) All bearings are referenced to the project control for State Highway 121. All bearings and distances are surface.
- (3) All coordinates are grid coordinates, based on the Texas Coordinate System, NAD-83, North Central Zone, utilizing a TxDOT Surface Factor of 1.00012 for this project.
- (4) Right-of-Way Markers are 5/8 inch iron rods with blue caps stamped "Gorronдона & Assoc Inc Fort Worth Texas", unless otherwise noted.
- (5) Access is prohibited across the "Control of Access Line" to the transportation facility from the adjacent property.

I HEREBY CERTIFY TO THE NORTH TEXAS TOLLWAY AUTHORITY THAT THIS SURVEY PREPARED BY ME WAS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE INFORMATION, COURSES, AND DISTANCES SHOWN THEREON ARE CORRECT AND THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.

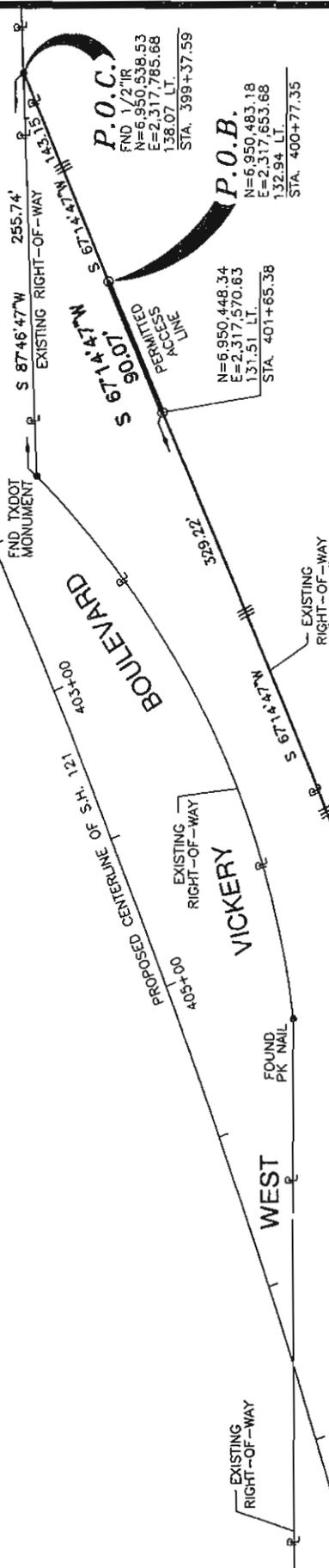
SURVEYED ON THE GROUND April 25, 2005



Richard Kennedy
Registered Professional Land
No. 5527



WEST ROSEDALE STREET
(A VARIABLE WIDTH RIGHT-OF-WAY)



P.O.C.
 FND 1/2 IR
 N=6,950,538.53
 E=2,317,785.68
 138.07 LT.
 STA. 399+37.59

P.O.B.
 N=6,950,483.18
 E=2,317,653.68
 132.94 LT.
 STA. 400+77.35

N=6,950,448.34
 E=2,317,570.63
 131.51 LT.
 STA. 401+65.38

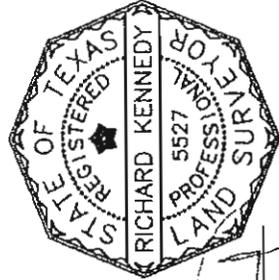
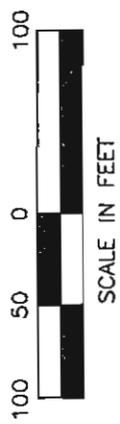
UNION PACIFIC
 RAILROAD COMPANY
 VOLUME 13013, PAGE 130
 D.R.T.C.T.

UNION PACIFIC RAILROAD

NOTES:

- (1) A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.
- (2) BEARINGS ARE REFERENCED TO THE PROJECT CONTROL FOR STATE HIGHWAY 121. BEARINGS AND DISTANCES SHOWN ARE SURFACE.
- (3) THE COORDINATES SHOWN ARE GRID COORDINATES, BASED ON THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE, UTILIZING A TXDOT SURFACE FACTOR OF 1.00012 FOR THIS PROJECT
- (4) RIGHT-OF-WAY MARKERS ARE 5/8" IRON RODS WITH BLUE CAPS STAMPED "GORRONDONA & ASSOC INC FORT WORTH TEXAS", UNLESS NOTED OTHERWISE.
- (5) ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY.

T. WHITE SURVEY
 ABSTRACT NO. 1636
 W. B. CONNER SURVEY
 ABSTRACT NO. 288



LEGEND

- PROPOSED R.O.W. LINE
 - PROPERTY LINE
 - SURVEY LINE
 - EXIST. EASEMENT LINE
 - CTRL. OF ACCESS LINE ("C OF A")
 - RECONSTRUCTED CORNER
 - RCC
- SURVEYED ON THE GROUND APRIL 25, 2005

RICHARD KENNEDY, RPLS No. 5527

NORTH TEXAS TOLLWAY AUTHORITY	
STATE HIGHWAY 121	
RIGHT-OF-WAY PLAT	
TRACT NO. 09-13AC	CONTROL OF ACCESS
OWNER: CHARLIE HILLARD, INC.	
MAY 19, 2009	SCALE: 1" = 100'