

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

Page 1 of 2

VARIOUS Districts

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

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

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

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

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

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

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

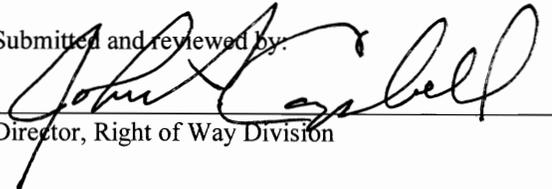
Page 2 of 2

VARIOUS Districts

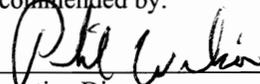
CONTROLLED ACCESS

<u>COUNTY</u>	<u>HIGHWAY</u>	<u>EXHIBIT</u>	<u>ROW CSJ NO.</u>	<u>PARCEL</u>
Bell	IH 35	F	0015-04-083	24
Bell	IH 35	E	0015-07-078	8
Denton	IH 35E	B	0196-02-115	162
Harris	IH 610	A	0271-14-225	313
McLennan	IH 35	H	0015-02-058	25, 25E
McLennan	IH 35	D	0015-02-058	19
McLennan	IH 35	C	0015-02-058	1, 1E
McLennan	IH 35	G	0015-01-220	51
Rusk	US 259	I	0138-05-053	5

Submitted and reviewed by:


Director, Right of Way Division

Recommended by:


Executive Director

112880 OCT 27 11

Minute
Number

Date
Passed

Revised: April 25, 2011
September, 2010
Parcel 313
Page 1 of 4 Pages

County: Harris
Highway: Interstate Highway 610
Limits: West of West 34th St. on US 290 to North and South of US 290 on IH 610
RCSJ: 0271-14-225

Property Description for Parcel 313

Being a 0.0915 acre (3,986 square feet) parcel of land situated in the John Flowers Survey, Abstract 269, Harris County, Texas and being out a called 2.1840 acre tract of land conveyed to First National Bank in deed dated February 01, 2011 and recorded under File Number 20110048254, Film Code Number 075-96-1477 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.); said 0.0915 acre tract also being out of Unrestricted Reserve "A" of Northwest Mangum Apts, a subdivision situated in said Harris County according to the map or plat thereof recorded in Volume 185, Page 17 of the Harris County Map Records (H.C.M.R.); said 0.0915 acre tract being more particularly described as follows, with all bearings based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983 (1993 Adjustment). All distances and coordinates are surface and may be converted to grid by dividing by the combined adjustment factor of 1.00013.

COMMENCING at a 5/8-inch iron rod found for the southeast corner of said 2.1840 acre tract, being the northeast corner of a called 2.4281 acre tract of land conveyed to 10900 Northwest Frwy., Ltd. in deed recorded under File Number U873932, Film Code Number 537-34-1589 of said H.C.O.P.R.R.P., and being in the existing westerly right-of-way line of Kingswood Street (60 feet wide) as shown on said plat of Northwest Mangum Apts.; thence as follows:

South 86°56'10" West, along the line common to said 2.1840 acre tract and said 2.4281 acre tract, a distance of 484.20 feet to a 5/8-inch iron rod with TxDOT aluminum cap set at the point of intersection with the proposed easterly right-of-way line of U.S. 290 (width varies), and being the POINT OF BEGINNING (N=13,863,541.59, E=3,089,450.32), and being at Baseline Station 2859+33.76, 202.80 feet left;

- 1.) THENCE, South 86°56'10" West, continuing along the line common to said 2.1840 acre tract and said 2.4281 acre tract, a distance of 88.79 feet to a point for the most southerly southwest corner of said 2.1840 acre tract, also being the northwest corner of said 2.4281 acre tract, and being in the existing easterly right-of-way line of said U.S. 290 (width varies) conveyed to the State of Texas as Parcel 24Y (Part No. 1) in deed recorded in Volume 7552, Page 84 of the Harris County Deed Records (H.C.D.R.), from which a found 1/2-inch iron rod bears North 86°56'10" East, 0.34 feet;

Revised: April 25, 2011
September, 2010
Parcel 313
Page 2 of 4 Pages

- 2.) THENCE, North 44°55'13" West, along said existing easterly right-of-way line of U.S. 290, a distance of 60.27 feet to a point for the most westerly northwest corner of said 2.1840 acre tract, also being the southwest corner of a called 0.6192 acre tract conveyed to Supreme Interests, Inc. in deed recorded under File Number 20100461817, Film Code Number 074-59-0901 of said H.C.O.P.R.R.P.;
- 3.) THENCE, North 86°56'10" East, along the line common to said 0.6192 acre tract and said 2.1840 acre tract, a distance of 88.79 feet to a PK nail set at the point of intersection with the aforementioned proposed easterly right-of-way line of said U.S. 290, being at Baseline Station 2858+73.49, 202.80 feet left;
- 4.) THENCE, South 44°55'13" East, along said proposed easterly right-of-way line of U.S. 290, a distance of 60.27 feet to the POINT OF BEGINNING, containing an area of 0.0915 of one acre (3,986 square feet) of land.

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

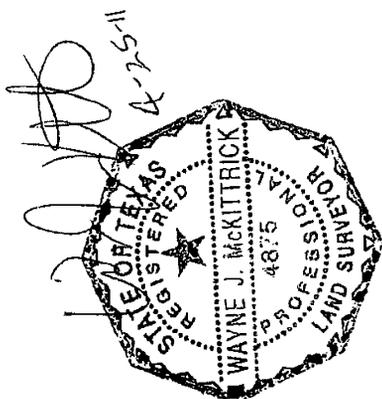
I, Wayne J. McKittrick, a Registered Professional Land Surveyor, hereby certify that the legal description above and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

 4-25-11
Wayne J. McKittrick, R.P.L.S.
Texas Registration No. 4875
Survcon Inc.
5757 Woodway Avenue
Houston, Texas 77057
713-780-4123
Job No. 60019718



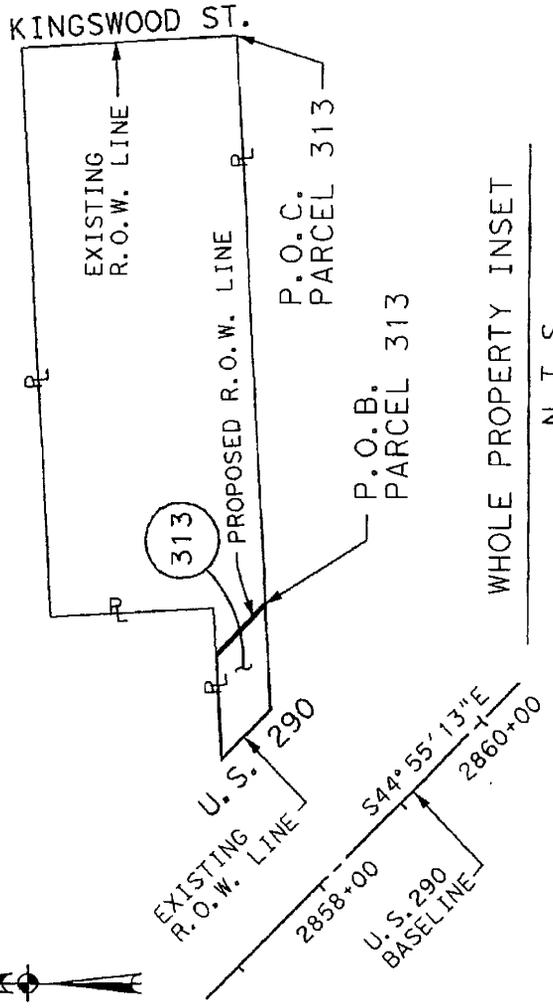
LEGEND

- = SET TXDOT MONUMENT UNLESS NOTED OTHERWISE
- = FOUND CONCRETE MONUMENT
- = SET 5/8" I.R. W/ PLASTIC CAP STAMPED "SURVCON INC."
- = FOUND MONUMENT AS NOTED
- ▣ = INDICATES SET 5/8" IRON ROD W/ TXDOT ALUMINIUM CAP STAMPED "ADL" UNLESS NOTED OTHERWISE
- R = PROPERTY LINE
- I.R. = IRON ROD
- I.P. = IRON PIPE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- H.C.D.R. = HARRIS COUNTY DEED RECORDS
- H.C.M.R. = HARRIS COUNTY MAP RECORDS
- H.C.O.P.R.P. = HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- H.C.C.C.R. = HARRIS COUNTY CIVIL COURT RECORDS



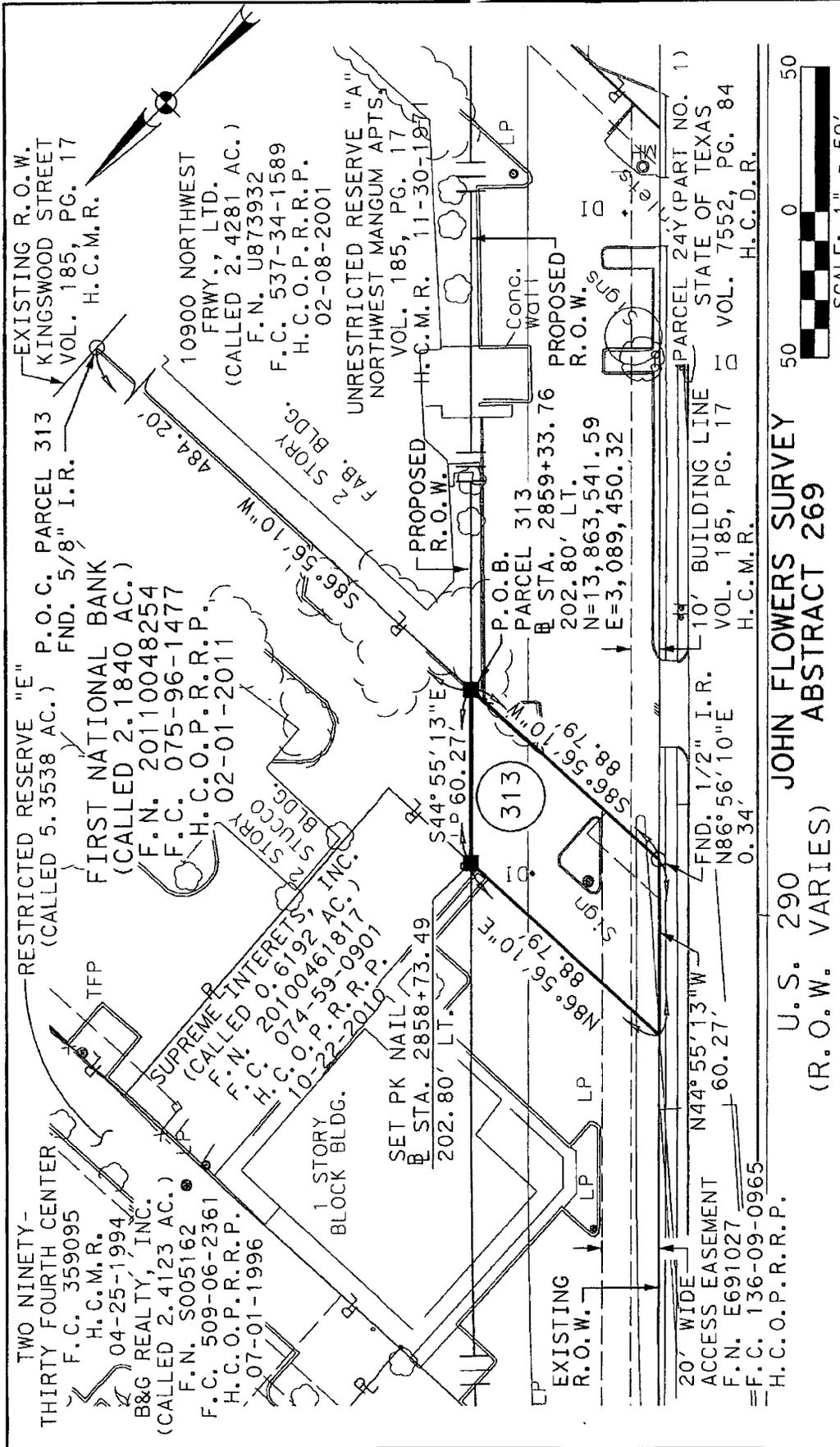
NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (1993 ADJUSTMENT). (ALL FOUND MONUMENTS HEREON WERE TIED TO THE HORIZONTAL CONTROL POINTS ESTABLISHED FOR TXDOT ALONG THE US 290 CORRIDOR). ALL COORDINATES AND DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
 2. DRAWINGS ARE BASED ON ABSTRACTING PERFORMED JUNE 2007 & APRIL 2011.
 3. DRAWINGS ARE BASED ON FIELD SURVEYS PERFORMED JUNE 2007 THROUGH OCTOBER 2008.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.



REVISIONS	
NO.	DATE DESCRIPTION
1	4/25/11 ADDED OWNERSHIP DEED & ADJOINER INFO.
EXISTING	TAKING
2. 1840 AC.	0.0915 AC. 3,986 S.F.
	2.0925 AC. L.T.
PARCEL PLAT SHOWING	
PARCEL 313	
RCSJ: 0271-14-225	
COUNTY: HARRIS	DATE: SEPT. 2010
HIGHWAY: IH 610	SCALE: 1" = 50'

SURVCON INC.
PROFESSIONAL SURVEYORS
5757 WOODWAY, HOUSTON, TEXAS 77057
PH. (713) 780-4123



U.S. 290 JOHN FLOWERS SURVEY
(R.O.W. VARIES)

PARCEL PLAT SHOWING
PARCEL 313
RCSJ:0271-14-225

COUNTY: HARRIS DATE: SEPT. 2010
HIGHWAY: IH 610 SCALE: 1" = 50'

SURVCON INC.
PROFESSIONAL SURVEYORS
5757 WOODWAY, HOUSTON, TEXAS 77057
PH. (713) 780-4123



County: Denton
Highway: Interstate Highway 35-E
R.O.W. CSJ: 0196-02-115

Page 1 of 5
September 2, 2010

Description for Parcel 162

BEING 1.4606 acres of land, situated in the Stephen Riggs Survey, Abstract No. 1088, City of Lewisville, Denton County, Texas, and being part of a called 5.8159 acre, Tract 1 as conveyed to Team ABC, Ltd. by deed recorded in Denton County Clerk File (D.C.C.F.) No, 2005-109866 of the of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a point for the southwest corner of a called 2.696 acre, Tract 2 as conveyed to Team ABC, Ltd. by deed recorded in Denton County Clerk File (D.C.C.F.) No, 2005-109866 of the (D.R.D.C.T.) and the most southerly southeast corner of Lot 1 in Block A of the "Lewisville Corporate Center", an addition to the City of Lewisville, Texas as recorded in Cabinet V, Page 59 of the Plat Records of Denton County, Texas (P.R.D.C.T.) and located in the existing north right of way line of Grandy's Lane (a variable width R.O.W.), from which point a ½" capped iron rod found, controlling monument (CM), bears North 55°52'27" West, a distance of 0.35 feet;

THENCE North 89°59'23" East, departing the east line of said Lot 1 and along the existing north right of way line of said Grandy's Lane, passing the southwest corner of said 5.8159 acre, Tract 1 at a distance of 452.19 feet and continuing for a total distance of 779.26 feet to an "X" cut set** for the POINT OF BEGINNING having N.A.D. 83 (1993) Texas State Plane, North Central Zone (4202) surface coordinate of North 7074376.13, East 2423455.86 and located in the new southwesterly right of way line of Interstate Highway 35-E (a variable width R.O.W.) and being the beginning of an Access Denial Line;

- 1) THENCE North 34°51'13" East, departing the common existing north right of way line of said Grandy's Lane and the south line of said 5.8159 acre, Tract 1 and along the common new southwesterly right of way line of said Interstate Highway 35-E and said Access Denial Line, a distance of 90.00 feet to a 5/8" iron rod with aluminum cap marked "TXDOT"*** set for corner;
- 2) THENCE North 24°08'43" West, continuing along said common line, a distance of 114.10 feet to a 5/8" iron rod with aluminum cap marked "TXDOT"*** set for corner;
- 3) THENCE North 22°12'46" West, continuing along said common line, passing a 5/8" iron rod with cap marked "Access Denial" set for the end of this Access Denial Line at a distance of 155.00 feet and continuing along the new southwesterly right of way line of said Interstate Highway 35-E for a total distance of 213.97 feet to a 5/8" iron rod with aluminum cap marked "TXDOT" set for corner in the north line of said 5.8159 acre, Tract 1 and the south line of a called 3.11 acre tract of land conveyed to Texas Power & Light Company by deed recorded in Volume 1107, page 899 of the (D.R.D.C.T.);
- 4) THENCE North 88°06'20" East, departing the new southwesterly right of way line of said Interstate Highway 35-E and along the south line of said 3.11 acre tract, a distance of 152.22 feet to a point for the northeast corner of said 5.8159 acre, Tract 1 and located in the existing southwesterly right of way line of Interstate Highway 35-E (a variable width R.O.W.), from which a ½" capped iron rod found bears North 87°56'53" West, a distance of 0.35 feet, and being the beginning of a non-tangent curve to the right, having a radius of 11,309.16 feet and a chord which bears South 23°57'46" East, 390.39 feet;

County: Denton
Highway: Interstate Highway 35-E
R.O.W. CSJ: 0196-02-115

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September 2, 2010

Description for Parcel 162

- 5) THENCE in a southeasterly direction, departing the south line of said 3.11 acre tract and along the northeasterly line of said 5.8159 acre, Tract 1, the existing southwesterly right of way line of said Interstate Highway 35-E, and said curve to the right, through a central angle of 01°58'41", an arc distance of 390.41 feet to a point for corner, from which a ½" capped iron rod found bears North 04°00'35" West, a distance of 0.55 feet;
- 6) THENCE South 28°20'50" West, continuing along the northeasterly line of said 5.8159 acre, Tract 1 and the existing southwesterly right of way line of said Interstate Highway 35-E, a distance of 27.62 feet to a point for corner in the existing north right of way line of said Grandy's Lane, from which point a ½" capped iron rod found bears North 84°21'39" East, a distance of 0.40 feet;
- 7) THENCE South 89°59'23" West, departing the existing southwesterly right of way line of said Interstate Highway 35-E and along the existing north right of way line of said Grandy's Lane, a distance of 221.45 feet to the POINT OF BEGINNING and containing 63,627 square feet [1.4606 acre] of land, more or less.

Basis of Bearings is a line between Texas Department of Transportation GPS Satellite Station R0610096 (North 7047746.872, East 2445861.919 Grid Coordinates) and Texas Department of Transportation GPS Satellite Station R0610058 (North 7091813.057, East 2418964.426 Grid Coordinates), North American Datum 1983 (1993), which is North 31°23'58" West - Texas State Plane, North Central Zone (4202).

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

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

All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by the TxDOT combined scale factor of 1.00015063.

I, G. Dennis Qualls, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.


G. Dennis Qualls, R.P.L.S. Date
Texas Registration No. 4276



Lina T. Ramey & Associates, Inc.
1349 Empire Central, Suite 900
Dallas, Texas 75247
Ph. 214-979-1144

MATCH LINE SEE PAGE 4 OF 5

LOT 1
BLOCK A
LEWISVILLE CORPORATE
CENTER
CAB. V, PG. 59
P.R.D.C.T.

PROLOGIS DEVELOPMENT
SERVICES INC., A
DELAWARE CORPORATION
113.581 ACRES
VOL. 4738, PG. 00523
D.R.D.C.T.

P.M.D. 1/4" IR. W/CAP
BEARS 145° 35' 2"
0.35', CM

P.O.C.

STEPHEN RIGGS
SURVEY
ABSTRACT #1088

TEAM ABC, LTD.
2.696 ACRES, TRACT 2
D.C.C.F. #2005-109866
D.R.D.C.T.

TEAM ABC, LTD.
5.8159 ACRES, TRACT 1
D.C.C.F. #2005-109866
D.R.D.C.T.

452.19'

N89° 59' 23" E 779.26'

CITY OF LEWISVILLE
ROW DEDICATION
0.267 ACRES
VOL. 5314, PG. 04070
D.R.D.C.T.

GRANDY'S LANE
(VARIABLE WIDTH R.O.W.)

EXISTING RIGHT
OF WAY LINE

EDWARD BROWN SURVEY ABSTRACT #62

LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE
- NEW RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- ACCESS DENIAL LINE
- ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE"
- TPOOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED (AD)
- TPOOT BRASS DISK (BD)
- SET 5/8-INCH IRON ROD WITH RED PLASTIC CAP MARKED "ULTRA"
- FOUND MONUMENT (AS NOTED)
- CM CONTROLLING MONUMENT

**THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TPOOT TYPE 11 RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TPOOT.

CITY OF LEWISVILLE
A PLAT OF A SURVEY OF
PARCEL 162
FOR INTERSTATE HIGHWAY 35-E
RIGHT OF WAY CSJ: 0196-02-115
A 63,627 SQ. FT., [1.4606 AC.]
TRACT OF LAND IN THE
STEPHEN RIGGS SURVEY
ABSTRACT NO. 1088
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

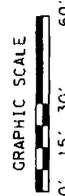


EXHIBIT "A"
PAGE 3 OF 5

BASIS OF BEARINGS IS A LINE BETWEEN TEXAS DEPARTMENT OF TRANSPORTATION GPS SATELLITE STATION R0610096 (NORTH 7047746.872, EAST 2445861.919 GRID COORDINATES) & TEXAS DEPARTMENT OF TRANSPORTATION GPS SATELLITE STATION R0610096 (NORTH 7047746.872, EAST 2445861.919 GRID COORDINATES) NORTH AMERICAN DATUM 1983 (1993) WHICH IS N31°23'58"W-TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202). ALL COORDINATES SHOWN ARE SURFACE UNLESS OTHERWISE NOTED AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TPOOT COMBINED SCALE FACTOR OF 1.00015083.

MATCH LINE SEE PAGE 5 OF 5

**STEPHEN RIGGS
SURVEY
ABSTRACT #1088**

TEAM ABC, LTD.
5.8159 ACRES, TRACT 1
D.C.C.F. #2005-109866
D.R.D.C.T.

CITY OF LEWISVILLE
ROW ON
0.469 ACRES
VOL. 5314, P.C. 04075
D.R.D.C.T.

89° 59' 23" E 779.26'

589° 59' 23" W 221.45'

GRANDY'S LANE
(VARIABLE WIDTH R.O.W.)

**EDWARD BROWN SURVEY
ABSTRACT #62**

CITY OF LEWISVILLE

A PLAT OF A SURVEY OF
PARCEL 162
FOR INTERSTATE HIGHWAY 35-E
RIGHT OF WAY CSJ: 0196-02-115
A 63,627 SQ. FT., [1.4606 AC.]
TRACT OF LAND IN THE
STEPHEN RIGGS SURVEY
ABSTRACT NO. 1088
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE
- NEW RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- ACCESS DENIAL LINE
- ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE"
- * TxDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED (AO)
- * TxDOT BRASS DISK (BD)
- * SET 5/8-INCH IRON ROD WITH RED PLASTIC CAP MARKED "LTRA"
- * FOUND MONUMENT (AS NOTED)
- * CONTROLLING MONUMENT

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

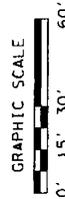
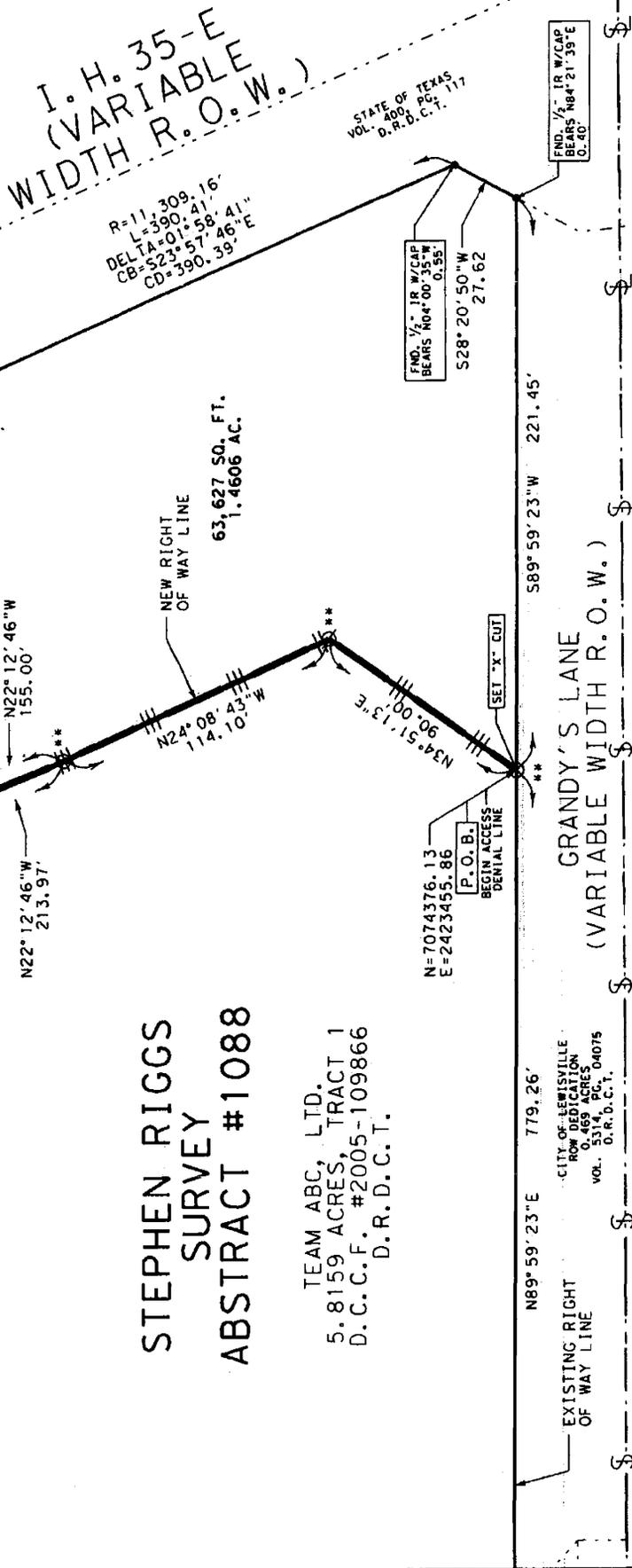


EXHIBIT "A"
PAGE 4 OF 5

MATCH LINE SEE PAGE 3 OF 5



I. H. 35-E
(VARIABLE
WIDTH R.O.W.)

R=11,309.16'
L=390.41'
ΔTA=01° 58' 41"
CB=523° 57' 46" E
CD=390.39'

STATE OF TEXAS
VOL. 400, P.C. 1117
D.R.D.C.T.

FND. 1/2" IR W/CAP
BEARS N04° 00' 35" W
0.55'
528° 20' 50" W
27.62'

FND. 1/2" IR W/CAP
BEARS N84° 21' 39" E
0.40'

BASIS OF BEARINGS IS A LINE BETWEEN TEXAS DEPARTMENT OF TRANSPORTATION GPS SATELLITE STATION R0610096 (NORTH 7047746.872, EAST 2445861.919 GRID COORDINATES) & TEXAS STATE TRANSPORTATION GPS SATELLITE STATION R0610097 (NORTH 7047746.872, EAST 2445861.919 GRID COORDINATES), NORTH AMERICAN DATUM 1983 (1983), WHICH IS N31° 23' 58" W - TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202). ALL COORDINATES SHOWN ARE SURFACE UNLESS OTHERWISE NOTED AND MAY BE CONVERTED TO GROUND UNITS USING THE TxDOT COMBINED SCALE FACTOR OF 1.0001563.

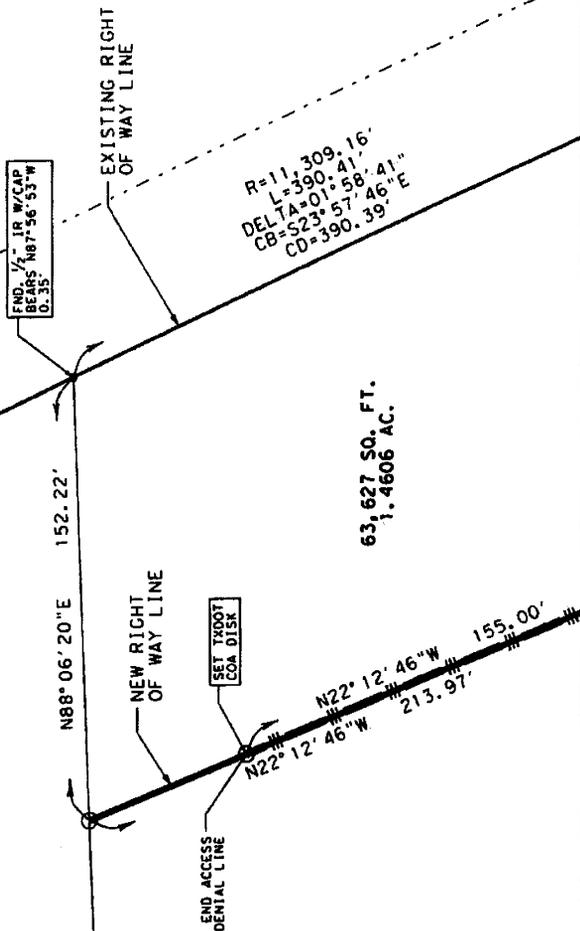
STEPHEN RIGGS
SURVEY
ABSTRACT #1088

I. H. 35-E
(VARIABLE
WIDTH R.O.W.)

STATE OF TEXAS
VOL. 400 PG. 1117
D.R.D.C.T.

TEXAS POWER AND LIGHT COMPANY
3.11 ACRES
VOL. 1107, PG. 899
D.R.D.C.T.

TEAM ABC, LTD.
5.8159 ACRES, TRACT 1
D.C.C.F. #2005-109866
D.R.D.C.T.



$R=11,309.16'$
 $L=390.41'$
 $DELTA=01^{\circ}58'41''$
 $CB=390.39'$
 $CD=390.39'$

63,627 SQ. FT.
1.4606 AC.

END 1/2\"/>

SET TxDOT
COA DISK

END ACCESS
DENIAL LINE

MATCH LINE SEE PAGE 4 OF 5

CITY OF LEWISVILLE

A PLAT OF A SURVEY OF
PARCEL 162

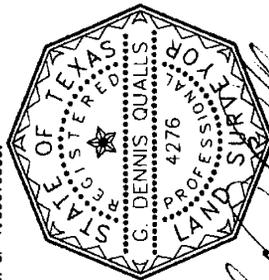
FOR INTERSTATE HIGHWAY 35-E
RIGHT OF WAY CSJ: 0196-02-115
A 63,627 SQ. FT., [1.4606 AC.]

TRACT OF LAND IN THE
STEPHEN RIGGS SURVEY
ABSTRACT NO. 1088
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE
- NEW RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- ACCESS DENIAL LINE
- ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE"
- TxDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED (AD)
- TxDOT BRASS DISK (BD)
- SET 5/8-INCH IRON ROD WITH RED PLASTIC CAP MARKED "ULTRA"
- FOUND MONUMENT (AS NOTED)
- CM CONTROLLING MONUMENT

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



G. DENNIS QUALLS, R.P.L.S. NO. 4276 DATE



GRAPHIC SCALE

EXHIBIT "A"
PAGE 5 OF 5

Revised: April 25, 2011
September, 2010
Parcel 313
Page 1 of 4 Pages

County: Harris
Highway: Interstate Highway 610
Limits: West of West 34th St. on US 290 to North and South of US 290 on IH 610
RCSJ: 0271-14-225

Property Description for Parcel 313

Being a 0.0915 acre (3,986 square feet) parcel of land situated in the John Flowers Survey, Abstract 269, Harris County, Texas and being out a called 2.1840 acre tract of land conveyed to First National Bank in deed dated February 01, 2011 and recorded under File Number 20110048254, Film Code Number 075-96-1477 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.); said 0.0915 acre tract also being out of Unrestricted Reserve "A" of Northwest Mangum Apts, a subdivision situated in said Harris County according to the map or plat thereof recorded in Volume 185, Page 17 of the Harris County Map Records (H.C.M.R.); said 0.0915 acre tract being more particularly described as follows, with all bearings based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983 (1993 Adjustment). All distances and coordinates are surface and may be converted to grid by dividing by the combined adjustment factor of 1.00013.

COMMENCING at a 5/8-inch iron rod found for the southeast corner of said 2.1840 acre tract, being the northeast corner of a called 2.4281 acre tract of land conveyed to 10900 Northwest Frwy., Ltd. in deed recorded under File Number U873932, Film Code Number 537-34-1589 of said H.C.O.P.R.R.P., and being in the existing westerly right-of-way line of Kingswood Street (60 feet wide) as shown on said plat of Northwest Mangum Apts.; thence as follows:

South 86°56'10" West, along the line common to said 2.1840 acre tract and said 2.4281 acre tract, a distance of 484.20 feet to a 5/8-inch iron rod with TxDOT aluminum cap set at the point of intersection with the proposed easterly right-of-way line of U.S. 290 (width varies), and being the POINT OF BEGINNING (N=13,863,541.59, E=3,089,450.32), and being at Baseline Station 2859+33.76, 202.80 feet left;

- 1.) THENCE, South 86°56'10" West, continuing along the line common to said 2.1840 acre tract and said 2.4281 acre tract, a distance of 88.79 feet to a point for the most southerly southwest corner of said 2.1840 acre tract, also being the northwest corner of said 2.4281 acre tract, and being in the existing easterly right-of-way line of said U.S. 290 (width varies) conveyed to the State of Texas as Parcel 24Y (Part No. 1) in deed recorded in Volume 7552, Page 84 of the Harris County Deed Records (H.C.D.R.), from which a found 1/2-inch iron rod bears North 86°56'10" East, 0.34 feet;

Revised: April 25, 2011
September, 2010
Parcel 313
Page 2 of 4 Pages

- 2.) THENCE, North 44°55'13" West, along said existing easterly right-of-way line of U.S. 290, a distance of 60.27 feet to a point for the most westerly northwest corner of said 2.1840 acre tract, also being the southwest corner of a called 0.6192 acre tract conveyed to Supreme Interests, Inc. in deed recorded under File Number 20100461817, Film Code Number 074-59-0901 of said H.C.O.P.R.R.P.;
- 3.) THENCE, North 86°56'10" East, along the line common to said 0.6192 acre tract and said 2.1840 acre tract, a distance of 88.79 feet to a PK nail set at the point of intersection with the aforementioned proposed easterly right-of-way line of said U.S. 290, being at Baseline Station 2858+73.49, 202.80 feet left;
- 4.) THENCE, South 44°55'13" East, along said proposed easterly right-of-way line of U.S. 290, a distance of 60.27 feet to the POINT OF BEGINNING, containing an area of 0.0915 of one acre (3,986 square feet) of land.

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

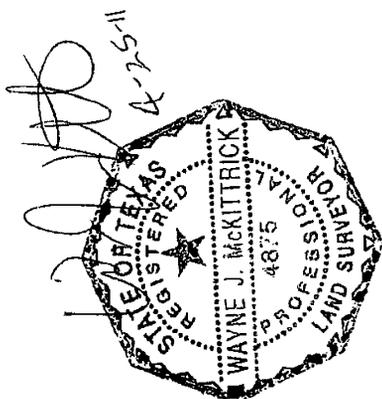
I, Wayne J. McKittrick, a Registered Professional Land Surveyor, hereby certify that the legal description above and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

 4-25-11
Wayne J. McKittrick, R.P.L.S.
Texas Registration No. 4875
Survcon Inc.
5757 Woodway Avenue
Houston, Texas 77057
713-780-4123
Job No. 60019718



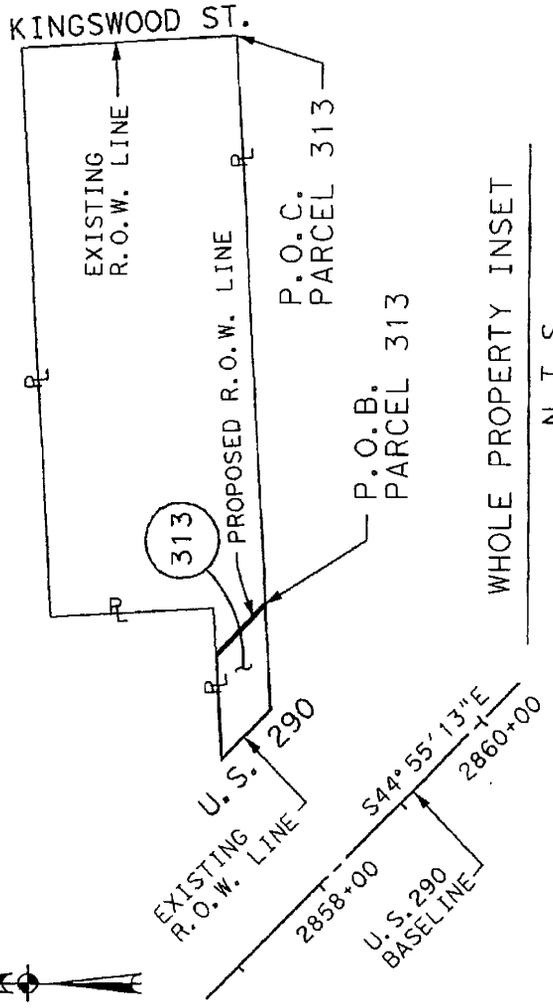
LEGEND

- = SET TXDOT MONUMENT UNLESS NOTED OTHERWISE
- = FOUND CONCRETE MONUMENT
- = SET 5/8" I.R. W/ PLASTIC CAP STAMPED "SURVCON INC."
- = FOUND MONUMENT AS NOTED
- ▣ = INDICATES SET 5/8" IRON ROD W/ TXDOT ALUMINIUM CAP STAMPED "ADL" UNLESS NOTED OTHERWISE
- R = PROPERTY LINE
- I.R. = IRON ROD
- I.P. = IRON PIPE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- H.C.D.R. = HARRIS COUNTY DEED RECORDS
- H.C.M.R. = HARRIS COUNTY MAP RECORDS
- H.C.O.P.R.P. = HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- H.C.C.C.R. = HARRIS COUNTY CIVIL COURT RECORDS



NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (1993 ADJUSTMENT). (ALL FOUND MONUMENTS HEREON WERE TIED TO THE HORIZONTAL CONTROL POINTS ESTABLISHED FOR TXDOT ALONG THE US 290 CORRIDOR). ALL COORDINATES AND DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
 2. DRAWINGS ARE BASED ON ABSTRACTING PERFORMED JUNE 2007 & APRIL 2011.
 3. DRAWINGS ARE BASED ON FIELD SURVEYS PERFORMED JUNE 2007 THROUGH OCTOBER 2008.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.



WHOLE PROPERTY INSET

N. T. S.

REVISIONS	
NO.	DATE DESCRIPTION
1	4/25/11 ADDED OWNERSHIP DEED & ADJOINER INFO.
EXISTING	TAKING
EXISTING	REMAINING
2. 1840 AC.	0.0915 AC. 3,986 S.F.
2. 0925 AC. L.T.	
PARCEL PLAT SHOWING	
PARCEL 313	
RCSJ: 0271-14-225	
COUNTY: HARRIS	DATE: SEPT. 2010
HIGHWAY: IH 610	SCALE: 1" = 50'

SURVCON INC.
PROFESSIONAL SURVEYORS
5757 WOODWAY, HOUSTON, TEXAS 77057
PH. (713) 780-4123

County: Denton
Highway: Interstate Highway 35-E
R.O.W. CSJ: 0196-02-115

Page 1 of 5
September 2, 2010

Description for Parcel 162

BEING 1.4606 acres of land, situated in the Stephen Riggs Survey, Abstract No. 1088, City of Lewisville, Denton County, Texas, and being part of a called 5.8159 acre, Tract 1 as conveyed to Team ABC, Ltd. by deed recorded in Denton County Clerk File (D.C.C.F.) No, 2005-109866 of the of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a point for the southwest corner of a called 2.696 acre, Tract 2 as conveyed to Team ABC, Ltd. by deed recorded in Denton County Clerk File (D.C.C.F.) No, 2005-109866 of the (D.R.D.C.T.) and the most southerly southeast corner of Lot 1 in Block A of the "Lewisville Corporate Center", an addition to the City of Lewisville, Texas as recorded in Cabinet V, Page 59 of the Plat Records of Denton County, Texas (P.R.D.C.T.) and located in the existing north right of way line of Grandy's Lane (a variable width R.O.W.), from which point a ½" capped iron rod found, controlling monument (CM), bears North 55°52'27" West, a distance of 0.35 feet;

THENCE North 89°59'23" East, departing the east line of said Lot 1 and along the existing north right of way line of said Grandy's Lane, passing the southwest corner of said 5.8159 acre, Tract 1 at a distance of 452.19 feet and continuing for a total distance of 779.26 feet to an "X" cut set** for the POINT OF BEGINNING having N.A.D. 83 (1993) Texas State Plane, North Central Zone (4202) surface coordinate of North 7074376.13, East 2423455.86 and located in the new southwesterly right of way line of Interstate Highway 35-E (a variable width R.O.W.) and being the beginning of an Access Denial Line;

- 1) THENCE North 34°51'13" East, departing the common existing north right of way line of said Grandy's Lane and the south line of said 5.8159 acre, Tract 1 and along the common new southwesterly right of way line of said Interstate Highway 35-E and said Access Denial Line, a distance of 90.00 feet to a 5/8" iron rod with aluminum cap marked "TXDOT"*** set for corner;
- 2) THENCE North 24°08'43" West, continuing along said common line, a distance of 114.10 feet to a 5/8" iron rod with aluminum cap marked "TXDOT"*** set for corner;
- 3) THENCE North 22°12'46" West, continuing along said common line, passing a 5/8" iron rod with cap marked "Access Denial" set for the end of this Access Denial Line at a distance of 155.00 feet and continuing along the new southwesterly right of way line of said Interstate Highway 35-E for a total distance of 213.97 feet to a 5/8" iron rod with aluminum cap marked "TXDOT" set for corner in the north line of said 5.8159 acre, Tract 1 and the south line of a called 3.11 acre tract of land conveyed to Texas Power & Light Company by deed recorded in Volume 1107, page 899 of the (D.R.D.C.T.);
- 4) THENCE North 88°06'20" East, departing the new southwesterly right of way line of said Interstate Highway 35-E and along the south line of said 3.11 acre tract, a distance of 152.22 feet to a point for the northeast corner of said 5.8159 acre, Tract 1 and located in the existing southwesterly right of way line of Interstate Highway 35-E (a variable width R.O.W.), from which a ½" capped iron rod found bears North 87°56'53" West, a distance of 0.35 feet, and being the beginning of a non-tangent curve to the right, having a radius of 11,309.16 feet and a chord which bears South 23°57'46" East, 390.39 feet;

County: Denton
Highway: Interstate Highway 35-E
R.O.W. CSJ: 0196-02-115

Page 2 of 5
September 2, 2010

Description for Parcel 162

- 5) THENCE in a southeasterly direction, departing the south line of said 3.11 acre tract and along the northeasterly line of said 5.8159 acre, Tract 1, the existing southwesterly right of way line of said Interstate Highway 35-E, and said curve to the right, through a central angle of 01°58'41", an arc distance of 390.41 feet to a point for corner, from which a ½" capped iron rod found bears North 04°00'35" West, a distance of 0.55 feet;
- 6) THENCE South 28°20'50" West, continuing along the northeasterly line of said 5.8159 acre, Tract 1 and the existing southwesterly right of way line of said Interstate Highway 35-E, a distance of 27.62 feet to a point for corner in the existing north right of way line of said Grandy's Lane, from which point a ½" capped iron rod found bears North 84°21'39" East, a distance of 0.40 feet;
- 7) THENCE South 89°59'23" West, departing the existing southwesterly right of way line of said Interstate Highway 35-E and along the existing north right of way line of said Grandy's Lane, a distance of 221.45 feet to the POINT OF BEGINNING and containing 63,627 square feet [1.4606 acre] of land, more or less.

Basis of Bearings is a line between Texas Department of Transportation GPS Satellite Station R0610096 (North 7047746.872, East 2445861.919 Grid Coordinates) and Texas Department of Transportation GPS Satellite Station R0610058 (North 7091813.057, East 2418964.426 Grid Coordinates), North American Datum 1983 (1993), which is North 31°23'58" West - Texas State Plane, North Central Zone (4202).

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

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

All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by the TxDOT combined scale factor of 1.00015063.

I, G. Dennis Qualls, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.


G. Dennis Qualls, R.P.L.S. Date
Texas Registration No. 4276



Lina T. Ramey & Associates, Inc.
1349 Empire Central, Suite 900
Dallas, Texas 75247
Ph. 214-979-1144

MATCH LINE SEE PAGE 4 OF 5

LOT 1
BLOCK A
LEWISVILLE CORPORATE
CENTER
CAB. V, PG. 59
P.R.D.C.T.

PROLOGIS DEVELOPMENT
SERVICES INC., A
DELAWARE CORPORATION
113.581 ACRES
VOL. 4738, PG. 00523
D.R.D.C.T.

STEPHEN RIGGS
SURVEY
ABSTRACT #1088

TEAM ABC, LTD.
2.696 ACRES, TRACT 2
D.C.C.F. #2005-109866
D.R.D.C.T.

TEAM ABC, LTD.
5.8159 ACRES, TRACT 1
D.C.C.F. #2005-109866
D.R.D.C.T.

P.M.D. 1/4" IR. W/CAP
BEARS 455° 35' 2"
0.35', CM

P.O.C.

452.19'

189° 59' 23" E

779.26'

CITY OF LEWISVILLE
ROW DEDICATION
0.267 ACRES
VOL. 5314, PG. 04070
D.R.D.C.T.

GRANDY'S LANE
(VARIABLE WIDTH R.O.W.)

EXISTING RIGHT
OF WAY LINE

EDWARD BROWN SURVEY ABSTRACT #62

LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE
- NEW RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- ACCESS DENIAL LINE
- ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE"
- TPOOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED (AD)
- TPOOT BRASS DISK (BD)
- SET 5/8-INCH IRON ROD WITH RED PLASTIC CAP MARKED "ULTRA"
- FOUND MONUMENT (AS NOTED)
- CM CONTROLLING MONUMENT

CITY OF LEWISVILLE
A PLAT OF A SURVEY OF
PARCEL 162
FOR INTERSTATE HIGHWAY 35-E
RIGHT OF WAY CSJ: 0196-02-115
A 63,627 SQ. FT., [1.4606 AC.]
TRACT OF LAND IN THE
STEPHEN RIGGS SURVEY
ABSTRACT NO. 1088
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

BASIS OF BEARINGS IS A LINE BETWEEN TEXAS
DEPARTMENT OF TRANSPORTATION GPS SATELLITE
STATION R0610096 (NORTH 7047746.872,
EAST 2445861.919 GRID COORDINATES) & TEXAS
DEPARTMENT OF TRANSPORTATION GPS SATELLITE
STATION R0610096 (NORTH 7047746.872, EAST
2445861.919 GRID COORDINATES) NORTH AMERICAN
DATUM 1983 (1993) WHICH IS NAD 83 23 58 W-Texas
STATE PLANE, NORTH CENTRAL ZONE (4202).
ALL COORDINATES SHOWN ARE SURFACE UNLESS
OTHERWISE NOTED AND MAY BE CONVERTED TO
GRID BY DIVIDING BY THE TPOOT COMBINED SCALE
FACTOR OF 1.00015083.



**THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED
DURING CONSTRUCTION, MAY BE REPLACED WITH A TPOOT TYPE 11
RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY
CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED
PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED
BY TPOOT.

EXHIBIT "A"
PAGE 3 OF 5

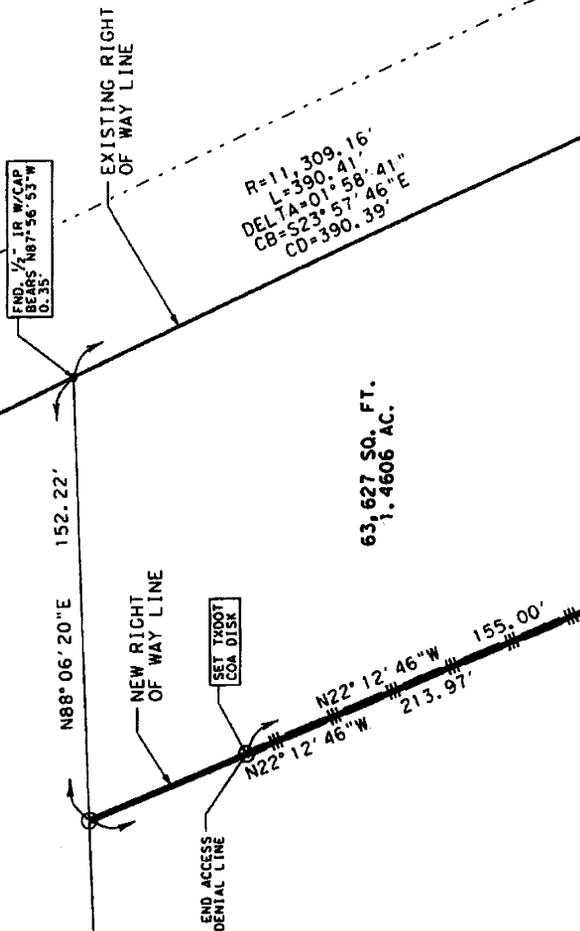
STEPHEN RIGGS
SURVEY
ABSTRACT #1088

I. H. 35-E
(VARIABLE
WIDTH R.O.W.)

STATE OF TEXAS
VOL. 400 PG. 1117
D.R.D.C.T.

TEXAS POWER AND LIGHT COMPANY
3.11 ACRES
VOL. 1107, PG. 899
D.R.D.C.T.

TEAM ABC, LTD.
5.8159 ACRES, TRACT 1
D.C.C.F. #2005-109866
D.R.D.C.T.



MATCH LINE SEE PAGE 4 OF 5

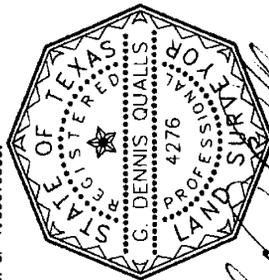
CITY OF LEWISVILLE

A PLAT OF A SURVEY OF
PARCEL 162
FOR INTERSTATE HIGHWAY 35-E
RIGHT OF WAY CSJ: 0196-02-115
A 63,627 SQ. FT., [1.4606 AC.]
TRACT OF LAND IN THE
STEPHEN RIGGS SURVEY
ABSTRACT NO. 1088
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE
- NEW RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- ACCESS DENIAL LINE
- ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE"
- TDDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED (AD)
- TDDOT BRASS DISK (BD)
- SET 5/8-INCH IRON ROD WITH RED PLASTIC CAP MARKED "ULTRA"
- FOUND MONUMENT (AS NOTED)
- CM CONTROLLING MONUMENT

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



G. DENNIS QUALLS, R.P.L.S. NO. 4276 DATE 9-29-2010

Page 1 of 4
April, 2010

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

Property Description
Parcel 1

Being 0.216 of an acre of land situated in the S.W. DAVIS SURVEY, Abstract No. 1087, McLennan County, Texas. Being a portion of Lot 4, Block 8 of Clarks Addition, a subdivision of record under Volume 43, Page 620 of the Plat Records of McLennan County, Texas (P.R.M.C.T.), said Lot 4 having been conveyed to Anthony Johnson by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2003025086 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 0.216 of an acre being more particularly described by metes and bounds as follows:

COMMENCING at a set 5/8-inch iron rod with "GS" cap in the existing southerly right of way line of Pine Street (40' R.O.W.) of record under Volume 43, Page 620 of said Plat Records, being the northwesterly corner of Lot 2, Block 8 of said Clarks Addition, same being the northeasterly corner of said Lot 3, Block 8 of said Clarks Addition, from which a found 1/2-inch iron rod bears South 21°54'39" East, 6.46 feet;

Thence, South 29°50'54" East, 256.77 feet along the southwesterly line of said Lot 2, being the northeasterly line of said Lot 3, passing at 183.69 feet the westerly corner of that certain called 0.35 acre tract of land conveyed to Sonia Deanne Gan by deed and recorded under Volume 1560, Page 780 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), being the common corner of said Lots 2, 3 and 4 and Lot 5, Block 8 of said Clarks Addition and continuing to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap for the **POINT OF BEGINNING**;

- 1) **THENCE, South 29°50'54" East, 118.24 feet** continuing along the southwesterly line of said Lot 5 and said 0.35 acre tract, being the northeasterly line of said Lot 4, passing at 96.76 feet the southerly corner of said 0.35 acre tract, from which a found 1/2-inch iron rod bears North 75°26' East, 1.38 feet and continuing to a set 5/8-inch iron rod with "GS" cap in an unimproved road (55.60' R.O.W.) of record under Volume 43, Page 620 of said Plat Records, being the common southerly corner of said Lot 4 and said Lot 5;
- 2) **THENCE, South 59°42'10" West, 158.93 feet** along the northerly line of an unimproved road, being the southerly line of said Lot 4 to a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" in the proposed westerly right of way line of Interstate Highway 35 and for the Beginning of an Access Denial Line;

- 3) **THENCE, North 23°12'56" East, 198.83 feet** along the proposed westerly right of way line of Interstate Highway 35 and along the Access Denial Line to the End of the Access Denial Line and the **POINT OF BEGINNING** and containing 0.216 of an acre of land, more or less.

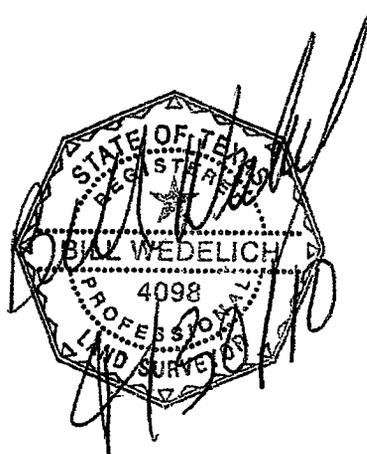
Horizontal Control – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD 83 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD 83 (1993) Grid values divide the north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

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

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

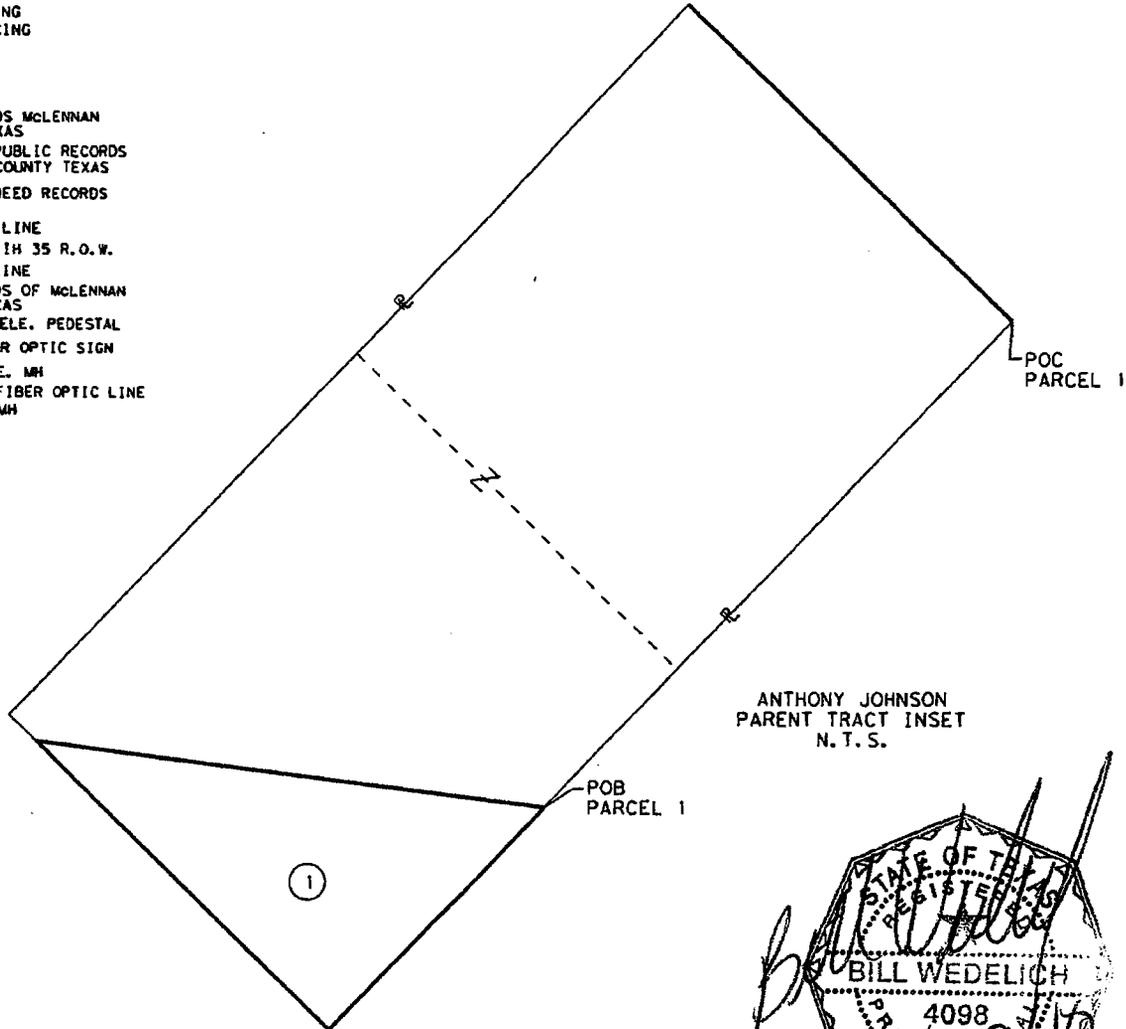
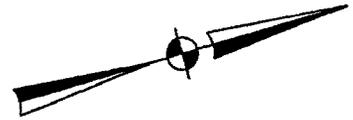
See attached 8 ½” x 11” plat that accompanies.

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



LEGEND

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



ANTHONY JOHNSON
PARENT TRACT INSET
N. T. S.



NOTES:

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

PARCEL 1
0.216 ACRES
9,395 SQ. FT.

PAGE 3 OF 4

ANTHONY JOHNSON
IH-35 SOUTH
C.S. J. 0015-02-058
McLENNAN COUNTY APRIL, 2010
prepared by:

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

REVISED:

DGN: IH35-030 Parcel 01A.dgn
GS JOB No. 06-017-030

County: McLennan
Highway: IH 35
CSJ: 0015-02-058
Parcel: 1/1E

DRAINAGE EASEMENT CLAUSE

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

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

Property Description
Parcel 1E

Being 0.045 of an acre of land situated in the S.W. DAVIS SURVEY, Abstract No. 1087, McLennan County, Texas. Being a portion of Lot 4, Block 8 of Clarks Addition, a subdivision of record under Volume 43, Page 620 of the Plat Records of McLennan County, Texas (P.R.M.C.T.), said Lot 4 having been conveyed to Anthony Johnson by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2003025086 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 0.045 of an acre being more particularly described by metes and bounds as follows:

COMMENCING at a set 5/8-inch iron rod with "GS" cap in the existing southerly right of way line of Pine Street (40' R.O.W.) of record under Volume 43, Page 620 of said Plat Records, being the northwesterly corner of Lot 2, Block 8 of said Clarks Addition, same being the northeasterly corner of said Lot 3, Block 8 of said Clarks Addition, from which a found 1/2-inch iron rod bears South 21°54'39" East, 6.46 feet;

Thence, South 59°42'10" West, 173.62 feet along the existing southerly right of way line of Pine Street, being the northerly line of said Lot 3 to a set 5/8-inch iron rod with "GS" cap for the intersection of the existing southerly right of way line of Pine Street with the existing easterly right of way line of an unimproved un-named road as recorded in said Clarks Addition, being the northwesterly corner of said Lot 3;

Thence, South 29°50'54" East, 326.59 feet along the existing easterly right of way line of an unimproved un-named road, being the westerly line of said Lots 3 and 4 to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap for the **POINT OF BEGINNING**;

- 1) **THENCE, North 66°09'21" East, 69.63 feet** along the northerly line of herein described proposed easement to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed northwesterly right of way line of Interstate Highway 35 (width varies) and in the Access Denial Line;

- 2) **THENCE, South 23°12'56" West, 68.26 feet** along the proposed northwesterly right of way line of Interstate Highway 35 and the Access Denial Line, being the easterly line of herein described proposed easement to a set 5/8-inch iron rod with TxDOT aluminum cap stamped "Control of Access Point" for the End of an Access Denial Line, being in the existing northerly right of way line of an unimproved un-named road as recorded in said Clarks Addition, being in the southerly line of said Lot 4;
- 3) **THENCE, South 59°42'10" West, 14.68 feet** along the existing northerly right of way line of an unimproved un-named road, being the southerly line of said Lot 4 to a set 5/8-inch iron rod with TxDOT aluminum cap at the intersection of the existing northerly right of way line of an unimproved un-named road with the existing easterly right of way line of an unimproved un-named road, being the southwesterly corner of said Lot 4;
- 4) **THENCE, North 29°50'54" West, 48.42 feet** along the existing easterly right of way line of an unimproved un-named road, being the westerly line of said Lot 4 to the **POINT OF BEGINNING** and containing 0.045 of an acre (1,974square feet) of land, more or less.

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

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

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

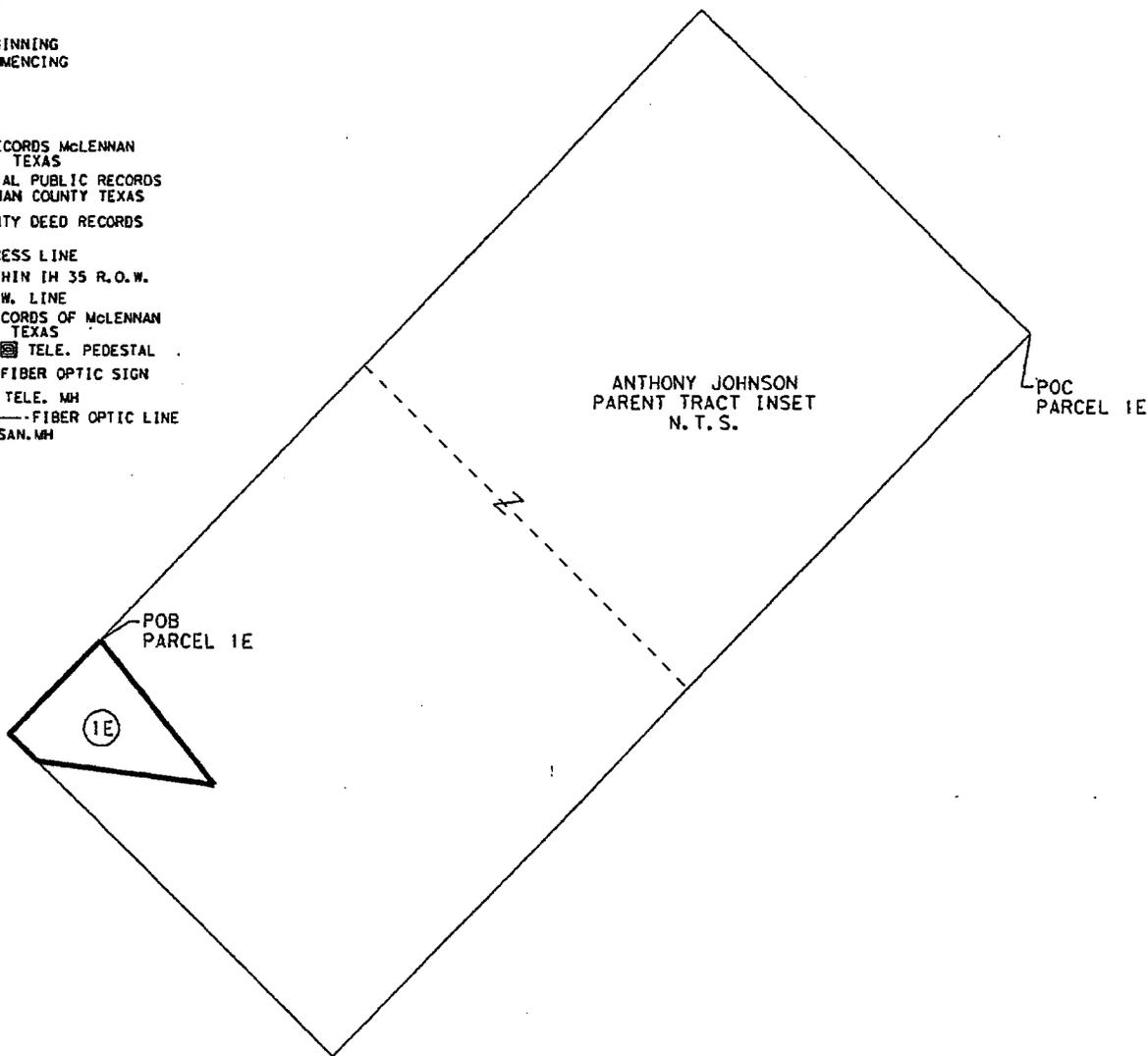
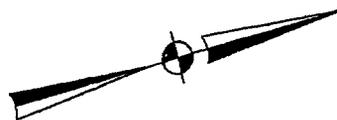
See attached 8 ½" x 11" plat that accompanies.

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



LEGEND

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



NOTES:

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

PARCEL 1E
0.045 ACRES
1,974 SQ. FT.

PAGE 3 OF 4

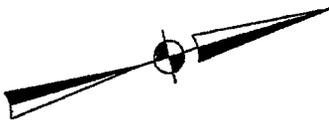
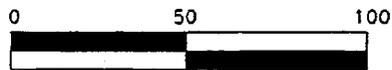
ANTHONY JOHNSON
1H-35 SOUTH
C. S. J. 0015-02-058
McLENNAN COUNTY JUNE, 2010
prepared by:

Solutions, LLC

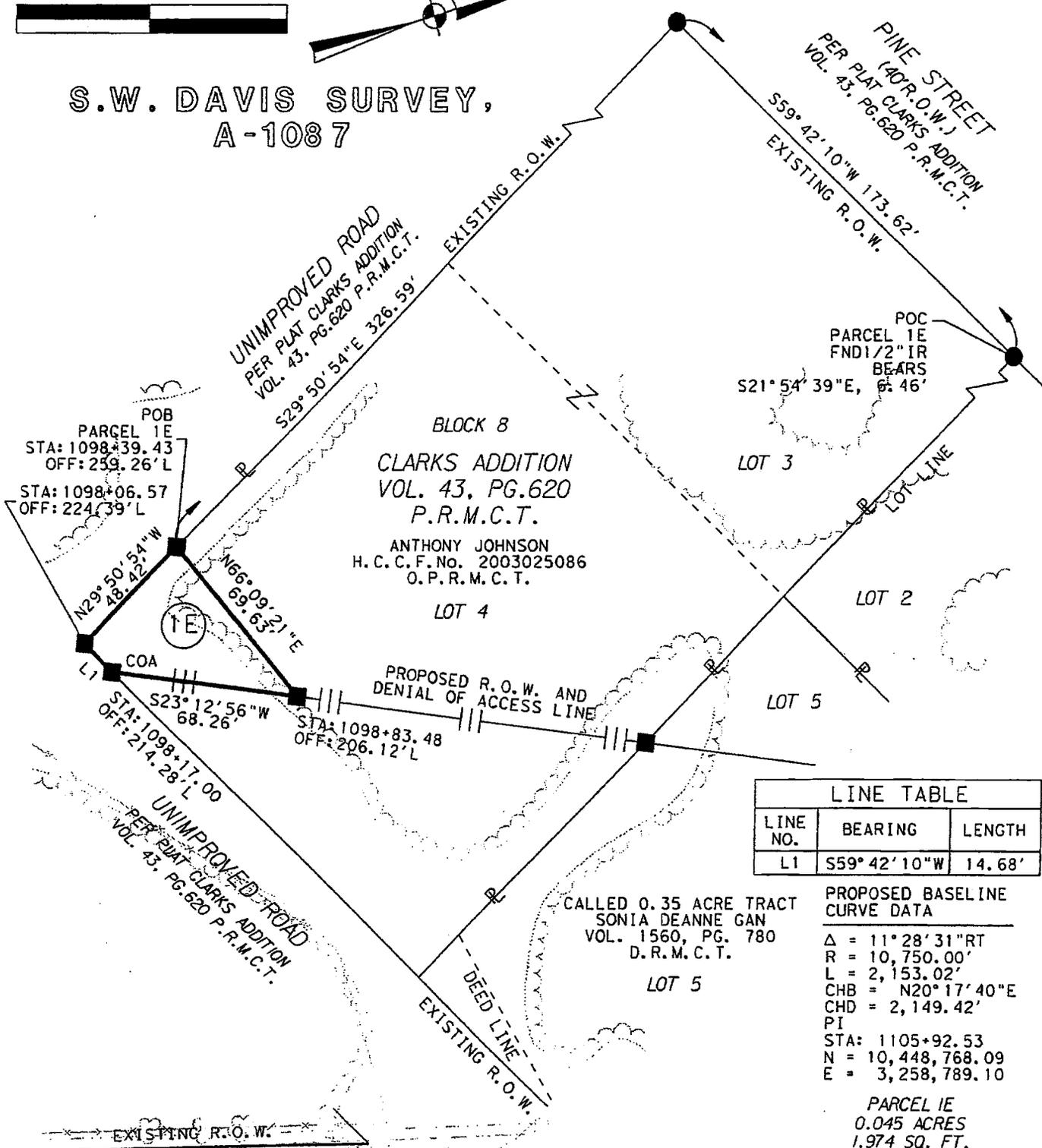
Office: 281-681-9766 Fax: 281-681-9779

REVISED:

DGN: 1H35-030 Parcel 01E-A.dgn
GS JOB No. 06-017-030



**S.W. DAVIS SURVEY,
A-1087**



**BLOCK 8
CLARKS ADDITION
VOL. 43, PG. 620
P.R.M.C.T.**
ANTHONY JOHNSON
H.C.C.F. No. 2003025086
O.P.R.M.C.T.

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	S59° 42' 10" W	14.68'

**PROPOSED BASELINE
CURVE DATA**
 $\Delta = 11^\circ 28' 31''$ RT
 $R = 10,750.00'$
 $L = 2,153.02'$
 $CHB = N20^\circ 17' 40'' E$
 $CHD = 2,149.42'$
 PI
 $STA: 1105+92.53$
 $N = 10,448,768.09$
 $E = 3,258,789.10$

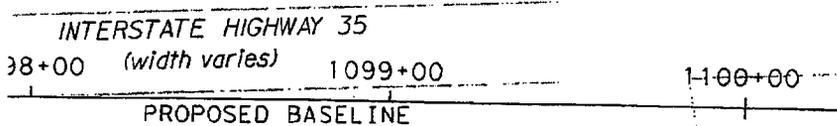
**PARCEL 1E
0.045 ACRES
1,974 SQ. FT.**

PAGE 4 OF 4

ANTHONY JOHNSON
IN-35 SOUTH
C.S.J. 0015-02-058
McLENNAN COUNTY JUNE, 2010
prepared by:



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



REVISED:
 OGN: I\H35-030 Parcel 01E-8.dgn
 GS JOB No. 06-017-030

Page 1 of 5
April, 2010
Revised June, 2010

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

Property Description
Parcel 19

Being 0.644 of an acre of land situated in the LEVI PREWITT SURVEY, Abstract No. 723, McLennan County, Texas. Being all of the residue of Lots 1 thru 12, Block 6, all of Lot 13, Block 6, a portion of Lot 14, Block 6 and all of a 20' Alley in Block 6 of the Town of Eddy, a subdivision recorded under Volume 87, Page 90 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), said residue of Lots 1 thru 12, Lot 13 and Lot 14, and a 20' Alley described as a 0.825 acre tract of land conveyed to Loretta Appel by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2006041184 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 0.644 of an acre being more particularly described by metes and bounds as follows:

COMMENCING at a set 5/8-inch iron rod with "GS" cap at the westerly corner of that certain called 0.255 acre tract of land conveyed to Herald W. Jones by deed and recorded under Volume 1709, Page 819 of said Deed Records;

Thence, South 30°28'54" East, 75.68 feet along the southwesterly line of said 0.255 acre tract and along the northeasterly line of said 0.825 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed northwesterly right of way line of Interstate Highway 35 (width varies) and for the **POINT OF BEGINNING**;

- 1) **THENCE, South 30°28'54" East, 35.10 feet** continuing along the southwesterly line of said 0.255 acre tract, being the northeasterly line of said 0.825 acre tract to a set 5/8-inch iron rod with "GS" cap in the northeasterly line of said Lot 13, being the southerly corner of said 0.255 acre tract;
- 2) **THENCE, North 59°22'10" East, 49.31 feet** along the southeasterly line of said 0.255 acre tract, being the northeasterly line of said Lot 13, passing at 14.90 feet a set 5/8-inch iron rod with "GS" cap at the northeasterly corner of said Lot 13, being the northwesterly corner of a 20' Alley and continuing to a set 5/8-inch iron rod with "GS" cap at the northerly corner of said residue of Lot 1, being the northeasterly corner of a 20' Alley and in the existing northwesterly right of way line of Interstate Highway 35 (width varies), said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 734, Page 182, Volume 724, Page 374, Volume 737, Page 228 and Volume 761, Page 298 all of said Deed Records;

Page 2 of 5
April, 2010
Revised June, 2010

- 3) **THENCE, South 66°10'06" East, 33.58 feet** along the existing northwesterly right of way line of Interstate Highway 35, being the northeasterly line of said residue of Lot 1, passing at 2.51 feet a found 90D Nail at an angle point in the northeasterly line of said 0.825 acre tract and continuing to a found concrete monument with brass disk at the northeasterly corner of said residue of Lot 1, being the easterly corner of said 0.825 acre tract;
- 4) **THENCE, South 23°35'19" West, 300.00 feet** continuing along the existing northwesterly right of way line of Interstate Highway 35, being the southeasterly line of said 0.825 acre tract, same being the southeasterly lines of said residue of Lots 1 thru 12 to a found concrete monument with brass disk at the intersection of the existing northwesterly right of way line of Interstate Highway 35 with the existing northerly right of way line of 3rd Street (F.M. 107) (100' right of way) recorded under Volume 87, Page 90 of said Deed Records, being the southeasterly corner of said 0.825 acre tract, same being the southeasterly corner of said residue of Lot 12;
- 5) **THENCE, North 66°10'06" West, 126.02 feet** along the existing northerly right of way line of 3rd Street, being the southerly line of said 0.825 acre tract, same being the southerly line of said residue of Lot 12, the southerly line of said Lots 13 and 14, passing at 124.85 feet a set 5/8-inch iron rod with "GS" cap at the common southerly corner of said Lots 14 and 15 and continuing to a set 5/8-inch iron rod with "GS" cap at the southwesterly corner of said 0.825 acre tract;
- 6) **THENCE, North 23°35'19" East, 17.24 feet** along the northwesterly line of said 0.825 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed northwesterly right of way line of Interstate Highway 35 and for the Beginning of an Access Denial Line;
- 7) **THENCE, North 69°41'15" East, 37.67 feet** along the proposed northwesterly right of way line of Interstate Highway 35 and along the Access Denial Line, passing at 1.73 feet a set 5/8-inch iron rod with TxDOT aluminum cap in the common easterly line of said Lots 13 and 14 and continuing to a set 5/8-inch iron rod with TxDOT aluminum cap for the point of curvature of a curve to the right;
- 8) **THENCE, in a northeasterly direction, continuing along the proposed northwesterly right of way line of Interstate Highway 35, the Access Denial Line and along said curve to the right, having a central angle of 01°06'53", a radius of 10,926.67 feet, an arc length of 212.56 feet and a chord bearing and distance of North 25°28'29" East, 212.56 feet** to a set 5/8-inch iron rod with TxDOT aluminum cap for the end of said curve;
- 9) **THENCE, North 26°01'55" East, 24.42 feet** continuing along the proposed northwesterly right of way line of Interstate Highway 35 and along the Access Denial line to the End of the Access Denial Line and the **POINT OF BEGINNING** and containing 0.644 of an acre of land, more or less.

Page 3 of 5
April, 2010
Revised June, 2010

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

Approximately 22 square feet of Parcel 19 encroaches onto Lot 15.

Approximately 0.127 acres (5,547 square feet) of Parcel 19 lies within a 20' Alley.

Approximately 0.006 acres (251 square feet) of Parcel 19 is not described in the 0.825 acre subject deed.

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

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

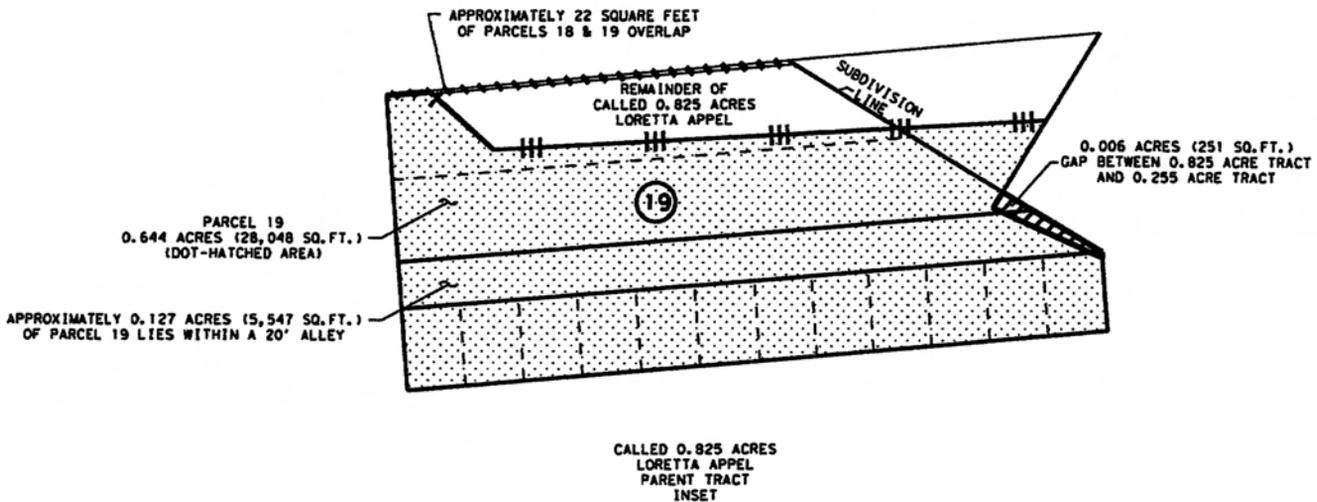
Revised Parent Tract Inset June, 2010.

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



LEGEND

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



NOTES:

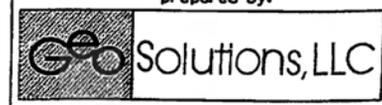
1. Horizontal Control is based on Static and RTK GPS observations holding control monuments 1359910, 1359911, and C1304. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone (US Survey feet). Coordinates are surface using a surface adjustment factor of 1.0001316.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



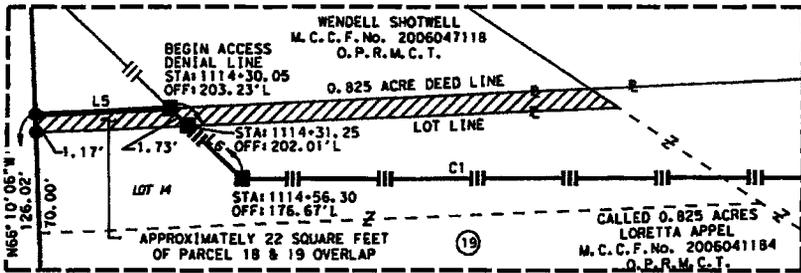
PARCEL 19
0.644 ACRES
28,048 SQ. FT.

PAGE 4 OF 5

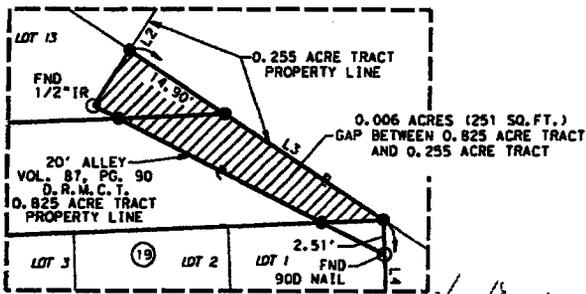
LORETTA APPEL
1H-35 SOUTH
C. S. J. 0015-02-058
McLENNAN COUNTY APRIL, 2010
prepared by:



REVISED:
PARENT TRACT INSET
JUNE, 2010
DGN: 1H35-030 Parcel 19A.dgn
FILED: 05-017-010



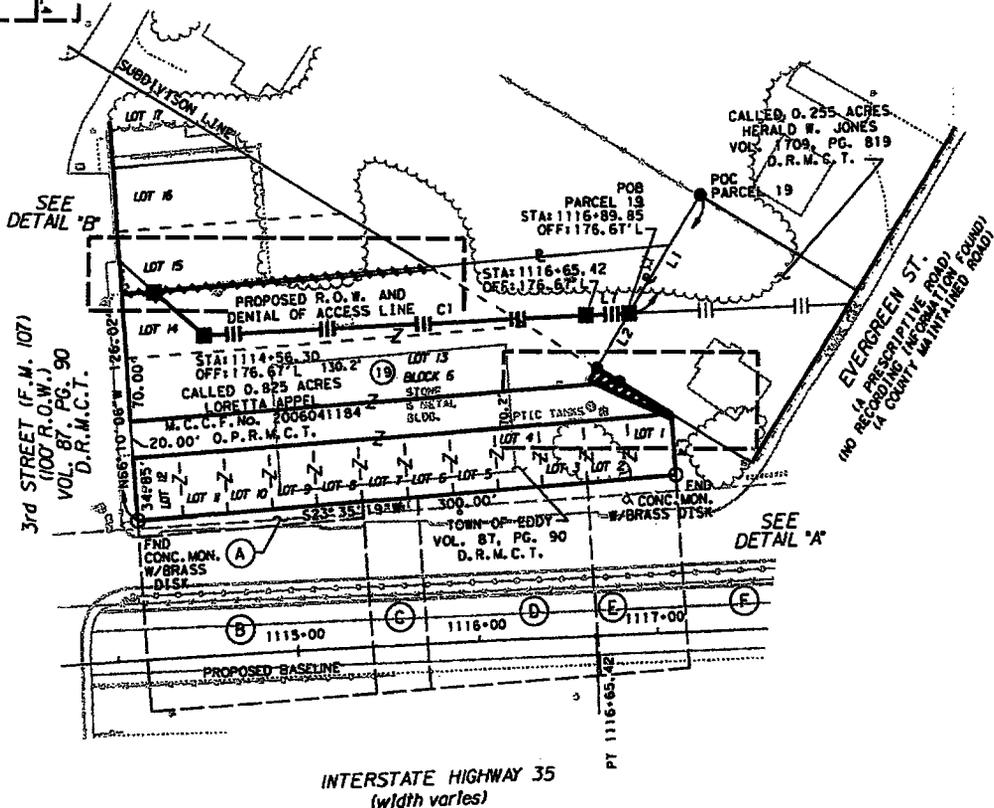
DETAIL 'B'
N.T.S.



DETAIL 'A'
N.T.S.

LEVI PREWITT SURVEY A-723

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	S30°28'54"E	75.68'
L2	S30°28'54"E	35.10'
L3	N59°22'10"E	49.31'
L4	S66°10'08"E	33.58'
L5	N23°35'19"E	17.24'
L6	N69°41'15"E	37.67'
L7	N26°01'55"E	24.42'



STATE OF TEXAS (DEED RECORDS)	
IH35 RECORDED ROW INFORMATION	
(A)	0.026 ACRE VOL. 734, PG. 182
(B)	0.201 ACRE VOL. 761, PG. 298
(C)	0.073 ACRE VOL. 724, PG. 374
(D)	0.227 ACRE VOL. 737, PG. 228
(E)	0.119 ACRE VOL. 761, PG. 298
(F)	0.107 ACRE VOL. 777, PG. 615

PROPOSED BASELINE CURVE DATA

A = 11°28'31" RT
R = 10,750.00'
L = 2,153.02'
CHB = N20°17'40"E
CHD = 2,149.42'
PT
STA: 1105+92.53
N = 10,448,768.09
E = 3,258,789.10

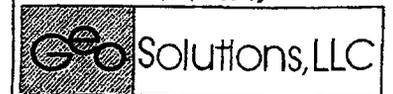
CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	CHORD	CHD
CT	01°06'53"	10,926.67'	212.56'	N25°28'29"E	212.56'

REVISED:
PARENT TRACT INSET
JUNE, 2010
DGN: IH35-030 Parcel 19B.dgn

PARCEL 19
0.644 ACRES
28,048 SQ. FT.

PAGE 5 OF 5

LORETTA APPEL
IH-35 SOUTH
C.S.J. 0015-02-058
MCLENNAN COUNTY APRIL, 2010
prepared by:



Page 1 OF 4

COUNTY: Bell

March 19, 2010

HIGHWAY: Interstate Highway 35

PROJECT LIMITS: From: F.M. Highway 2843

To: F.M. Highway 2484

RCSJ: 0015-07-078

PROPERTY DESCRIPTION FOR PARCEL 8

BEING a 0.689 of an acre (30,032 square feet) parcel of land situated in the H.W. Hurd Survey, Abstract 398, Bell County, Texas, and being all of a called 0.68 of an acre "Tract Two" of land described in an instrument to Coach Smith Family, LLC, recorded in Volume 5171, Page 751, of the Official Public Records of Bell County, Texas;

COMMENCING at a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX." lying in the existing South right-of-way line of Salado Creek Road at the Northwest corner of a 0.53 of an acre tract of land described in an instrument to Twana D. Roy, recorded in Volume 3658, Page 166, of the Official Public Records of Bell County, Texas;

THENCE SOUTH 71°01'39" East, 146.08 feet, along the North line of the aforementioned 0.53 of an acre tract and the aforementioned existing South right-of-way line of Salado Creek Road, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 1) lying in the proposed West right-of-way line of Interstate Highway 35, at the Northwest corner of the aforementioned 0.68 of an acre tract, the Northeast corner of the aforementioned 0.53 of an acre tract, and the **POINT OF BEGINNING** of the herein described 0.689 of an acre parcel;

- (1) **THENCE SOUTH** 75°57'20" East, 95.09 feet (record - S74°28'40"E, 92.2'), leaving the proposed West right-of-way line of Interstate Highway 35 and continuing along the North line of the aforementioned 0.68 of an acre tract and the aforementioned existing South right-of-way line of Salado Creek Road, to a found 1" pipe at an angle corner of the said 0.68 of an acre tract, an angle corner of the said existing South right-of-way line of Salado Creek Road, and an angle corner of the herein described 0.689 of an acre parcel;

Page 2 OF 4

- (2) **THENCE** SOUTH $84^{\circ}25'00''$ East, 85.27 feet (record - $S82^{\circ}56'20''E$, 85.9'), continuing along the North line of the aforementioned 0.68 of an acre tract and the aforementioned existing South right-of-way line of Salado Creek Road, to a set $5/8''$ iron rod with plastic cap stamped "CDS/MUERY S.A. TX." lying in the existing West right-of-way line of Interstate Highway 35 (right-of-way width varies), described in a document of a 0.158 of an acre tract to the State of Texas, recorded in Volume 615, Page 452, of the Deed Records of Bell County, Texas, at the Northeast corner of the said 0.68 of an acre tract, and the Northeast corner of the herein described 0.689 of an acre parcel;
- (3) **THENCE** SOUTH $06^{\circ}47'07''$ West, 187.61 feet (record - $S08^{\circ}49'20''W$, 184.5'), along the East line of the aforementioned 0.68 of an acre tract and the aforementioned existing West right-of-way line of Interstate Highway 35, to a set $5/8''$ iron rod with aluminum cap stamped "TxDOT" (see Note 1) lying in the proposed West right-of-way line of Interstate Highway 35, at the Southeast corner of the said 0.68 of an acre tract, the Northeast corner of an 850.963 acre tract of land described in an instrument to Lucile Robertson Ambrose, Ann Maclin Robertson, Lucile Ambrose Cowan, Ann Robertson Ambrose, Sarah Ambrose Eddy, John Loftin Ambrose, III, and Sterling Robertson Ambrose, recorded in Volume 3818, Page 69, of the Official Public Records of Bell County, Texas, and at the Southeast corner of the herein described 0.689 of an acre parcel;
- (4) **THENCE** NORTH $71^{\circ}28'51''$ West, 175.38 feet (record - $N70^{\circ}47'30''W$, 175.2'), leaving the aforementioned existing West right-of-way line of Interstate Highway 35, along the South line of the aforementioned 0.68 of an acre tract, a North line of the aforementioned 850.963 acre tract, and the proposed West right-of-way line of Interstate Highway 35, to a set $5/8''$ iron rod with aluminum cap stamped "TxDOT" (see Note 1) at the Southwest corner of the said 0.68 of an acre tract, the Southeast corner of the aforementioned 0.53 of an acre tract, and the Southwest corner of the herein described 0.689 of an acre parcel;

(5) **THENCE** NORTH 04°00'32" East, 162.36 feet (record - N07°00'E, 161.1'), along the West line of the aforementioned 0.68 of an acre tract, the East line of the aforementioned 0.53 of an acre tract, and continuing along the proposed West right-of-way line of Interstate Highway 35, to the **POINT OF BEGINNING**, and containing 0.689 of an acre (30,032 square feet) of land, more or less.

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

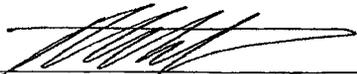
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00015.

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

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

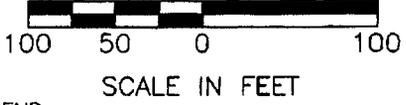
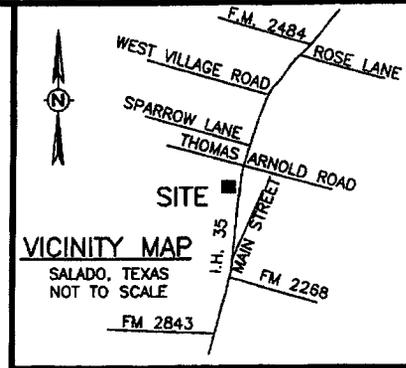
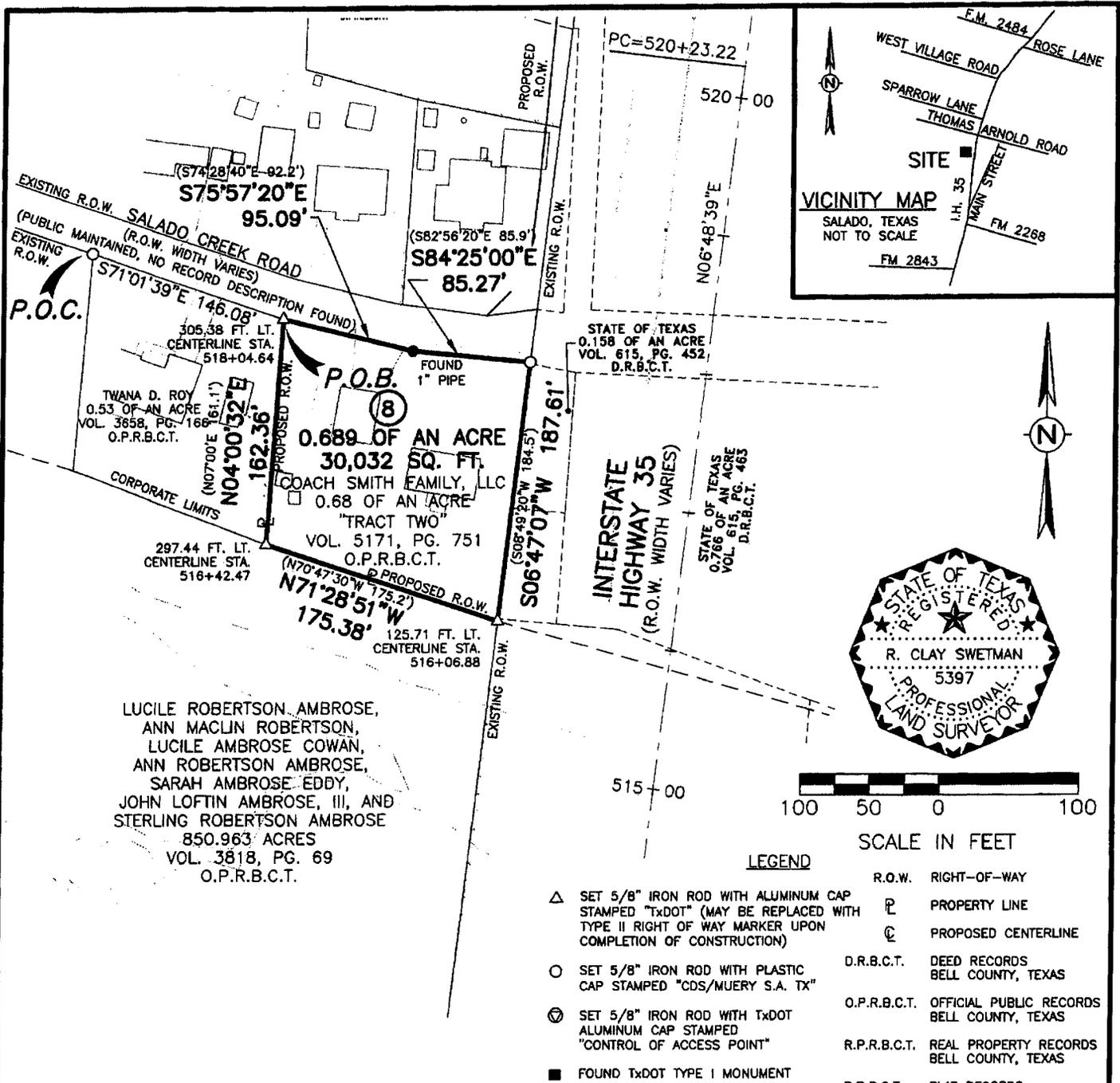
I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 5th day of April, 2010 A.D.



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





LEGEND

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

H. W. HURD SURVEY, A-398

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL 8.DOC)

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

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

[Signature] 4/5/2010
R. CLAY SWETMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

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

TEXAS DEPARTMENT OF TRANSPORTATION
INTERSTATE HIGHWAY 35
PARCEL NO. 8
RCSJ: 0015-07-078
BELL COUNTY, TEXAS

ROW ACQUISITION—0.689 AC.

WACO DISTRICT	DATE: MARCH 19, 2010	PAGE 4 OF 4
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Page 1 of 3
April 16, 2010

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

Property Description For Parcel 24

BEING 3.221 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE MOSES SHIPMAN SURVEY, ABSTRACT NO. 782 AND OUT OF THE SEYMOUR BOTTSFORD SURVEY, ABSTRACT NO. 118 IN BELL COUNTY, TEXAS AND BEING PART OF THAT 6.204 ACRE TRACT DESCRIBED AS TRACT I IN WARRANTY DEED WITH VENDOR'S LIEN TO HOL-DEN DEVELOPMENT, INC. RECORDED IN VOLUME 5643, PAGE 294 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS; AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a set 5/8" iron rod with plastic cap stamped "Landesign" on the north line of a 2.36 acre tract described in deed to Johnny Barba and wife, Janie J. Barba recorded in Volume 1062, Page 411 of the Deed Records of Bell County, Texas, at the southwest corner of Lot 1, Mueller Inc. Addition recorded in Cabinet C, Slide 151-D of the Plat Records of Bell County, Texas;

THENCE South 73°21'01" East 290.90 feet with the north line of said 2.36 acre tract and the south line of said Lot 1 to a found 1" iron pipe at the northeast corner of said 2.36 acre tract, an angle point in the north line of said 6.204 acre tract and the POINT OF BEGINNING;

- (1) THENCE South 73°21'01" East 160.44 feet with the north line of said 6.204 acre tract and the south line of said Lot 1 to a found 3/4" pipe in the existing west right-of-way line of Interstate Highway 35 (IH 35) and the west line of a 1.054 acre tract described in deed to the State of Texas recorded in Volume 767, Page 95 of the Deed Records of Bell County, Texas, (D.R.B.C.T.) at the northeast corner of said 6.204 acre tract and the southeast corner of said Lot 1;**
- (2) THENCE South 16°55'21" West 417.96 feet with the existing west right-of-way line of IH 35, the east line of said 6.204 acre tract, with the west line of a called 1.054 acre tract described in deed to the State of Texas recorded in Volume 767, Page 95, with the west lines of a 0.060 acre tract described in deed to State of Texas recorded in Volume 772, Page 67 D.R.B.C.T., with the west line of a 0.074 acre tract awarded to the State of Texas by Judgment recorded in Volume 779, Page 34 D.R.B.C.T. to a found Type I Monument at the south corner of said 0.074 acre tract and the west line of a called 7.929 acre tract described in deed to the State of Texas recorded in Volume 615, Page 486 D.R.B.C.T.;**
- (3) THENCE South 22°29'26" West 202.54 feet tract with the existing west right-of-way line of IH 35 and the west line of a 7.929 acre tract to a found 1" iron rod at the southeast corner of said 6.204 acre tract and the northeast corner of 2.517 acre tract**

described deed to Biedrzcki Enterprises Co., Inc. recorded in Volume 3821, Page 300 of the Official Public Records of Bell County, Texas (O.P.R.B.C.T.);

- (4) THENCE North 73°02'39" West 257.20 feet with the south line of said 6.204 acre tract and the north line of said 2.517 acre tract to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed west right-of-way line of IH 35;
- (5) THENCE North 22°43'11" East 353.44 feet through said 6.204 acre tract with the proposed west right-of-way line of IH 35 to a set Type II monument;
- (6) THENCE North 20°53'43" East 108.39 feet through said 6.204 acre tract with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap on the south line of said 2.36 acre tract and the north line of said 6.204 acre tract;
- (7) THENCE South 73°15'03" East 73.72 feet with the south line of said 2.36 acre tract and the north line of said 6.204 acre tract to a found 1" iron pipe at the southeast corner of said 2.36 acre tract;
- (8) THENCE North 16°44'17" East 158.64 feet with the east line of said 2.36 acre tract and the north line of said 6.204 acre tract to the **POINT OF BEGINNING**;

This parcel contains 3.221 acres of land, more or less, out of the Moses Shipman Survey, Abstract No. 782 in Bell County, Texas.

Acreage Summary

2.630 acres in the Moses Shipman Survey, Abstract No. 782

0.591 acres in Seymore Bottsford Survey, Abstract No. 118

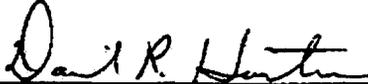
3.221 acres Total

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

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

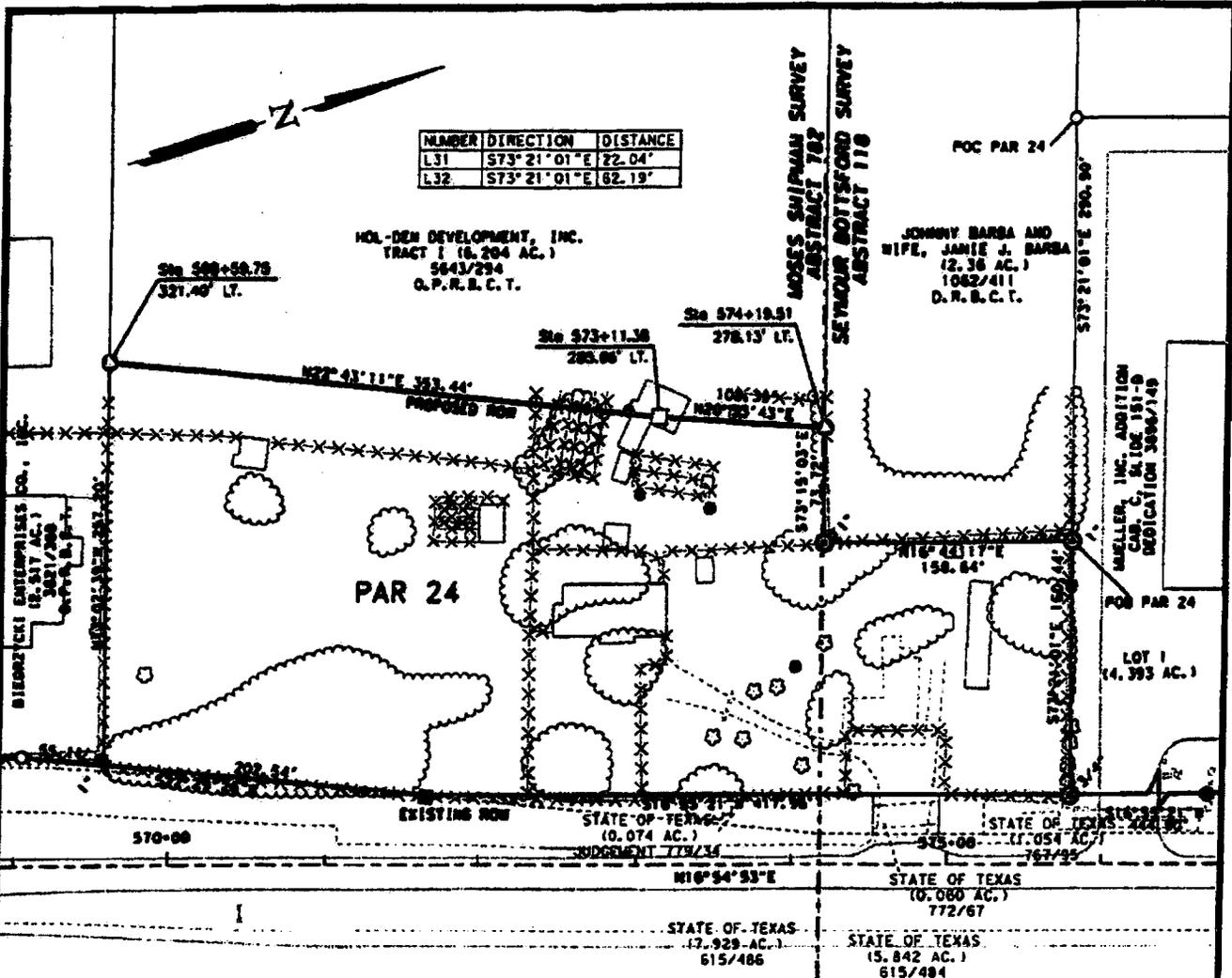
A plat of even survey date herewith accompanies this property description.

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


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

4/16/10
Date





SURVEY LEGEND

SCALE IN FEET



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

NOTES:

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

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

David R. Hartman 4/16/10

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



LANDESIGN SERVICES, INC.

512-388-7901
555 ROUND ROCK WEST DR.
BUILDING D, SUITE 170
ROUND ROCK, TEXAS 78681

PARCEL: 24 ACRES 3.221
 HIGHWAY: IH 35 COUNTY: Bell
 ROW CSJ: 0015-04-083 DATE: 04/16/10
 SCALE: 1" = 100' SHEET: 3 of 3

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

Page 1 of 5
August 5, 2008
Revised November 8, 2010

County: McLennan
Highway: Interstate Highway 35
Limits: From South FM 2837 in Lorena to FM 2063 in Hewitt
ROW CSJ: 0015-01-220

Property Description
For Parcel 51

BEING 1.014 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE CARLOS O' CAMPO SURVEY, ABSTRACT NO. 32 IN MCLENNAN COUNTY, TEXAS AND BEING A PART OF A CALLED 2.3731 ACRES DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO STRASBURGER PARTNERSHIP RECORDED IN VOLUME 1529, PAGE 309 OF THE DEED RECORDS OF MCLENNAN COUNTY (D.R.M.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART 1

COMMENCING at a set Type II monument in the south line of said 2.3731 acres, the proposed east right-of-way line of Farm Market Highway 2113 (FM 2113), and in the north line of Lot 1, Block 1 Mitchell Addition recorded in McLennan County Clerk (MCC) file 2001002931;

Thence South $40^{\circ}41'58''$ East 181.03 feet with the north line of said Lot 1 and the south line of said 2.3731 acres to a set $5/8''$ iron rod with a Texas Department of Transportation (TxDOT) aluminum cap at the southwest corner of a called 0.0289 acre tract described in deed to the City of Hewitt recorded in Volume 1530, Page 454 of the D.R.M.C.T.;

Thence North $29^{\circ}21'14''$ East 16.13 feet with the west line of said 0.0289 acres to a set Type II monument at the northwest corner of said 0.0289 acres, in the south line of said 2.3731 acres, in the proposed west right-of-way of Interstate Highway 35 (IH 35), and the **POINT OF BEGINNING**;

- (1) THENCE North $44^{\circ}05'03''$ East 122.48 feet through said 2.3731 acres with the proposed west right-of-way line of IH 35 to a set Type II monument;
- (2) THENCE North $24^{\circ}24'09''$ East 238.42 feet through said 2.3731 acres with the proposed west right-of-way line of IH 35 to a set $5/8''$ iron rod with TxDOT aluminum cap stamped "Control of Access Point" at the beginning of an Access Denial Line;
- (3) THENCE North $24^{\circ}24'09''$ East 17.47 feet through said 2.3731 acres with the proposed west right-of-way line of IH 35 and the Access Denial line to a found Type I monument in the existing west right-of-way line of IH 35, the north line of said 2.3731 acres and in the east line of a called 1.505 acre tract described in

deed to the State of Texas for right-of-way recorded in Volume 830, Page 106 of the D.R.M.C.T., from which the existing west right-of-way line of IH 35, the Access Denial Line and the north line of said 2.3731 acres bears North 40°40'44" West 111.87 feet to a set Type II monument at the end of the Access Denial Line:

- (4) THENCE South 16°03'05" West 340.06 feet with the existing west right-of-way line of IH 35 and the east line of said 2.3731 acres to a found Type I in the east line of a called 4.43 acre tract described in deed to McLennan County for right-of-way recorded in Volume 414, Page 155 of the D.R.M.C.T.;
- (5) THENCE South 26°51'22" West 91.80 feet with the existing west right-of-way line of IH 35 and the east line of said 2.3731 acres to a set 5/8" iron rod with plastic cap stamped "Landesign" in the southeast corner of said 2.3731 acres and the northeast corner of said Lot 1, Block 1 of Mitchell Addition;
- (6) THENCE North 40°41'58" West 55.09 feet with the south line of said 2.3731 acres and the north line of said Lot 1, Block 1 to a set 5/8" iron rod with plastic cap stamped "Landesign" in the south line of said 0.0289 acre tract;
- (7) THENCE South 59°57'01" East 11.48 feet with the south line of said 2.3731 acres and the south line of said 0.0289 acres to a set 5/8" iron rod with plastic cap stamped "Landesign" at the southeast corner of said 0.0289 acre tract;
- (8) THENCE North 29°21'04" East 30.00 feet with the south line of said 2.3731 acres and the east line of said 0.0289 acres to a set 5/8" iron rod with plastic cap stamped "Landesign" at the northeast corner of said 0.0289 acre tract;
- (9) THENCE North 59°57'38" West 51.00 feet with the south line of said 2.3731 acres and the north line of said 0.0289 acres to the **POINT OF BEGINNING**;

This parcel contains 0.331 of one acre of land, more or less, out of the Carlos O' Campo Survey, Abstract No. 32 in McLennan County, Texas.

PART 2

COMMENCING at a found Type I monument in the existing west right-of-way line of IH 35, the north line of said 2.3731 acres, in the west line of a called 1.505 acre tract described in deed to the State of Texas for right-of-way recorded in Volume 830, Page 106 of the D.R.M.C.T., and the beginning of an Access Denial Line;

THENCE North 40°40'44" West 118.87 feet with the existing east line of IH 35, the north line of said 2.3731 acres, and the Access Denial Line to a set Type II monument in the proposed east line of FM 2113 and the **POINT OF BEGINNING**;

- (1) THENCE South 40°51'45" West 373.32 feet through said 2.3731 acres with the proposed east right-of-way line of FM 2113 and the Access Denial Line to a set Type II monument in the south line of said 2.3731 acres and the north line of Lot

- 1, Block 1 of Mitchell Addition, Lots 1 and 2, Block 1 recorded in MCC 2001002931;
- (2) THENCE North 40°41'58" West 80.94 feet with the south line of said 2.3731 acres and the north line of said Lot 1, Block 1 of Mitchell Addition, Lots 1 and 2, Block 1 to a set 5/8" iron rod with plastic cap stamped "Landesign" in the existing east right-of-way line of FM 2113 and in the east line of a called 3.042 acre tract described in deed to the State of Texas for right-of-way recorded in Volume 771, Page 629 of the D.R.M.C.T.;
- (3) THENCE North 37°03'59" East 271.67 feet with the existing east right-of-way line of FM 2113 and the west line of said 2.3731 acres to a set 5/8" iron rod with plastic cap stamped "Landesign";
- (4) THENCE North 83°23'10" East 125.31 feet with the existing east right-of-way line of FM 2113 and the north line of said 2.3731 acres to a found Type I monument;
- (5) THENCE South 40°40'44" East 13.50 feet with existing east right-of-way line of IH 35 and the north line said 2.3731 acres to the **POINT OF BEGINNING**.

This parcel contains 0.683 of one acre of land, more or less, out of the Carlos O' Campo Survey, Abstract No. 32 in McLennan County, Texas.

Acreage Summary

Part 1	0.331 acre
Part 2	0.683 acre
Total	1.014 acre

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

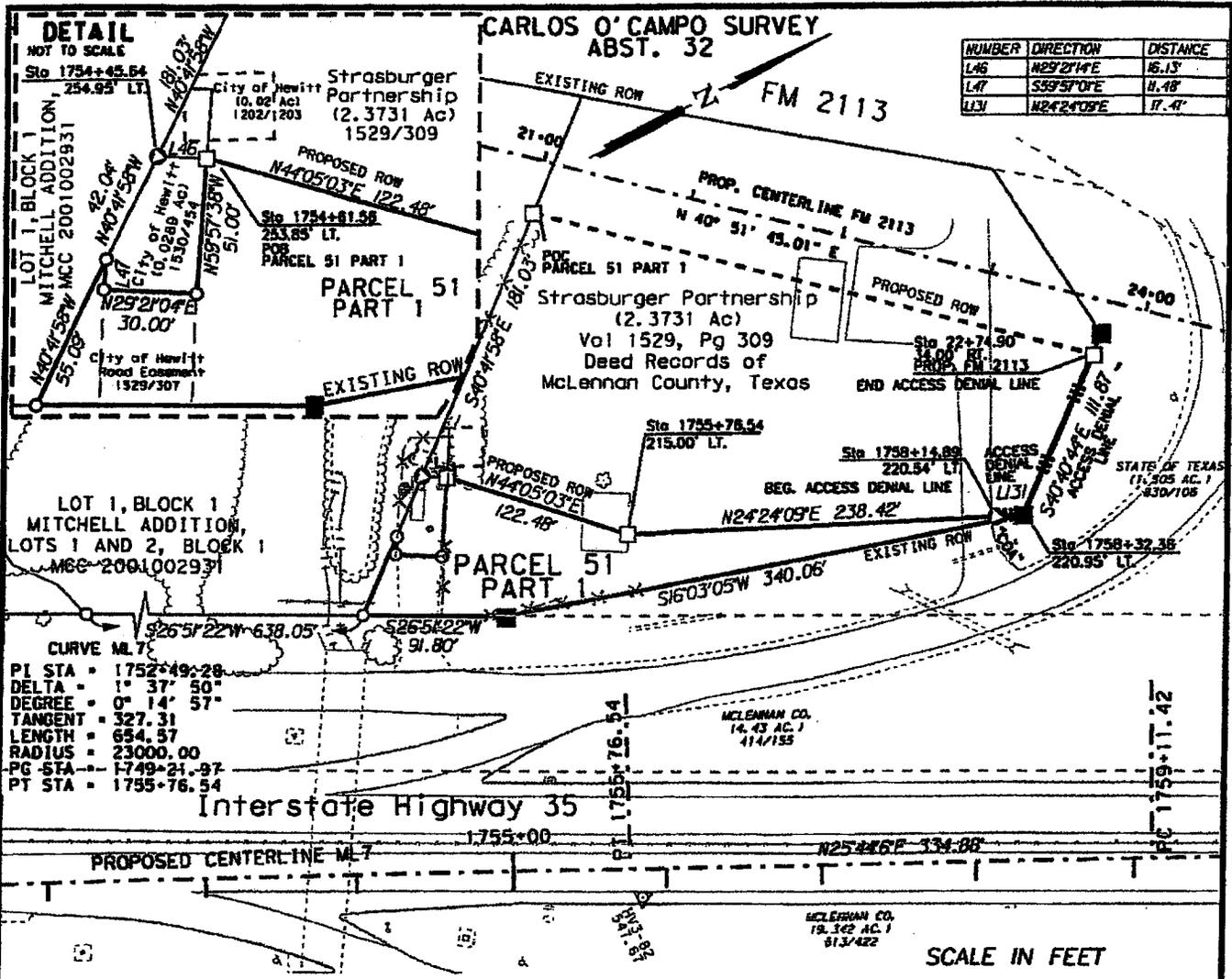
Access is prohibited across the Access Denial Line to highway facility from the remainder of the abutting property.

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

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

David R. Hartman 11/8/10
David R. Hartman Date
Registered Professional Land Surveyor
State of Texas No. 5264





NUMBER	DIRECTION	DISTANCE
L46	N29°21'41"E	16.13'
L47	S59°57'09"E	11.48'
L43	N24°24'09"E	17.41'

LOT 1, BLOCK 1
MITCHELL ADDITION,
LOTS 1 AND 2, BLOCK 1
MCC 2001002931

LOT 1, BLOCK 1
MITCHELL ADDITION,
254.95' LT.

LOT 1, BLOCK 1
MITCHELL ADDITION,
MCC 2001002931

CURVE M.L. 7
PI STA = 1752+49.28
DELTA = 1° 37' 50"
DEGREE = 0° 14' 57"
TANGENT = 327.31
LENGTH = 654.57
RADIUS = 23000.00
PG STA = 1749+21.97
PT STA = 1755+76.54

SURVEY LEGEND

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

Revised 11/08/10

NOTES:

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

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

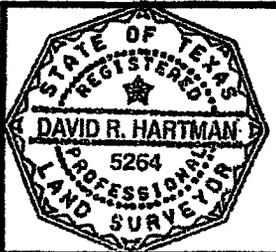
David R. Hartman 11/8/10

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



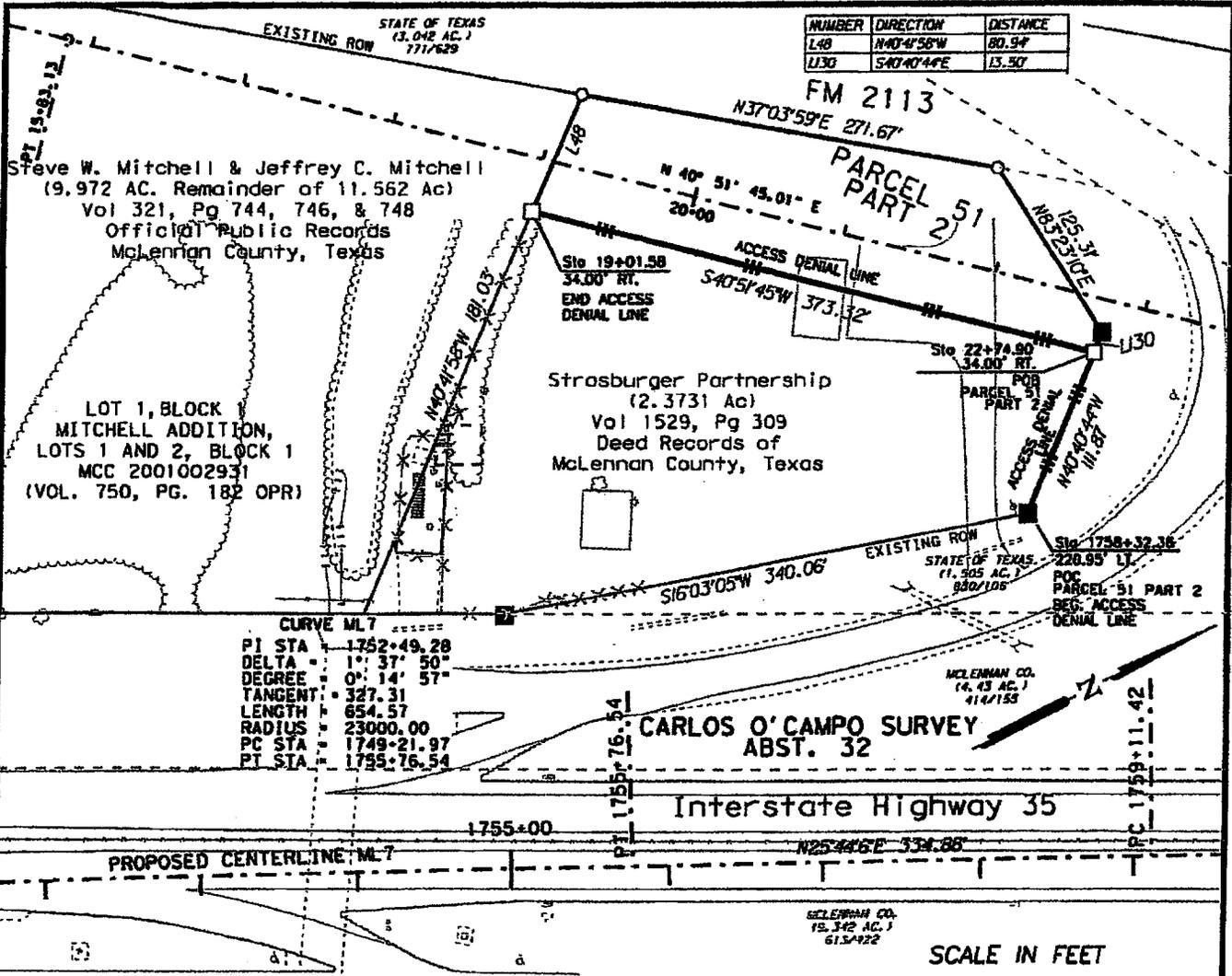
PARCEL: 51 PT 1 ACRES 0.331
HIGHWAY: IH 35 COUNTY: McLENNAN
ROW CSJ: 0015-01-220 DATE: 08/05/08
SCALE: 1" = 100' SHEET: 4 of 5

PROJECT NAME: IH 35 LORENA JOB NUMBER: 101-07-02



LANDESIGN SERVICES, INC.

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



NUMBER	DIRECTION	DISTANCE
L48	N40°4'58"W	80.94'
L30	S40°40'44"E	13.50'

SURVEY LEGEND

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

Rev. 11/08/10

PARCEL: 51 PT 2 ACRES 0.683
HIGHWAY: IH 35 COUNTY: McLENNAN
ROW CSJ: 0015-01-220 DATE: 08/05/08
SCALE: 1" = 100' SHEET: 5 of 5

PROJECT NAME: IH 35 LORENA JOB NUMBER: 101-07-02

NOTES:

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

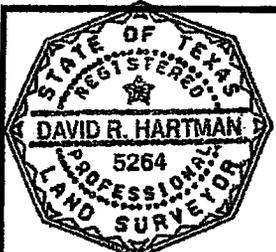
ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

David R. Hartman 11/8/10

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



LANDESIGN SERVICES, INC.

512-238-7901
555 ROUND ROCK WEST DR.
BUILDING D, SUITE 170
ROUND ROCK, TEXAS 78881

County: McLennan
Highway: IH-35
CSJ: 0015-01-220
Parcel: 51 Parts 1 & 2

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

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

Page 1 of 6
April, 2010

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

Property Description
Parcel 25

Being 0.796 of an acre of land situated in the LEVI PREWITT SURVEY, Abstract No. 723, McLennan County, Texas. Being a portion of that certain called 0.603 acre tract (designated as Tract four), a portion of that certain called 1.23 acre tract (designated as Tract 6 – Tract One) and a portion of that certain called 2.06 acre tract (designated as Tract 6 – Tract Two) of land all conveyed to Fikes Wholesale, Inc. by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2000039327 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 0.796 of an acre being more particularly described in two (2) parts by metes and bounds as follows:

Part One – 0.025 of an Acre

COMMENCING at a found 1/2-inch iron rod at the northerly corner of that certain called 1.374 acre tract of land conveyed to Terrell Timmerman and Geraldine Timmermann by deed and recorded under M.C.C.F. No. 2005019647 of said Official Public Records, being the westerly corner of that certain called 0.501 acre tract of land conveyed to Tetco Stores, LP by deed and recorded under M.C.C.F. No. 9832224 of said Official Public Records;

Thence, North 59°29'59" East, 190.13 feet along the northwesterly line of said 0.501 acre tract, passing at 170.13 feet a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed northwesterly right of way line of Interstate Highway 35 (width varies) and continuing to a found 1/2-inch iron rod in the southwesterly line of said 2.06 acre tract, being the northerly corner of said 0.501 acre tract and for the **POINT OF BEGINNING**;

- 1) **THENCE, North 30°18'26" West, 13.17 feet** along the southwesterly line of said 2.06 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed northwesterly right of way line of Interstate Highway 35;
- 2) **THENCE, North 26°11'41" East, 16.98 feet** along the proposed northwesterly right of way line of Interstate Highway 35 to the westerly corner of a Drainage Channel conveyed to the State of Texas by deed and recorded under Volume 429, Page 637 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), being the southeasterly line of said 2.06 acre tract, from which a found 1/2-inch iron rod (bent) bears South 29°25' West, 0.63 feet;

Page 2 of 6
April, 2010

- 3) **THENCE, South 30°10'50" East, 76.00 feet** along the southwesterly line of a Drainage Channel, being the southeasterly line of said 2.06 acre tract to a found 3/8-inch iron rod at the intersection of the southwesterly line of a Drainage Channel with the existing northwesterly right of way line of Interstate Highway 35 (width varies), said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 733, Page 358 and Volume 814, Page 585 of said Deed Records;
- 4) **THENCE, South 25°45'09" West, 16.87 feet** along the existing northwesterly right of way line of Interstate Highway 35, continuing along the southeasterly line of said 2.06 acre tract to a found concrete monument (broken) in the northeasterly line of said 0.501 acre tract, being the southerly corner of said 2.06 acre tract;
- 5) **THENCE, North 30°18'26" West, 62.87 feet** along the northeasterly line of said 0.501 acre tract, being the southwesterly line of said 2.06 acre tract to the **POINT OF BEGINNING** and containing 0.025 of an acre of land, more or less.

Part Two – 0.771 of an Acre

COMMENCING at a found 1/2-inch iron rod in the southeasterly line of that certain residue of a called 83.1 acre tract (calculated 66.37 acres) of land conveyed to Nancy Cecile Deviney and Joe Robert Miracle by probate deed and recorded under Probate No. 20020093 of the Probate Records of McLennan County, Texas, being the northerly corner of said 0.603 acre tract;

Thence, South 42°34'23" East, 330.94 feet along the southeasterly line of said residue of 83.1 acre tract, being the northeasterly line of said 0.603 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed northwesterly right of way line of Interstate Highway 35 and for the **POINT OF BEGINNING**;

- 1) **THENCE, South 42°34'23" East, 68.11 feet** continuing along the southeasterly line of said residue of 83.1 acre tract, being the northeasterly line of said 0.603 acre tract to a point in the existing northwesterly right of way line of Interstate Highway 35, being an angle point in the southeasterly line of said residue of 83.1 acre tract, same being the easterly corner of said 0.603 acre tract, from which a found 1/2-inch iron rod bears North 42°34' West, 2.64 feet, said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 724, Page 371 and Volume 814, Page 584 both of said Deed Records;
- 2) **THENCE, South 25°45'10" West, 320.89 feet** along the existing northwesterly right of way line of Interstate Highway 35, being the southeasterly lines of said 0.603 acre tract and said 1.23 acre tract to a set 5/8-inch iron rod with "GS" cap at the southerly corner of said 1.23 acre tract;

- 3) **THENCE, North 42°25'50" West, 21.54 feet** continuing along the existing northwesterly right of way line of Interstate Highway 35, being the southwesterly line of said 1.23 acre tract to a set 5/8-inch iron rod with "GS" cap at the easterly corner of said 2.06 acre tract;
- 4) **THENCE, South 25°45'09" West, 198.77 feet** continuing along the existing northwesterly right of way line of Interstate Highway 35, being the southeasterly line of said 2.06 acre tract to a point in the northeasterly line of a Drainage Channel, from which a found 60D Nail bears North 42°56' West, 0.95 feet;
- 5) **THENCE, North 30°10'50" West, 55.71 feet** along the northeasterly line of a Drainage Channel, continuing along the southeasterly line of said 2.06 acre tract to a set 5/8-inch iron rod with "GS" cap at the northerly corner of a Drainage Channel;
- 6) **THENCE, South 59°49'10" West, 30.00 feet** along the northwesterly line of a Drainage Channel, continuing along the southeasterly line of said 2.06 acre tract to a point in the proposed northwesterly right of way line of Interstate Highway 35, being the westerly corner of a Drainage Channel, from which a found 1/2-inch iron rod (bent) bears South 29°25' West, 0.63 feet;
- 7) **THENCE, North 27°52'31" East, 530.82 feet** along the proposed northwesterly right of way line of Interstate Highway 35 to the **POINT OF BEGINNING** and containing 0.771 of an acre of land, more or less.

Parcel 25 Pt. 1 – 0.025 acres (1,070 square feet)
Parcel 25 Pt. 2 – 0.771 acres (33,588 square feet)
Parcel 25 Total - 0.796 acres (34,658 square feet)

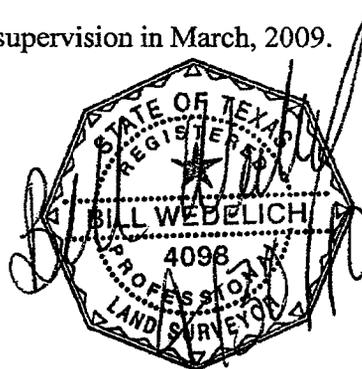
Horizontal Control – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD 83 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD 83 (1993) Grid values divide the north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

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

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

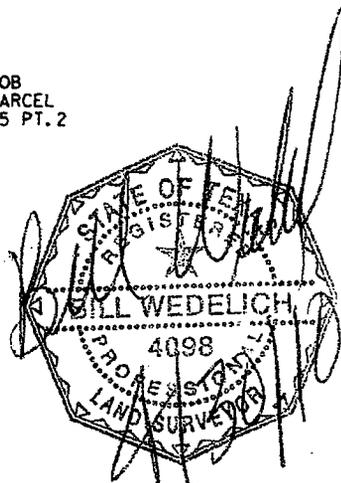
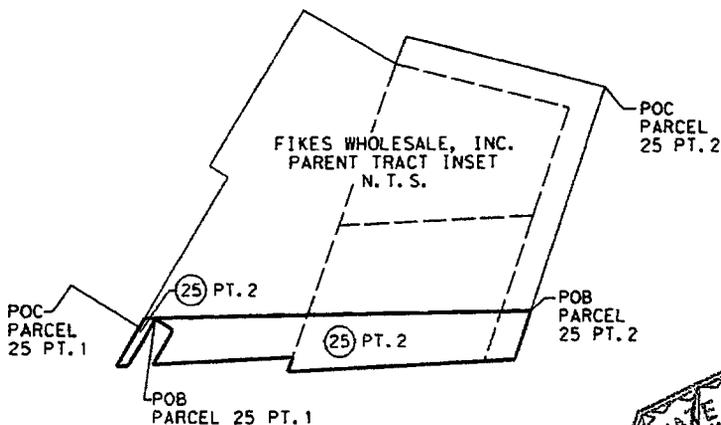
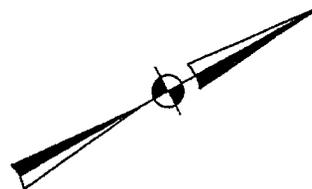
See attached 8 ½" x 11" plat that accompanies.

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



LEGEND

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



PARCEL 25 PT.1	0.025 ACRES (1,070 SQ.FT.)
PARCEL 25 PT.2	0.771 ACRES (33,588 SQ.FT.)
PARCEL 25 TOTAL-	0.796 ACRES (34,658 SQ.FT.)

NOTES:

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

PARCEL 25PT1 & 25PT.2
0.796 ACRES
34,658 SQ. FT.

PAGE 4 OF 6

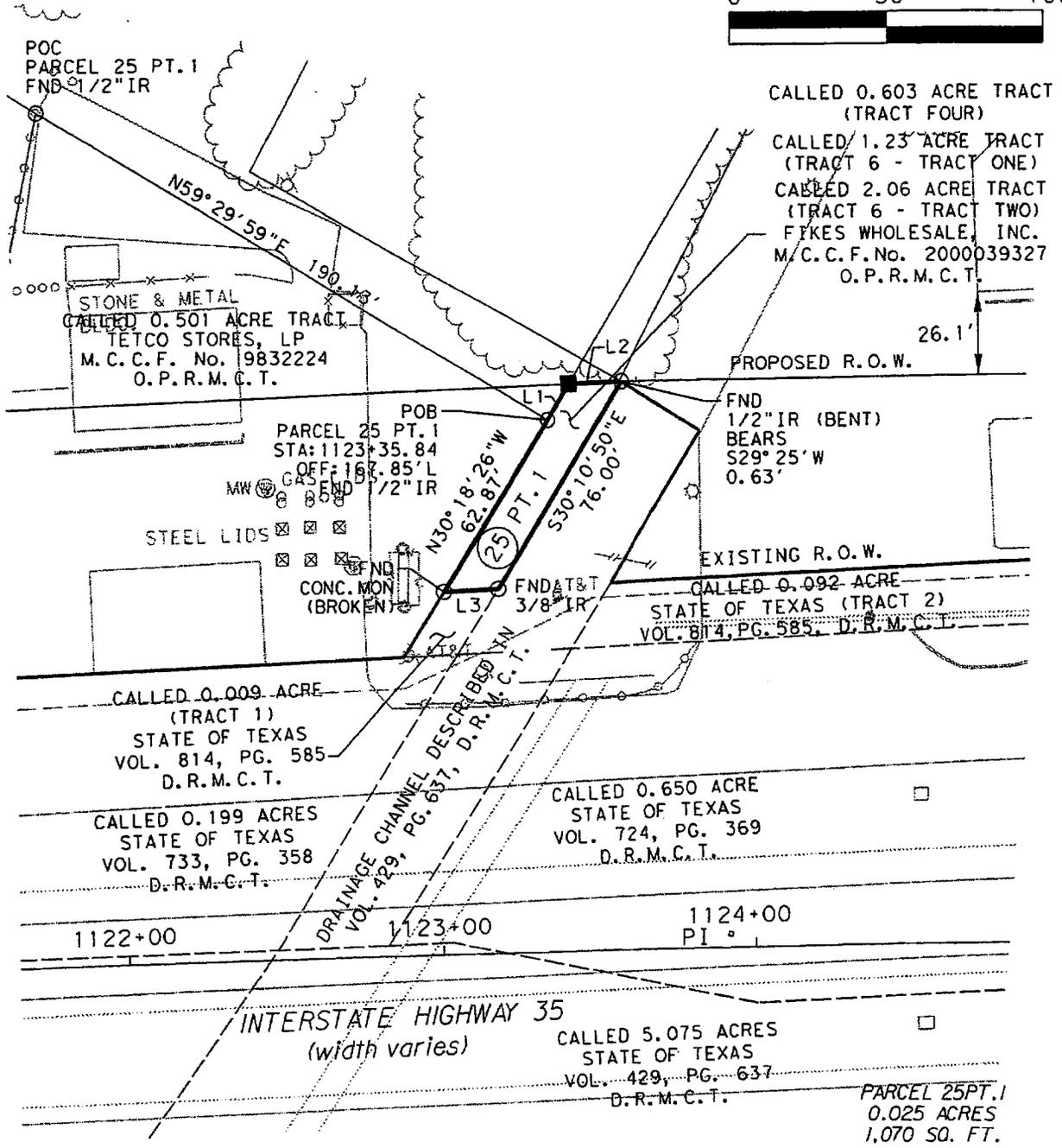
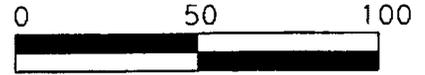
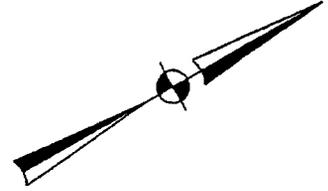
FIKES WHOLESALE, INC.
1H-35 SOUTH
C.S.J. 0015-02-058
McLENNAN COUNTY APRIL, 2010
prepared by



REVISED:
DGN: 1H35-030 Parcel 25A.dgn
GS JOB No. 06-017-030

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

LEVI PREWITT SURVEY A-723



**PROPOSED BASELINE
CURVE DATA**

Δ = 02° 43' 04" RT
R = 15,000.00'
L = 711.50'
CHB = N27° 23' 27" E
CHD = 711.43'
PI
STA: 1123+92.00
N = 10,450,391.50
E = 3,259,582.01

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N30° 18' 26" W	13.17'
L2	N26° 11' 41" E	16.98'
L3	S25° 45' 09" W	16.87'

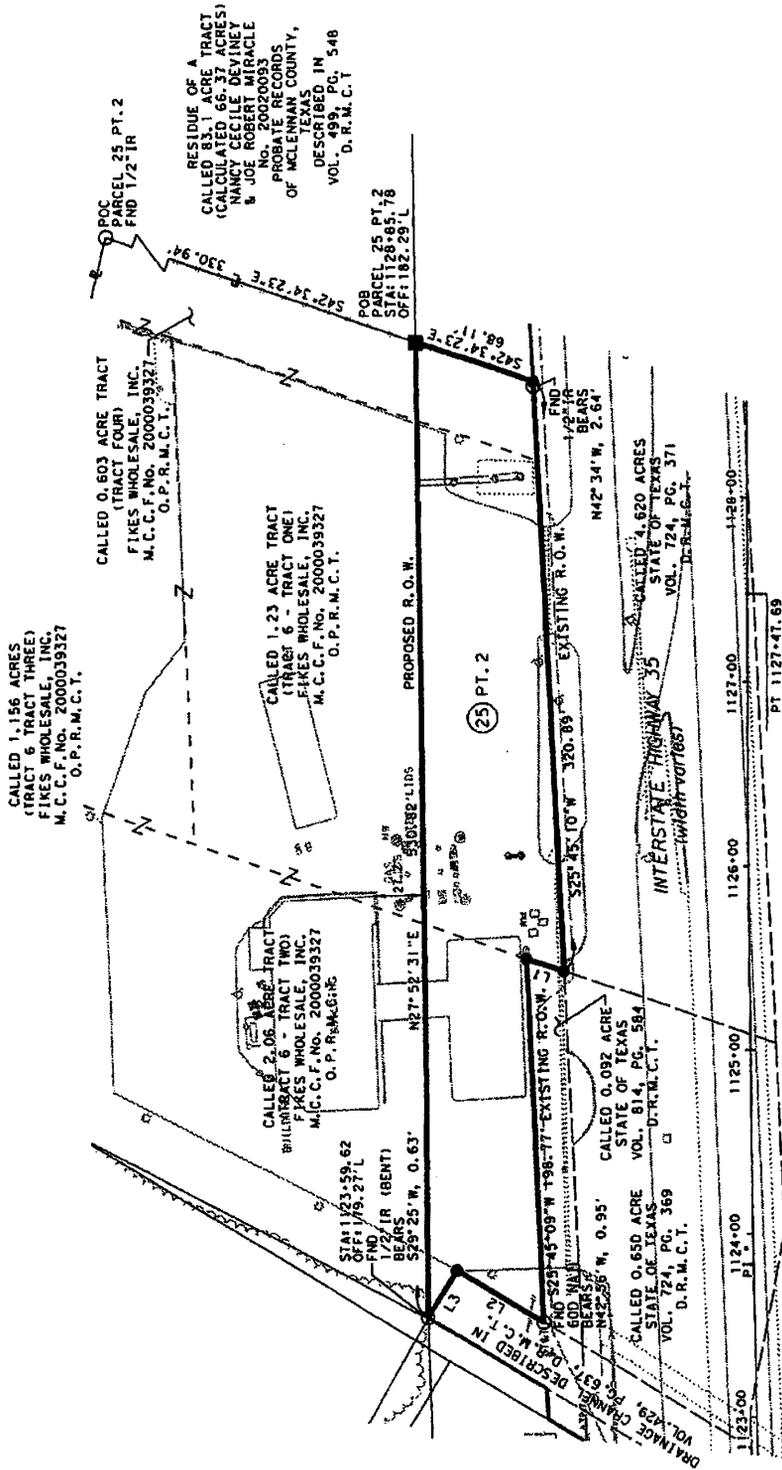
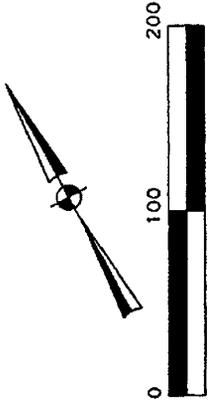
FIKES WHOLESAL, INC.
IH-35 SOUTH
C.S.J. 0015-02-05B
McLENNAN COUNTY APRIL, 2010
prepared by:

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

REVISED:
DGN: I1435-030 Parcel 25B.dgn
GS JOB No. 06-017-030

LEVI PREWITT SURVEY A-7 23

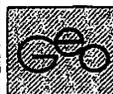
LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N42°25'50"W	21.54'
L2	S59°49'10"W	30.00'
L3	N30°10'50"W	55.71'



PARCEL 25PT.2
0.771 ACRES
33,588 SQ. FT.

PAGE 6 OF 6

FIKES WHOLESAL, INC.
 IH-35 SOUTH
 C. S. J. 0015-02-058
 MCLENNAN COUNTY APRIL, 2010
 prepared by:



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

REVISED:
 DGN: IH35-030 Parcel 25C.dgn
 GS JOB No. 06-017-030

County: McLennan
Highway: IH 35
CSJ: 0015-02-058
Parcel: 25E

DRAINAGE EASEMENT CLAUSE

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

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

Property Description
Parcel 25E

Being 0.094 of an acre of land situated in the LEVI PREWITT SURVEY, Abstract No. 723, McLennan County, Texas. Being a portion of that certain called 2.06 acre tract (designated as Tract 6 – Tract Two) of land conveyed to Fikes Wholesale, Inc. by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2000039327 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 0.094 of an acre being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8-inch iron rod for an interior corner in the southerly line of said 2.06 acre tract, being an interior corner in the northerly line of that certain called 2.849 acre tract of land conveyed to Ray Douglas Williams by deed and recorded under M.C.C.F. No. 9712302 of said Official Public Records,

Thence, South 30°18'26" East, 123.81 feet along the southerly line of said 2.06 acre tract to a set 5/8-inch iron rod with "GS" cap for the westerly corner of the proposed easement and for the **POINT OF BEGINNING**;

- 1) **THENCE, North 53°36'08" East, 38.40 feet** along the proposed northwesterly easement line to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap for the northerly corner of proposed easement;
- 2) **THENCE, South 34°47'11" East, 59.74 feet** along the proposed northeasterly easement line to a set 5/8-inch iron rod with TxDOT aluminum cap;
- 3) **THENCE, South 62°03'06" East, 20.65 feet** continuing along the proposed northeasterly easement line to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed northwesterly right of way line of Interstate Highway 35, being the easterly corner of the proposed easement;
- 4) **THENCE, South 27°52'31" West, 46.55 feet** along the proposed northwesterly right of way line of Interstate Highway 35, being the southeasterly line of the proposed easement to the northwesterly corner of a 30 foot wide channel easement to McLennan County as described in Volume 429, Page 637 of the Deed Records of McLennan County, Texas, from which a found 1/2-inch iron rod (bent) bears South 29°25' West, 0.63 feet;

Page 2 of 4
June, 2010

- 5) **THENCE, South 26°11'41" West, 16.98 feet** continuing along the proposed northwesterly right of way line of Interstate Highway 35, being the southeasterly line of proposed easement to a set 5/8-inch iron rod with TxDOT aluminum cap in the southwesterly line of said 2.06 acre tract, being the southerly corner of the proposed easement;

- 6) **THENCE, North 30°18'26" West, 106.96 feet** along the southwesterly line of said 2.06 acre tract and proposed easement line to the **POINT OF BEGINNING** and containing 0.094 an acre (4,083 square feet) of land, more or less.

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

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

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

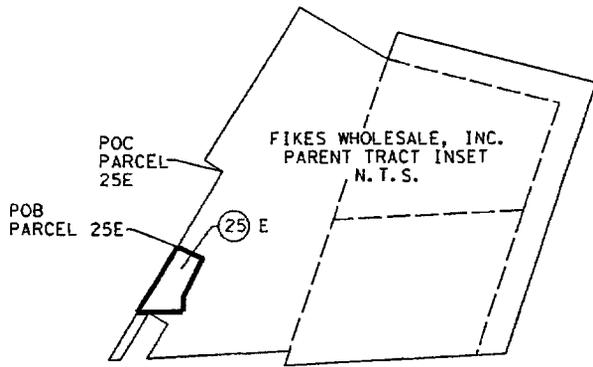
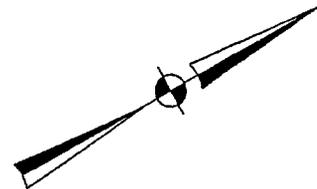
See attached 8 ½" x 11" plat that accompanies.

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



LEGEND

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



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

PARCEL 25E
0.094 ACRES
4,083 SQ. FT.

PAGE 3 OF 4

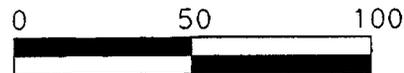
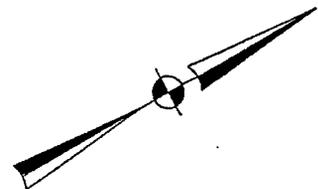
FIKES WHOLESALE, INC.
IH-35 SOUTH
C.S.J. 0015-02-058
McLENNAN COUNTY JUNE, 2010
prepared by:



REVISED:
DGN: IH35-030 Parcel 25E-A.dgn
GS JOB No. 06-017-030

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

LEVI PREWITT SURVEY A-723



CALLED 2.849 ACRE TRACT
RAY DOUGLAS WILLIAMS
M. C. C. F. No. 9712302
O. P. R. M. C. T.

FND 5/8" IR
POC
PARCEL 25E
FND 5/8" IR
S30° 18' 26" E
123.81'

FIKES DEED LINE WILLIAMS DEED LINE

POB
PARCEL 25E
STA: 1123+99.28
OFF: 269.28' L

CONFLICT AREA
0.024 ACRES
(1,050 SQ. FT.)

STA: 1124+33.17
OFF: 252.38' L

CALLED 2.06 ACRE TRACT
(TRACT 6 - TRACT TWO)
FIKES WHOLESALE, INC.
M. C. C. F. No. 2000039327
O. P. R. M. C. T.

STA: 1124+05.79
OFF: 199.49' L

CALLLED 0.501 ACRE TRACT
TETCO STORES, LP
M. C. C. F. No. 9832224
O. P. R. M. C. T.

PROPOSED R.O.W. STA: 1123+42.84
OFF: 178.96' L

STA: 1124+05.61
OFF: 178.84' L

FND 1/2" IR

STA: 1123+59.62
OFF: 179.27' L
FND
1/2" IR (BENT)
BEARS
S29° 25' W
0.63'

EXISTING R.O.W.

EXISTING R.O.W.

**PROPOSED BASELINE
CURVE DATA**

$\Delta = 02^\circ 43' 04''$ RT
R = 15,000.00'
L = 711.50'
CHB = N27° 23' 27" E
CHD = 711.43'
PI
STA: 1123+92.00
N = 10,450,391.50
E = 3,259,582.01

DRAINAGE CHANNEL DESCRIBED IN
VOL. 429, PG. 631, D.R.M.C.T.

INTERSTATE HIGHWAY 35
(width varies)

1123+00

1124+00
PI

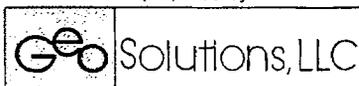
LINE TABLE

LINE NO.	BEARING	LENGTH
L1	N53° 36' 08" E	38.40'
L2	S62° 03' 06" E	20.65'
L3	S27° 52' 31" W	46.55'
L4	S26° 11' 41" W	16.98'

PARCEL 25E
0.094 ACRES
4,083 SQ. FT.
PAGE 4 OF 4

FIKES WHOLESALE, INC.

IH-35 SOUTH
C. S. J. 0015-02-058
MCLENNAN COUNTY JUNE, 2010
prepared by:



REVISED:
DGN: IH35-030 Parcel 25E-B.dgn
65 JOB No. 06-017-030

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

County: McLennan
Highway: IH-35
CSJ: 0015-02-058
Parcel: 25 & 25E

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

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

Page 1 of 4
April, 2010

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

Property Description
Parcel 1

Being 0.216 of an acre of land situated in the S.W. DAVIS SURVEY, Abstract No. 1087, McLennan County, Texas. Being a portion of Lot 4, Block 8 of Clarks Addition, a subdivision of record under Volume 43, Page 620 of the Plat Records of McLennan County, Texas (P.R.M.C.T.), said Lot 4 having been conveyed to Anthony Johnson by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2003025086 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 0.216 of an acre being more particularly described by metes and bounds as follows:

COMMENCING at a set 5/8-inch iron rod with "GS" cap in the existing southerly right of way line of Pine Street (40' R.O.W.) of record under Volume 43, Page 620 of said Plat Records, being the northwesterly corner of Lot 2, Block 8 of said Clarks Addition, same being the northeasterly corner of said Lot 3, Block 8 of said Clarks Addition, from which a found 1/2-inch iron rod bears South 21°54'39" East, 6.46 feet;

Thence, South 29°50'54" East, 256.77 feet along the southwesterly line of said Lot 2, being the northeasterly line of said Lot 3, passing at 183.69 feet the westerly corner of that certain called 0.35 acre tract of land conveyed to Sonia Deanne Gan by deed and recorded under Volume 1560, Page 780 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), being the common corner of said Lots 2, 3 and 4 and Lot 5, Block 8 of said Clarks Addition and continuing to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap for the **POINT OF BEGINNING**;

- 1) **THENCE, South 29°50'54" East, 118.24 feet** continuing along the southwesterly line of said Lot 5 and said 0.35 acre tract, being the northeasterly line of said Lot 4, passing at 96.76 feet the southerly corner of said 0.35 acre tract, from which a found 1/2-inch iron rod bears North 75°26' East, 1.38 feet and continuing to a set 5/8-inch iron rod with "GS" cap in an unimproved road (55.60' R.O.W.) of record under Volume 43, Page 620 of said Plat Records, being the common southerly corner of said Lot 4 and said Lot 5;
- 2) **THENCE, South 59°42'10" West, 158.93 feet** along the northerly line of an unimproved road, being the southerly line of said Lot 4 to a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" in the proposed westerly right of way line of Interstate Highway 35 and for the Beginning of an Access Denial Line;

- 3) **THENCE, North 23°12'56" East, 198.83 feet** along the proposed westerly right of way line of Interstate Highway 35 and along the Access Denial Line to the End of the Access Denial Line and the **POINT OF BEGINNING** and containing 0.216 of an acre of land, more or less.

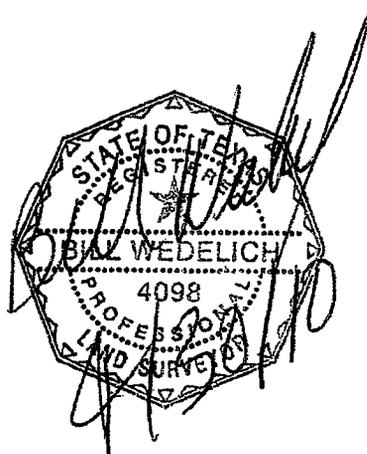
Horizontal Control – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD 83 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD 83 (1993) Grid values divide the north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

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

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

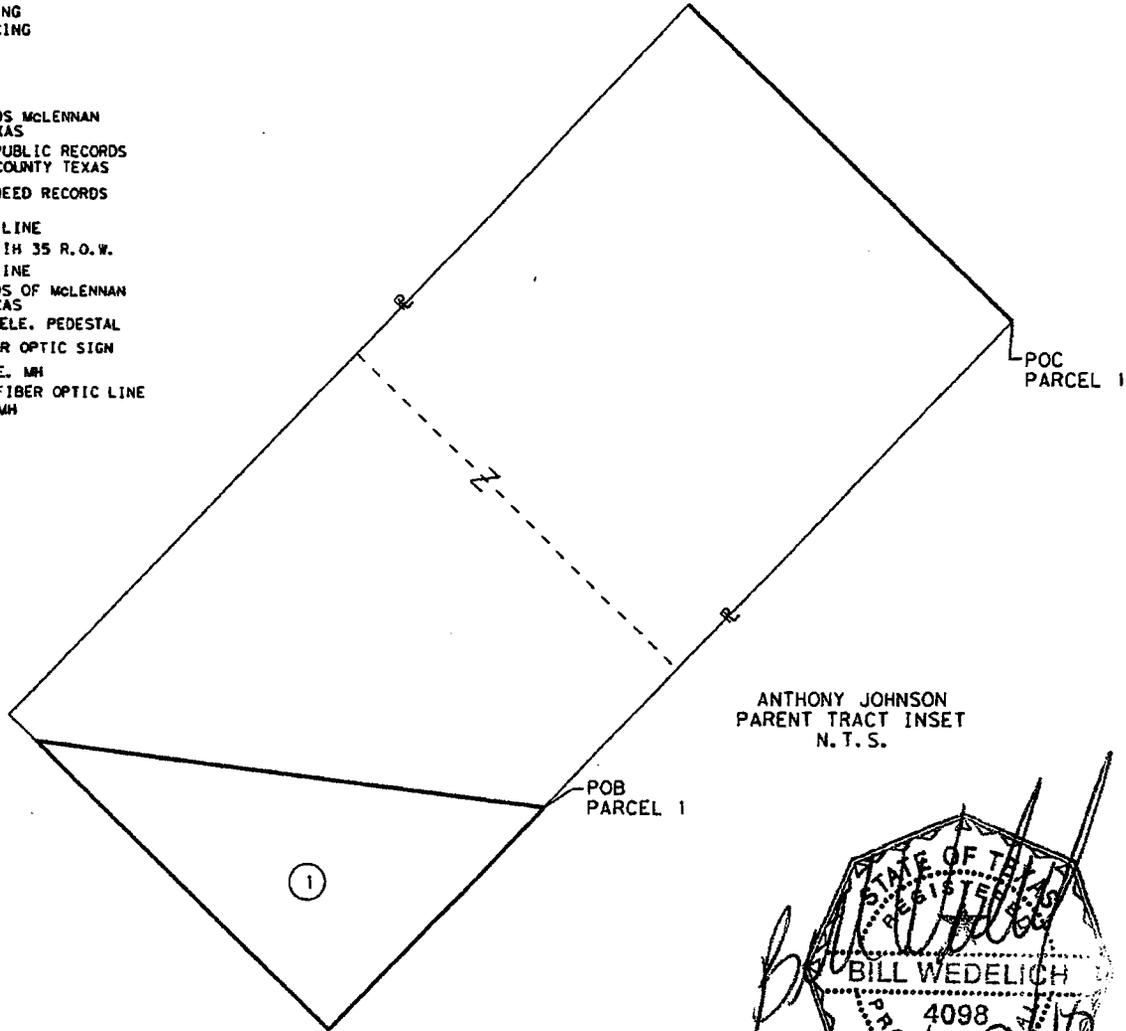
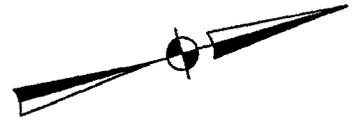
See attached 8 ½” x 11” plat that accompanies.

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



LEGEND

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



ANTHONY JOHNSON
PARENT TRACT INSET
N. T. S.



NOTES:

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

PARCEL 1
0.216 ACRES
9,395 SQ. FT.

PAGE 3 OF 4

ANTHONY JOHNSON
IH-35 SOUTH
C.S. J. 0015-02-058
McLENNAN COUNTY APRIL, 2010
prepared by:

GeoSolutions, LLC

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

REVISED:

DGN: IH35-030 Parcel 01A.dgn
GS JOB No. 06-017-030

County: McLennan
Highway: IH 35
CSJ: 0015-02-058
Parcel: 1/1E

DRAINAGE EASEMENT CLAUSE

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

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

Property Description
Parcel 1E

Being 0.045 of an acre of land situated in the S.W. DAVIS SURVEY, Abstract No. 1087, McLennan County, Texas. Being a portion of Lot 4, Block 8 of Clarks Addition, a subdivision of record under Volume 43, Page 620 of the Plat Records of McLennan County, Texas (P.R.M.C.T.), said Lot 4 having been conveyed to Anthony Johnson by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2003025086 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 0.045 of an acre being more particularly described by metes and bounds as follows:

COMMENCING at a set 5/8-inch iron rod with "GS" cap in the existing southerly right of way line of Pine Street (40' R.O.W.) of record under Volume 43, Page 620 of said Plat Records, being the northwesterly corner of Lot 2, Block 8 of said Clarks Addition, same being the northeasterly corner of said Lot 3, Block 8 of said Clarks Addition, from which a found 1/2-inch iron rod bears South 21°54'39" East, 6.46 feet;

Thence, South 59°42'10" West, 173.62 feet along the existing southerly right of way line of Pine Street, being the northerly line of said Lot 3 to a set 5/8-inch iron rod with "GS" cap for the intersection of the existing southerly right of way line of Pine Street with the existing easterly right of way line of an unimproved un-named road as recorded in said Clarks Addition, being the northwesterly corner of said Lot 3;

Thence, South 29°50'54" East, 326.59 feet along the existing easterly right of way line of an unimproved un-named road, being the westerly line of said Lots 3 and 4 to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap for the **POINT OF BEGINNING**;

- 1) **THENCE, North 66°09'21" East, 69.63 feet** along the northerly line of herein described proposed easement to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed northwesterly right of way line of Interstate Highway 35 (width varies) and in the Access Denial Line;

- 2) **THENCE, South 23°12'56" West, 68.26 feet** along the proposed northwesterly right of way line of Interstate Highway 35 and the Access Denial Line, being the easterly line of herein described proposed easement to a set 5/8-inch iron rod with TxDOT aluminum cap stamped "Control of Access Point" for the End of an Access Denial Line, being in the existing northerly right of way line of an unimproved un-named road as recorded in said Clarks Addition, being in the southerly line of said Lot 4;
- 3) **THENCE, South 59°42'10" West, 14.68 feet** along the existing northerly right of way line of an unimproved un-named road, being the southerly line of said Lot 4 to a set 5/8-inch iron rod with TxDOT aluminum cap at the intersection of the existing northerly right of way line of an unimproved un-named road with the existing easterly right of way line of an unimproved un-named road, being the southwesterly corner of said Lot 4;
- 4) **THENCE, North 29°50'54" West, 48.42 feet** along the existing easterly right of way line of an unimproved un-named road, being the westerly line of said Lot 4 to the **POINT OF BEGINNING** and containing 0.045 of an acre (1,974square feet) of land, more or less.

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

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

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

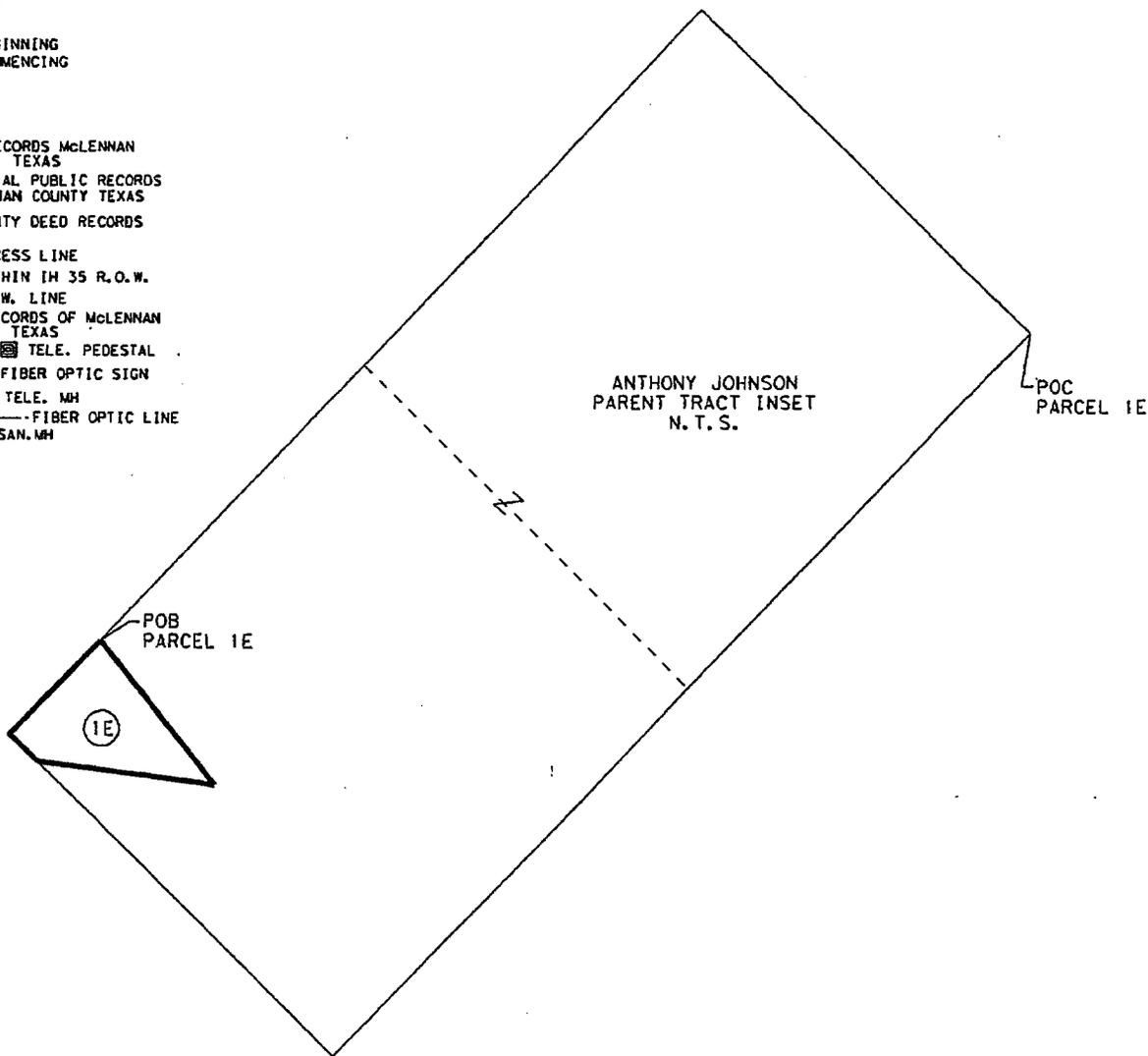
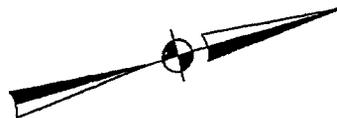
See attached 8 ½" x 11" plat that accompanies.

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



LEGEND

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



NOTES:

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

PARCEL 1E
0.045 ACRES
1,974 SQ. FT.

PAGE 3 OF 4

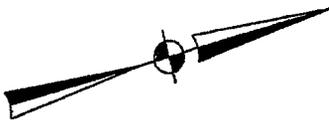
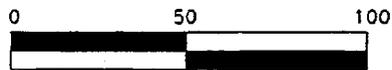
ANTHONY JOHNSON
1H-35 SOUTH
C. S. J. 0015-02-058
McLENNAN COUNTY JUNE, 2010
prepared by:

Solutions, LLC

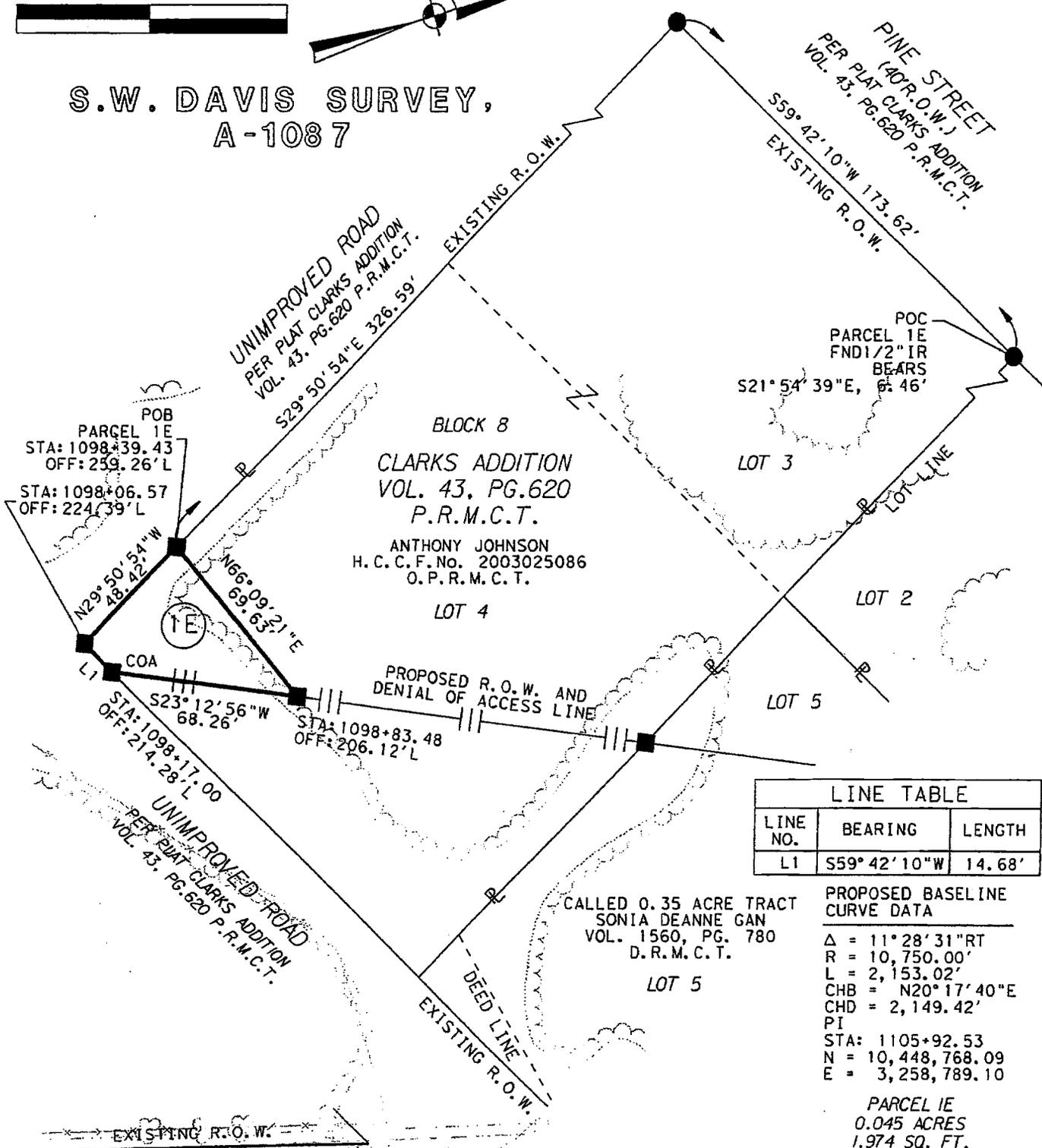
Office: 281-681-9766 Fax: 281-681-9779

REVISED:

DGN: 1H35-030 Parcel 01E-A.dgn
GS JOB No. 06-017-030



S.W. DAVIS SURVEY, A-1087



BLOCK 8
CLARKS ADDITION
VOL. 43, PG. 620
P.R.M.C.T.
ANTHONY JOHNSON
H.C.C.F. No. 2003025086
O.P.R.M.C.T.

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	S59° 42' 10" W	14.68'

PROPOSED BASELINE CURVE DATA

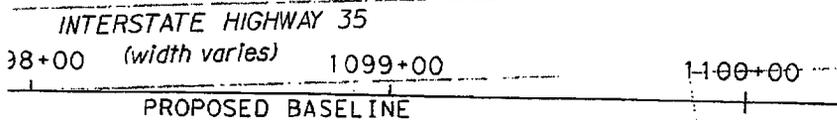
$\Delta = 11^\circ 28' 31''$ RT
 $R = 10,750.00'$
 $L = 2,153.02'$
 $CHB = N20^\circ 17' 40'' E$
 $CHD = 2,149.42'$
 PI
 $STA: 1105+92.53$
 $N = 10,448,768.09$
 $E = 3,258,789.10$

PARCEL 1E
 0.045 ACRES
 1,974 SQ. FT.

PAGE 4 OF 4

ANTHONY JOHNSON
 IN-35 SOUTH
 C.S.J. 0015-02-058
 McLENNAN COUNTY JUNE, 2010
 prepared by:

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



REVISED:
 DGN: IH35-030 Parcel 01E-8.dgn
 GS JOB No. 06-017-030

Page 1 of 5
April, 2010
Revised June, 2010

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

Property Description
Parcel 19

Being 0.644 of an acre of land situated in the LEVI PREWITT SURVEY, Abstract No. 723, McLennan County, Texas. Being all of the residue of Lots 1 thru 12, Block 6, all of Lot 13, Block 6, a portion of Lot 14, Block 6 and all of a 20' Alley in Block 6 of the Town of Eddy, a subdivision recorded under Volume 87, Page 90 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), said residue of Lots 1 thru 12, Lot 13 and Lot 14, and a 20' Alley described as a 0.825 acre tract of land conveyed to Loretta Appel by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2006041184 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 0.644 of an acre being more particularly described by metes and bounds as follows:

COMMENCING at a set 5/8-inch iron rod with "GS" cap at the westerly corner of that certain called 0.255 acre tract of land conveyed to Herald W. Jones by deed and recorded under Volume 1709, Page 819 of said Deed Records;

Thence, South 30°28'54" East, 75.68 feet along the southwesterly line of said 0.255 acre tract and along the northeasterly line of said 0.825 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed northwesterly right of way line of Interstate Highway 35 (width varies) and for the **POINT OF BEGINNING**;

- 1) **THENCE, South 30°28'54" East, 35.10 feet** continuing along the southwesterly line of said 0.255 acre tract, being the northeasterly line of said 0.825 acre tract to a set 5/8-inch iron rod with "GS" cap in the northeasterly line of said Lot 13, being the southerly corner of said 0.255 acre tract;
- 2) **THENCE, North 59°22'10" East, 49.31 feet** along the southeasterly line of said 0.255 acre tract, being the northeasterly line of said Lot 13, passing at 14.90 feet a set 5/8-inch iron rod with "GS" cap at the northeasterly corner of said Lot 13, being the northwesterly corner of a 20' Alley and continuing to a set 5/8-inch iron rod with "GS" cap at the northerly corner of said residue of Lot 1, being the northeasterly corner of a 20' Alley and in the existing northwesterly right of way line of Interstate Highway 35 (width varies), said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 734, Page 182, Volume 724, Page 374, Volume 737, Page 228 and Volume 761, Page 298 all of said Deed Records;

Page 2 of 5
April, 2010
Revised June, 2010

- 3) **THENCE, South 66°10'06" East, 33.58 feet** along the existing northwesterly right of way line of Interstate Highway 35, being the northeasterly line of said residue of Lot 1, passing at 2.51 feet a found 90D Nail at an angle point in the northeasterly line of said 0.825 acre tract and continuing to a found concrete monument with brass disk at the northeasterly corner of said residue of Lot 1, being the easterly corner of said 0.825 acre tract;
- 4) **THENCE, South 23°35'19" West, 300.00 feet** continuing along the existing northwesterly right of way line of Interstate Highway 35, being the southeasterly line of said 0.825 acre tract, same being the southeasterly lines of said residue of Lots 1 thru 12 to a found concrete monument with brass disk at the intersection of the existing northwesterly right of way line of Interstate Highway 35 with the existing northerly right of way line of 3rd Street (F.M. 107) (100' right of way) recorded under Volume 87, Page 90 of said Deed Records, being the southeasterly corner of said 0.825 acre tract, same being the southeasterly corner of said residue of Lot 12;
- 5) **THENCE, North 66°10'06" West, 126.02 feet** along the existing northerly right of way line of 3rd Street, being the southerly line of said 0.825 acre tract, same being the southerly line of said residue of Lot 12, the southerly line of said Lots 13 and 14, passing at 124.85 feet a set 5/8-inch iron rod with "GS" cap at the common southerly corner of said Lots 14 and 15 and continuing to a set 5/8-inch iron rod with "GS" cap at the southwest corner of said 0.825 acre tract;
- 6) **THENCE, North 23°35'19" East, 17.24 feet** along the northwesterly line of said 0.825 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed northwesterly right of way line of Interstate Highway 35 and for the Beginning of an Access Denial Line;
- 7) **THENCE, North 69°41'15" East, 37.67 feet** along the proposed northwesterly right of way line of Interstate Highway 35 and along the Access Denial Line, passing at 1.73 feet a set 5/8-inch iron rod with TxDOT aluminum cap in the common easterly line of said Lots 13 and 14 and continuing to a set 5/8-inch iron rod with TxDOT aluminum cap for the point of curvature of a curve to the right;
- 8) **THENCE, in a northeasterly direction, continuing along the proposed northwesterly right of way line of Interstate Highway 35, the Access Denial Line and along said curve to the right, having a central angle of 01°06'53", a radius of 10,926.67 feet, an arc length of 212.56 feet and a chord bearing and distance of North 25°28'29" East, 212.56 feet** to a set 5/8-inch iron rod with TxDOT aluminum cap for the end of said curve;
- 9) **THENCE, North 26°01'55" East, 24.42 feet** continuing along the proposed northwesterly right of way line of Interstate Highway 35 and along the Access Denial line to the End of the Access Denial Line and the **POINT OF BEGINNING** and containing 0.644 of an acre of land, more or less.

Page 3 of 5
April, 2010
Revised June, 2010

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

Approximately 22 square feet of Parcel 19 encroaches onto Lot 15.

Approximately 0.127 acres (5,547 square feet) of Parcel 19 lies within a 20' Alley.

Approximately 0.006 acres (251 square feet) of Parcel 19 is not described in the 0.825 acre subject deed.

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

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

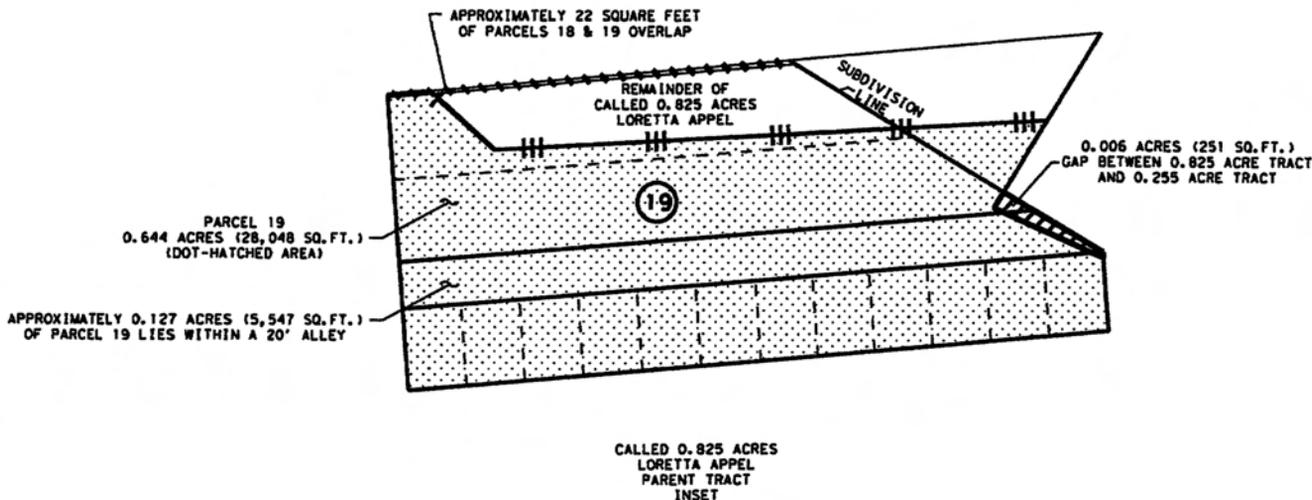
Revised Parent Tract Inset June, 2010.

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



LEGEND

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



NOTES:

1. Horizontal Control is based on Static and RTK GPS observations holding control monuments I359910, I359911, and C1304. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone (US Survey feet). Coordinates are surface using a surface adjustment factor of 1.0001316.
2. Abstracting was originally performed by Home Abstract & Title Company in March 2006, was updated by Home Abstract & Title Company in November, 2007, and property ownership was updated by GeoSolutions, LLC in December 2009.
3. Property description of even date has been prepared in conjunction with this parcel plat.
4. Access is prohibited across the "Denial of Access Line" to the highway facility from the remainder of the abutting property.



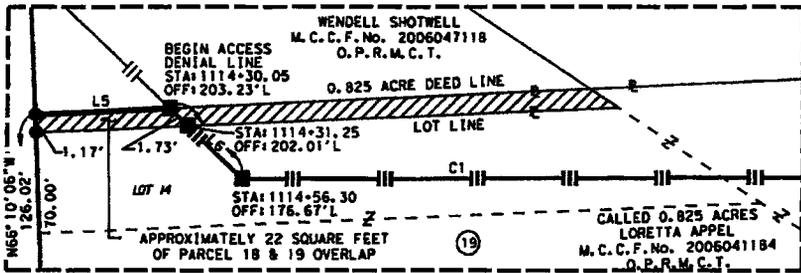
PARCEL 19
0.644 ACRES
28,048 SQ. FT.

PAGE 4 OF 5

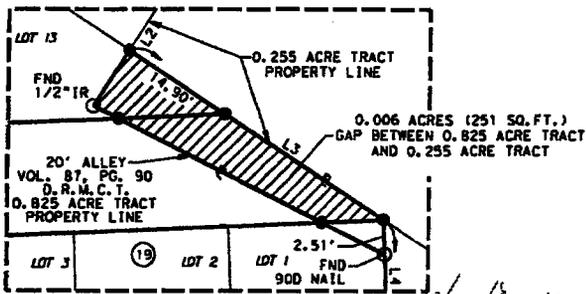
LORETTA APPEL
IH-35 SOUTH
C. S. J. 0015-02-058
McLENNAN COUNTY APRIL, 2010
prepared by:



REVISED:
PARENT TRACT INSET
JUNE, 2010
DGN: IH35-030 Parcel 19A.dgn
PLAT No. 05-017-010



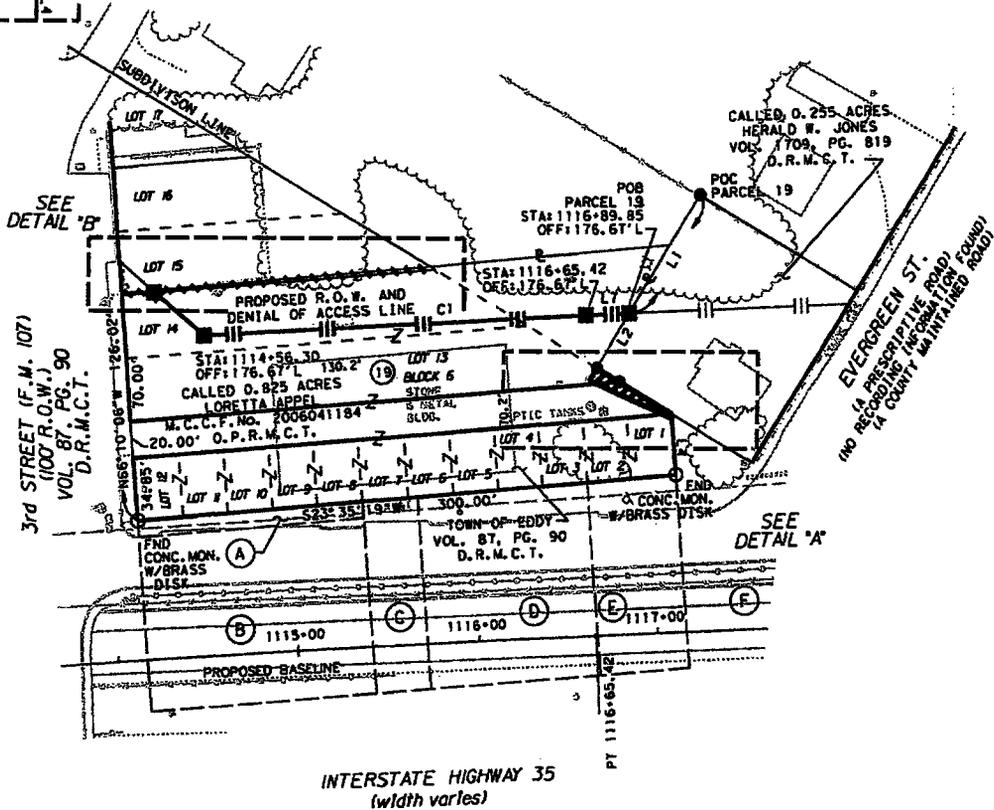
DETAIL 'B'
N.T.S.



DETAIL 'A'
N.T.S.

LEVI PREWITT SURVEY A-723

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	S30°28'54"E	75.68'
L2	S30°28'54"E	35.10'
L3	N59°22'10"E	49.31'
L4	S66°10'08"E	33.58'
L5	N23°35'19"E	17.24'
L6	N69°41'15"E	37.67'
L7	N26°01'55"E	24.42'



STATE OF TEXAS (DEED RECORDS)	
IH35 RECORDED ROW INFORMATION	
(A)	0.026 ACRE VOL. 734, PG. 182
(B)	0.201 ACRE VOL. 761, PG. 298
(C)	0.073 ACRE VOL. 724, PG. 374
(D)	0.227 ACRE VOL. 737, PG. 228
(E)	0.119 ACRE VOL. 761, PG. 298
(F)	0.107 ACRE VOL. 777, PG. 615

PROPOSED BASELINE CURVE DATA

A = 11°28'31" RT
R = 10,750.00'
L = 2,153.02'
CHB = N20°17'40"E
CHD = 2,149.42'
PT
STA: 1105+92.53
N = 10,448,768.09
E = 3,258,789.10

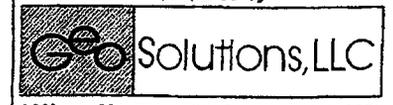
CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	CHORD	CHD
CT	01°06'53"	10,926.67'	212.56'	N25°28'29"E	212.56'

REVISED:
PARENT TRACT INSET
JUNE, 2010
DGN: IH35-030 Parcel 198.dgn

PARCEL 19
0.644 ACRES
28,048 SQ. FT.

PAGE 5 OF 5

LORETTA APPEL
IH-35 SOUTH
C.S.J. 0015-02-058
MCLENNAN COUNTY APRIL, 2010
prepared by:



Page 1 OF 4

COUNTY: Bell

March 19, 2010

HIGHWAY: Interstate Highway 35

PROJECT LIMITS: From: F.M. Highway 2843

To: F.M. Highway 2484

RCSJ: 0015-07-078

PROPERTY DESCRIPTION FOR PARCEL 8

BEING a 0.689 of an acre (30,032 square feet) parcel of land situated in the H.W. Hurd Survey, Abstract 398, Bell County, Texas, and being all of a called 0.68 of an acre "Tract Two" of land described in an instrument to Coach Smith Family, LLC, recorded in Volume 5171, Page 751, of the Official Public Records of Bell County, Texas;

COMMENCING at a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX." lying in the existing South right-of-way line of Salado Creek Road at the Northwest corner of a 0.53 of an acre tract of land described in an instrument to Twana D. Roy, recorded in Volume 3658, Page 166, of the Official Public Records of Bell County, Texas;

THENCE SOUTH 71°01'39" East, 146.08 feet, along the North line of the aforementioned 0.53 of an acre tract and the aforementioned existing South right-of-way line of Salado Creek Road, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 1) lying in the proposed West right-of-way line of Interstate Highway 35, at the Northwest corner of the aforementioned 0.68 of an acre tract, the Northeast corner of the aforementioned 0.53 of an acre tract, and the **POINT OF BEGINNING** of the herein described 0.689 of an acre parcel;

- (1) **THENCE** SOUTH 75°57'20" East, 95.09 feet (record - S74°28'40"E, 92.2'), leaving the proposed West right-of-way line of Interstate Highway 35 and continuing along the North line of the aforementioned 0.68 of an acre tract and the aforementioned existing South right-of-way line of Salado Creek Road, to a found 1" pipe at an angle corner of the said 0.68 of an acre tract, an angle corner of the said existing South right-of-way line of Salado Creek Road, and an angle corner of the herein described 0.689 of an acre parcel;

Page 2 OF 4

- (2) **THENCE** SOUTH $84^{\circ}25'00''$ East, 85.27 feet (record - $S82^{\circ}56'20''E$, 85.9'), continuing along the North line of the aforementioned 0.68 of an acre tract and the aforementioned existing South right-of-way line of Salado Creek Road, to a set $5/8''$ iron rod with plastic cap stamped "CDS/MUERY S.A. TX." lying in the existing West right-of-way line of Interstate Highway 35 (right-of-way width varies), described in a document of a 0.158 of an acre tract to the State of Texas, recorded in Volume 615, Page 452, of the Deed Records of Bell County, Texas, at the Northeast corner of the said 0.68 of an acre tract, and the Northeast corner of the herein described 0.689 of an acre parcel;
- (3) **THENCE** SOUTH $06^{\circ}47'07''$ West, 187.61 feet (record - $S08^{\circ}49'20''W$, 184.5'), along the East line of the aforementioned 0.68 of an acre tract and the aforementioned existing West right-of-way line of Interstate Highway 35, to a set $5/8''$ iron rod with aluminum cap stamped "TxDOT" (see Note 1) lying in the proposed West right-of-way line of Interstate Highway 35, at the Southeast corner of the said 0.68 of an acre tract, the Northeast corner of an 850.963 acre tract of land described in an instrument to Lucile Robertson Ambrose, Ann Maclin Robertson, Lucile Ambrose Cowan, Ann Robertson Ambrose, Sarah Ambrose Eddy, John Loftin Ambrose, III, and Sterling Robertson Ambrose, recorded in Volume 3818, Page 69, of the Official Public Records of Bell County, Texas, and at the Southeast corner of the herein described 0.689 of an acre parcel;
- (4) **THENCE** NORTH $71^{\circ}28'51''$ West, 175.38 feet (record - $N70^{\circ}47'30''W$, 175.2'), leaving the aforementioned existing West right-of-way line of Interstate Highway 35, along the South line of the aforementioned 0.68 of an acre tract, a North line of the aforementioned 850.963 acre tract, and the proposed West right-of-way line of Interstate Highway 35, to a set $5/8''$ iron rod with aluminum cap stamped "TxDOT" (see Note 1) at the Southwest corner of the said 0.68 of an acre tract, the Southeast corner of the aforementioned 0.53 of an acre tract, and the Southwest corner of the herein described 0.689 of an acre parcel;

(5) **THENCE** NORTH 04°00'32" East, 162.36 feet (record - N07°00'E, 161.1'), along the West line of the aforementioned 0.68 of an acre tract, the East line of the aforementioned 0.53 of an acre tract, and continuing along the proposed West right-of-way line of Interstate Highway 35, to the **POINT OF BEGINNING**, and containing 0.689 of an acre (30,032 square feet) of land, more or less.

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

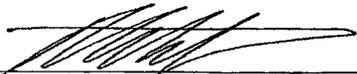
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00015.

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

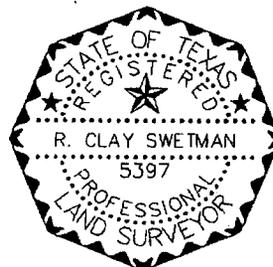
THE STATE OF TEXAS X
X KNOWN TO ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR X

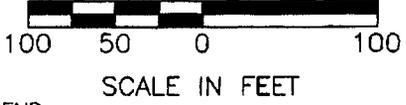
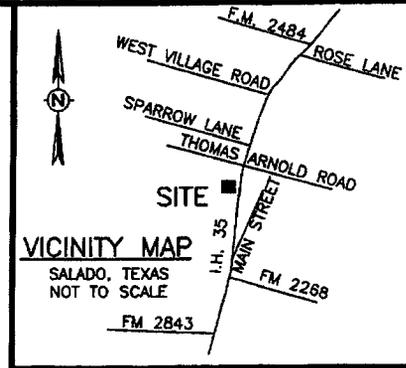
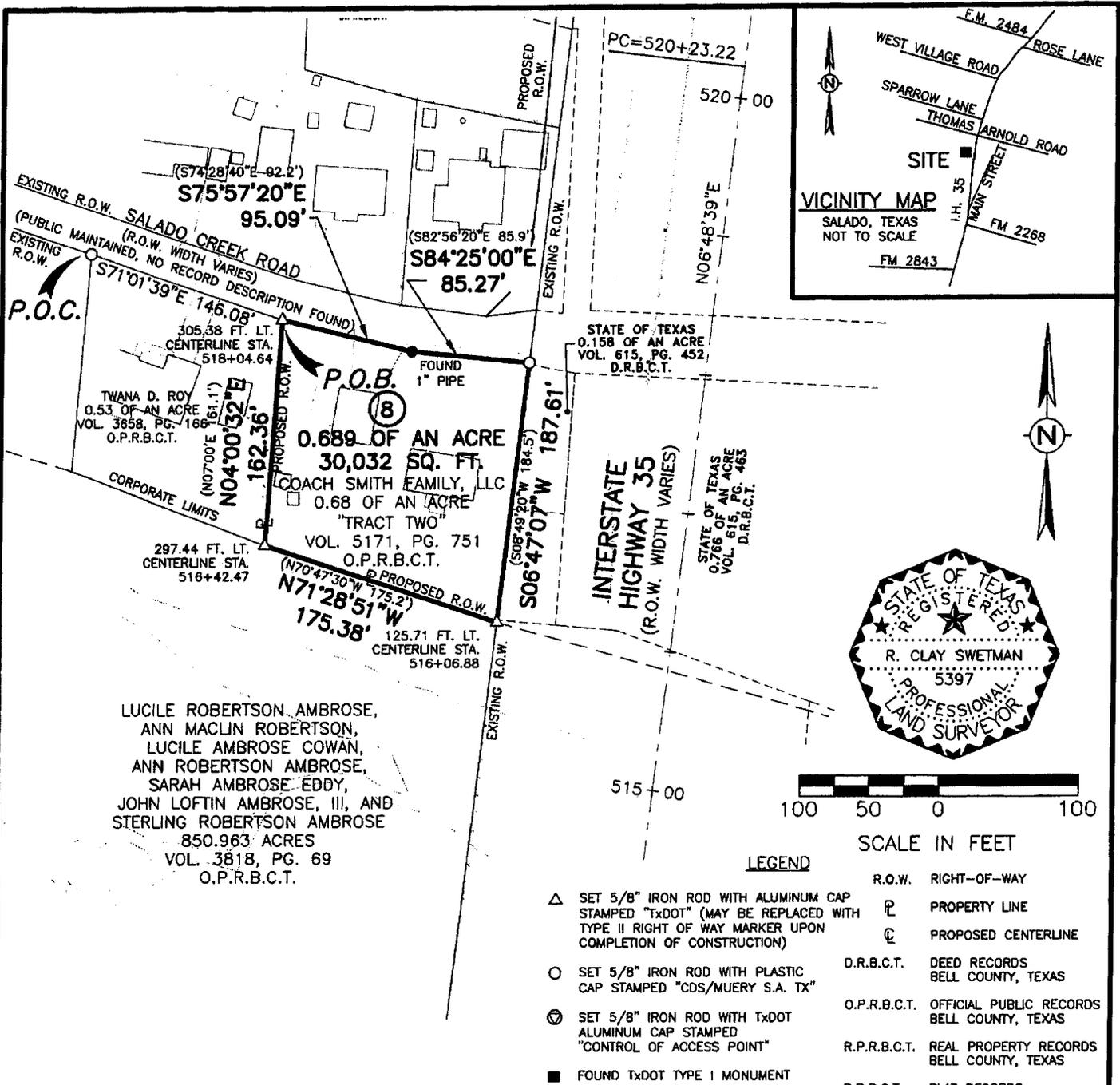
I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 5th day of April, 2010 A.D.



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





LEGEND

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

H. W. HURD SURVEY, A-398

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL 8.DOC)

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

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

[Signature] 4/15/2010
R. CLAY SWETMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

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

TEXAS DEPARTMENT OF TRANSPORTATION
INTERSTATE HIGHWAY 35
PARCEL NO. 8
RCSJ: 0015-07-078
BELL COUNTY, TEXAS

ROW ACQUISITION-0.689 AC.	WACO DISTRICT	DATE: MARCH 19, 2010	PAGE 4 OF 4
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Page 1 of 3
April 16, 2010

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

Property Description For Parcel 24

BEING 3.221 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE MOSES SHIPMAN SURVEY, ABSTRACT NO. 782 AND OUT OF THE SEYMOUR BOTTSFORD SURVEY, ABSTRACT NO. 118 IN BELL COUNTY, TEXAS AND BEING PART OF THAT 6.204 ACRE TRACT DESCRIBED AS TRACT I IN WARRANTY DEED WITH VENDOR'S LIEN TO HOL-DEN DEVELOPMENT, INC. RECORDED IN VOLUME 5643, PAGE 294 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS; AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a set 5/8" iron rod with plastic cap stamped "Landesign" on the north line of a 2.36 acre tract described in deed to Johnny Barba and wife, Janie J. Barba recorded in Volume 1062, Page 411 of the Deed Records of Bell County, Texas, at the southwest corner of Lot 1, Mueller Inc. Addition recorded in Cabinet C, Slide 151-D of the Plat Records of Bell County, Texas;

THENCE South 73°21'01" East 290.90 feet with the north line of said 2.36 acre tract and the south line of said Lot 1 to a found 1" iron pipe at the northeast corner of said 2.36 acre tract, an angle point in the north line of said 6.204 acre tract and the POINT OF BEGINNING;

- (1) THENCE South 73°21'01" East 160.44 feet with the north line of said 6.204 acre tract and the south line of said Lot 1 to a found 3/4" pipe in the existing west right-of-way line of Interstate Highway 35 (IH 35) and the west line of a 1.054 acre tract described in deed to the State of Texas recorded in Volume 767, Page 95 of the Deed Records of Bell County, Texas, (D.R.B.C.T.) at the northeast corner of said 6.204 acre tract and the southeast corner of said Lot 1;**
- (2) THENCE South 16°55'21" West 417.96 feet with the existing west right-of-way line of IH 35, the east line of said 6.204 acre tract, with the west line of a called 1.054 acre tract described in deed to the State of Texas recorded in Volume 767, Page 95, with the west lines of a 0.060 acre tract described in deed to State of Texas recorded in Volume 772, Page 67 D.R.B.C.T., with the west line of a 0.074 acre tract awarded to the State of Texas by Judgment recorded in Volume 779, Page 34 D.R.B.C.T. to a found Type I Monument at the south corner of said 0.074 acre tract and the west line of a called 7.929 acre tract described in deed to the State of Texas recorded in Volume 615, Page 486 D.R.B.C.T.;**
- (3) THENCE South 22°29'26" West 202.54 feet tract with the existing west right-of-way line of IH 35 and the west line of a 7.929 acre tract to a found 1" iron rod at the southeast corner of said 6.204 acre tract and the northeast corner of 2.517 acre tract**

described deed to Biedrzcki Enterprises Co., Inc. recorded in Volume 3821, Page 300 of the Official Public Records of Bell County, Texas (O.P.R.B.C.T.);

- (4) THENCE North 73°02'39" West 257.20 feet with the south line of said 6.204 acre tract and the north line of said 2.517 acre tract to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed west right-of-way line of IH 35;
- (5) THENCE North 22°43'11" East 353.44 feet through said 6.204 acre tract with the proposed west right-of-way line of IH 35 to a set Type II monument;
- (6) THENCE North 20°53'43" East 108.39 feet through said 6.204 acre tract with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap on the south line of said 2.36 acre tract and the north line of said 6.204 acre tract;
- (7) THENCE South 73°15'03" East 73.72 feet with the south line of said 2.36 acre tract and the north line of said 6.204 acre tract to a found 1" iron pipe at the southeast corner of said 2.36 acre tract;
- (8) THENCE North 16°44'17" East 158.64 feet with the east line of said 2.36 acre tract and the north line of said 6.204 acre tract to the **POINT OF BEGINNING**;

This parcel contains 3.221 acres of land, more or less, out of the Moses Shipman Survey, Abstract No. 782 in Bell County, Texas.

Acreage Summary

2.630 acres in the Moses Shipman Survey, Abstract No. 782
0.591 acres in Seymore Bottsford Survey, Abstract No. 118
 3.221 acres Total

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

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

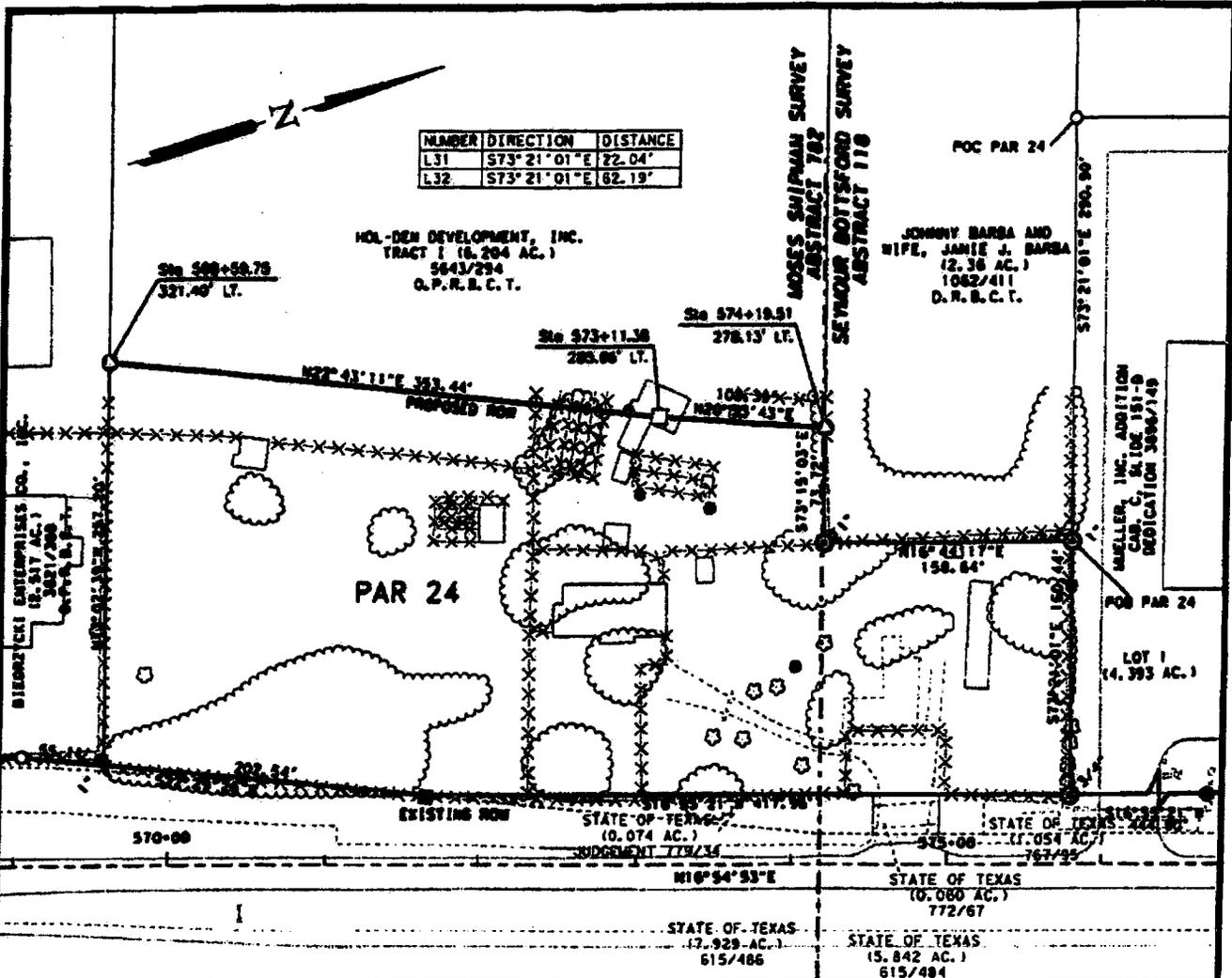
A plat of even survey date herewith accompanies this property description.

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

David R. Hartman 4/16/10

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





SURVEY LEGEND

SCALE IN FEET



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

NOTES:

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

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

David R. Hartman 4/16/10

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

PARCEL: 24 ACRES 3.221
HIGHWAY: IH 35 COUNTY: Bell
ROW CSJ: 0015-04-083 DATE: 04/16/10
SCALE: 1" = 100' SHEET: 3 of 3



LANDESIGN SERVICES, INC.

512-388-7901
555 ROUND ROCK WEST DR.
BUILDING D, SUITE 170
ROUND ROCK, TEXAS 78681

PROJECT NAME: H35 Temple Troy JOB NUMBER: 101-07-04

Page 1 of 5
August 5, 2008
Revised November 8, 2010

County: McLennan
Highway: Interstate Highway 35
Limits: From South FM 2837 in Lorena to FM 2063 in Hewitt
ROW CSJ: 0015-01-220

Property Description
For Parcel 51

BEING 1.014 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE CARLOS O' CAMPO SURVEY, ABSTRACT NO. 32 IN MCLENNAN COUNTY, TEXAS AND BEING A PART OF A CALLED 2.3731 ACRES DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO STRASBURGER PARTNERSHIP RECORDED IN VOLUME 1529, PAGE 309 OF THE DEED RECORDS OF MCLENNAN COUNTY (D.R.M.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART 1

COMMENCING at a set Type II monument in the south line of said 2.3731 acres, the proposed east right-of-way line of Farm Market Highway 2113 (FM 2113), and in the north line of Lot 1, Block 1 Mitchell Addition recorded in McLennan County Clerk (MCC) file 2001002931;

Thence South $40^{\circ}41'58''$ East 181.03 feet with the north line of said Lot 1 and the south line of said 2.3731 acres to a set $5/8''$ iron rod with a Texas Department of Transportation (TxDOT) aluminum cap at the southwest corner of a called 0.0289 acre tract described in deed to the City of Hewitt recorded in Volume 1530, Page 454 of the D.R.M.C.T.;

Thence North $29^{\circ}21'14''$ East 16.13 feet with the west line of said 0.0289 acres to a set Type II monument at the northwest corner of said 0.0289 acres, in the south line of said 2.3731 acres, in the proposed west right-of-way of Interstate Highway 35 (IH 35), and the **POINT OF BEGINNING**;

- (1) THENCE North $44^{\circ}05'03''$ East 122.48 feet through said 2.3731 acres with the proposed west right-of-way line of IH 35 to a set Type II monument;
- (2) THENCE North $24^{\circ}24'09''$ East 238.42 feet through said 2.3731 acres with the proposed west right-of-way line of IH 35 to a set $5/8''$ iron rod with TxDOT aluminum cap stamped "Control of Access Point" at the beginning of an Access Denial Line;
- (3) THENCE North $24^{\circ}24'09''$ East 17.47 feet through said 2.3731 acres with the proposed west right-of-way line of IH 35 and the Access Denial line to a found Type I monument in the existing west right-of-way line of IH 35, the north line of said 2.3731 acres and in the east line of a called 1.505 acre tract described in

deed to the State of Texas for right-of-way recorded in Volume 830, Page 106 of the D.R.M.C.T., from which the existing west right-of-way line of IH 35, the Access Denial Line and the north line of said 2.3731 acres bears North 40°40'44" West 111.87 feet to a set Type II monument at the end of the Access Denial Line:

- (4) THENCE South 16°03'05" West 340.06 feet with the existing west right-of-way line of IH 35 and the east line of said 2.3731 acres to a found Type I in the east line of a called 4.43 acre tract described in deed to McLennan County for right-of-way recorded in Volume 414, Page 155 of the D.R.M.C.T.;
- (5) THENCE South 26°51'22" West 91.80 feet with the existing west right-of-way line of IH 35 and the east line of said 2.3731 acres to a set 5/8" iron rod with plastic cap stamped "Landesign" in the southeast corner of said 2.3731 acres and the northeast corner of said Lot 1, Block 1 of Mitchell Addition;
- (6) THENCE North 40°41'58" West 55.09 feet with the south line of said 2.3731 acres and the north line of said Lot 1, Block 1 to a set 5/8" iron rod with plastic cap stamped "Landesign" in the south line of said 0.0289 acre tract;
- (7) THENCE South 59°57'01" East 11.48 feet with the south line of said 2.3731 acres and the south line of said 0.0289 acres to a set 5/8" iron rod with plastic cap stamped "Landesign" at the southeast corner of said 0.0289 acre tract;
- (8) THENCE North 29°21'04" East 30.00 feet with the south line of said 2.3731 acres and the east line of said 0.0289 acres to a set 5/8" iron rod with plastic cap stamped "Landesign" at the northeast corner of said 0.0289 acre tract;
- (9) THENCE North 59°57'38" West 51.00 feet with the south line of said 2.3731 acres and the north line of said 0.0289 acres to the **POINT OF BEGINNING**;

This parcel contains 0.331 of one acre of land, more or less, out of the Carlos O' Campo Survey, Abstract No. 32 in McLennan County, Texas.

PART 2

COMMENCING at a found Type I monument in the existing west right-of-way line of IH 35, the north line of said 2.3731 acres, in the west line of a called 1.505 acre tract described in deed to the State of Texas for right-of-way recorded in Volume 830, Page 106 of the D.R.M.C.T., and the beginning of an Access Denial Line;

THENCE North 40°40'44" West 118.87 feet with the existing east line of IH 35, the north line of said 2.3731 acres, and the Access Denial Line to a set Type II monument in the proposed east line of FM 2113 and the **POINT OF BEGINNING**;

- (1) THENCE South 40°51'45" West 373.32 feet through said 2.3731 acres with the proposed east right-of-way line of FM 2113 and the Access Denial Line to a set Type II monument in the south line of said 2.3731 acres and the north line of Lot

- 1, Block 1 of Mitchell Addition, Lots 1 and 2, Block 1 recorded in MCC 2001002931;
- (2) THENCE North 40°41'58" West 80.94 feet with the south line of said 2.3731 acres and the north line of said Lot 1, Block 1 of Mitchell Addition, Lots 1 and 2, Block 1 to a set 5/8" iron rod with plastic cap stamped "Landesign" in the existing east right-of-way line of FM 2113 and in the east line of a called 3.042 acre tract described in deed to the State of Texas for right-of-way recorded in Volume 771, Page 629 of the D.R.M.C.T.;
- (3) THENCE North 37°03'59" East 271.67 feet with the existing east right-of-way line of FM 2113 and the west line of said 2.3731 acres to a set 5/8" iron rod with plastic cap stamped "Landesign";
- (4) THENCE North 83°23'10" East 125.31 feet with the existing east right-of-way line of FM 2113 and the north line of said 2.3731 acres to a found Type I monument;
- (5) THENCE South 40°40'44" East 13.50 feet with existing east right-of-way line of IH 35 and the north line said 2.3731 acres to the **POINT OF BEGINNING**.

This parcel contains 0.683 of one acre of land, more or less, out of the Carlos O' Campo Survey, Abstract No. 32 in McLennan County, Texas.

Acreage Summary

Part 1	0.331 acre
Part 2	0.683 acre
Total	1.014 acre

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

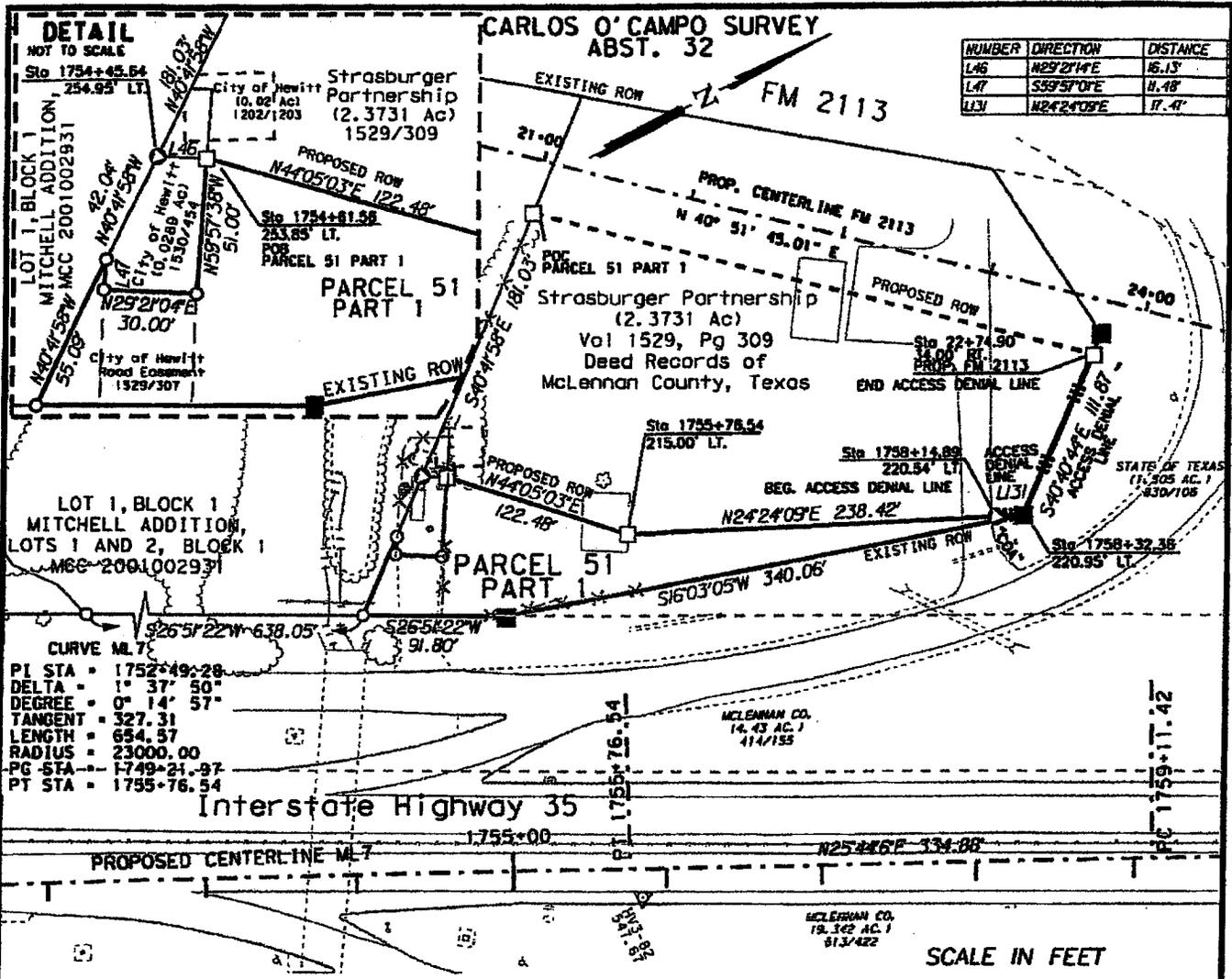
Access is prohibited across the Access Denial Line to highway facility from the remainder of the abutting property.

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

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

David R. Hartman 11/8/10
David R. Hartman Date
Registered Professional Land Surveyor
State of Texas No. 5264





NUMBER	DIRECTION	DISTANCE
L46	N29°21'46\"	16.13'
L47	S59°57'09\"	11.48'
L31	N24°24'09\"	17.41'

- SURVEY LEGEND**
- = TYPE II MONUMENT SET
 - = TYPE I MONUMENT FOUND
 - = 5/8" IRON ROD SET
W/ "LANDESIGN" CAP UNLESS NOTED
 - = 5/8" IRON ROD SET
W/ "T&DOT" CAP UNLESS NOTED
 - = 1/2" IRON ROD FOUND UNLESS NOTED
 - ⊙ = IRON PIPE FOUND
 - △ = CALCULATED POINT
 - P = PROPERTY LINE
 - C = CENTER LINE
 - () = RECORD INFORMATION
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENT
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - = ACCESS DENIAL LINE
- Revised 11/08/10

NOTES:

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

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

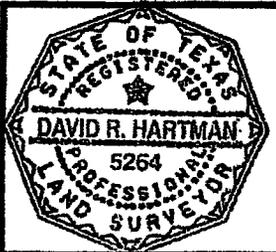
David R. Hartman 11/8/10

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



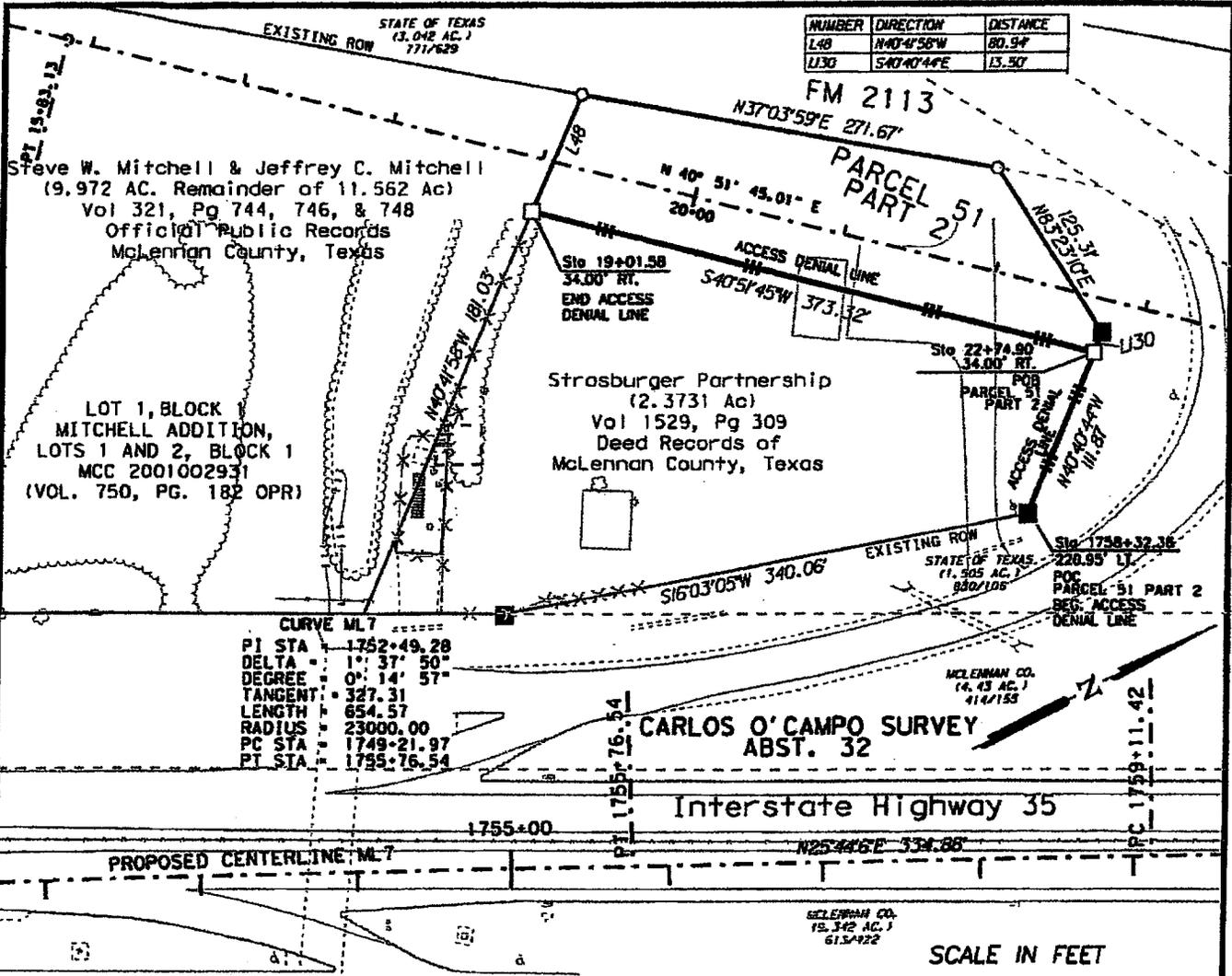
PARCEL: 51 PT 1 ACRES 0.331
 HIGHWAY: IH 35 COUNTY: McLENNAN
 ROW CSJ: 0015-01-220 DATE: 08/05/08
 SCALE: 1" = 100' SHEET: 4 of 5

PROJECT NAME: IH 35 LORENA JOB NUMBER: 101-07-02



LANDESIGN SERVICES, INC.

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



NUMBER	DIRECTION	DISTANCE
L48	N40°4'58"W	80.94'
L30	S40°40'44"E	13.50'

SURVEY LEGEND

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

Rev. 11/08/10

PARCEL: 51 PT 2 ACRES 0.683
HIGHWAY: IH 35 COUNTY: McLENNAN
ROW CSJ: 0015-01-220 DATE: 08/05/08
SCALE: 1" = 100' SHEET: 5 of 5

PROJECT NAME: IH 35 LORENA JOB NUMBER: 101-07-02

NOTES:

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

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

David R. Hartman 11/8/10

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



LANDESIGN SERVICES, INC.

512-238-7901
555 ROUND ROCK WEST DR.
BUILDING D, SUITE 170
ROUND ROCK, TEXAS 78881

County: McLennan
Highway: IH-35
CSJ: 0015-01-220
Parcel: 51 Parts 1 & 2

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

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

Page 1 of 6
April, 2010

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

Property Description
Parcel 25

Being 0.796 of an acre of land situated in the LEVI PREWITT SURVEY, Abstract No. 723, McLennan County, Texas. Being a portion of that certain called 0.603 acre tract (designated as Tract four), a portion of that certain called 1.23 acre tract (designated as Tract 6 – Tract One) and a portion of that certain called 2.06 acre tract (designated as Tract 6 – Tract Two) of land all conveyed to Fikes Wholesale, Inc. by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2000039327 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 0.796 of an acre being more particularly described in two (2) parts by metes and bounds as follows:

Part One – 0.025 of an Acre

COMMENCING at a found 1/2-inch iron rod at the northerly corner of that certain called 1.374 acre tract of land conveyed to Terrell Timmerman and Geraldine Timmermann by deed and recorded under M.C.C.F. No. 2005019647 of said Official Public Records, being the westerly corner of that certain called 0.501 acre tract of land conveyed to Tetco Stores, LP by deed and recorded under M.C.C.F. No. 9832224 of said Official Public Records;

Thence, North 59°29'59" East, 190.13 feet along the northwesterly line of said 0.501 acre tract, passing at 170.13 feet a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed northwesterly right of way line of Interstate Highway 35 (width varies) and continuing to a found 1/2-inch iron rod in the southwesterly line of said 2.06 acre tract, being the northerly corner of said 0.501 acre tract and for the **POINT OF BEGINNING**;

- 1) **THENCE, North 30°18'26" West, 13.17 feet** along the southwesterly line of said 2.06 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed northwesterly right of way line of Interstate Highway 35;
- 2) **THENCE, North 26°11'41" East, 16.98 feet** along the proposed northwesterly right of way line of Interstate Highway 35 to the westerly corner of a Drainage Channel conveyed to the State of Texas by deed and recorded under Volume 429, Page 637 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), being the southeasterly line of said 2.06 acre tract, from which a found 1/2-inch iron rod (bent) bears South 29°25' West, 0.63 feet;

Page 2 of 6
April, 2010

- 3) **THENCE, South 30°10'50" East, 76.00 feet** along the southwesterly line of a Drainage Channel, being the southeasterly line of said 2.06 acre tract to a found 3/8-inch iron rod at the intersection of the southwesterly line of a Drainage Channel with the existing northwesterly right of way line of Interstate Highway 35 (width varies), said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 733, Page 358 and Volume 814, Page 585 of said Deed Records;
- 4) **THENCE, South 25°45'09" West, 16.87 feet** along the existing northwesterly right of way line of Interstate Highway 35, continuing along the southeasterly line of said 2.06 acre tract to a found concrete monument (broken) in the northeasterly line of said 0.501 acre tract, being the southerly corner of said 2.06 acre tract;
- 5) **THENCE, North 30°18'26" West, 62.87 feet** along the northeasterly line of said 0.501 acre tract, being the southwesterly line of said 2.06 acre tract to the **POINT OF BEGINNING** and containing 0.025 of an acre of land, more or less.

Part Two – 0.771 of an Acre

COMMENCING at a found 1/2-inch iron rod in the southeasterly line of that certain residue of a called 83.1 acre tract (calculated 66.37 acres) of land conveyed to Nancy Cecile Deviney and Joe Robert Miracle by probate deed and recorded under Probate No. 20020093 of the Probate Records of McLennan County, Texas, being the northerly corner of said 0.603 acre tract;

Thence, South 42°34'23" East, 330.94 feet along the southeasterly line of said residue of 83.1 acre tract, being the northeasterly line of said 0.603 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed northwesterly right of way line of Interstate Highway 35 and for the **POINT OF BEGINNING**;

- 1) **THENCE, South 42°34'23" East, 68.11 feet** continuing along the southeasterly line of said residue of 83.1 acre tract, being the northeasterly line of said 0.603 acre tract to a point in the existing northwesterly right of way line of Interstate Highway 35, being an angle point in the southeasterly line of said residue of 83.1 acre tract, same being the easterly corner of said 0.603 acre tract, from which a found 1/2-inch iron rod bears North 42°34' West, 2.64 feet, said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 724, Page 371 and Volume 814, Page 584 both of said Deed Records;
- 2) **THENCE, South 25°45'10" West, 320.89 feet** along the existing northwesterly right of way line of Interstate Highway 35, being the southeasterly lines of said 0.603 acre tract and said 1.23 acre tract to a set 5/8-inch iron rod with "GS" cap at the southerly corner of said 1.23 acre tract;

- 3) **THENCE, North 42°25'50" West, 21.54 feet** continuing along the existing northwesterly right of way line of Interstate Highway 35, being the southwesterly line of said 1.23 acre tract to a set 5/8-inch iron rod with "GS" cap at the easterly corner of said 2.06 acre tract;
- 4) **THENCE, South 25°45'09" West, 198.77 feet** continuing along the existing northwesterly right of way line of Interstate Highway 35, being the southeasterly line of said 2.06 acre tract to a point in the northeasterly line of a Drainage Channel, from which a found 60D Nail bears North 42°56' West, 0.95 feet;
- 5) **THENCE, North 30°10'50" West, 55.71 feet** along the northeasterly line of a Drainage Channel, continuing along the southeasterly line of said 2.06 acre tract to a set 5/8-inch iron rod with "GS" cap at the northerly corner of a Drainage Channel;
- 6) **THENCE, South 59°49'10" West, 30.00 feet** along the northwesterly line of a Drainage Channel, continuing along the southeasterly line of said 2.06 acre tract to a point in the proposed northwesterly right of way line of Interstate Highway 35, being the westerly corner of a Drainage Channel, from which a found 1/2-inch iron rod (bent) bears South 29°25' West, 0.63 feet;
- 7) **THENCE, North 27°52'31" East, 530.82 feet** along the proposed northwesterly right of way line of Interstate Highway 35 to the **POINT OF BEGINNING** and containing 0.771 of an acre of land, more or less.

Parcel 25 Pt. 1 – 0.025 acres (1,070 square feet)
Parcel 25 Pt. 2 – 0.771 acres (33,588 square feet)
Parcel 25 Total - 0.796 acres (34,658 square feet)

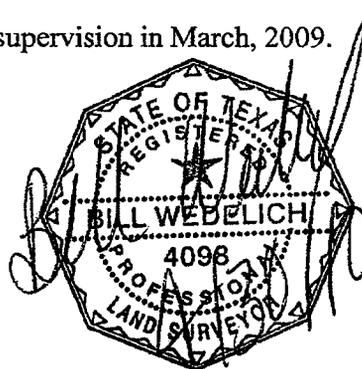
Horizontal Control – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD 83 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD 83 (1993) Grid values divide the north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

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

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

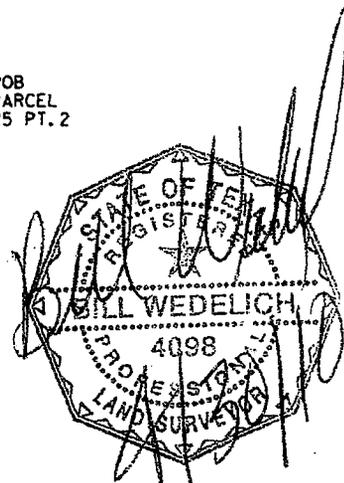
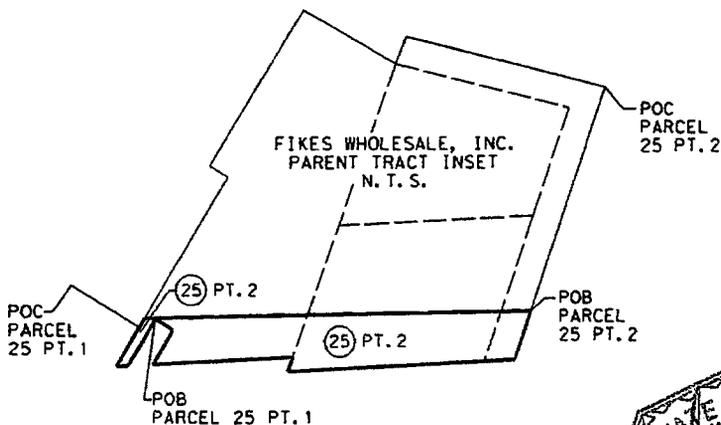
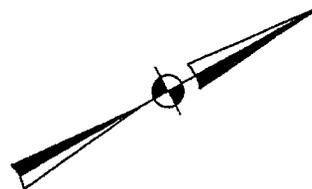
See attached 8 ½" x 11" plat that accompanies.

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



LEGEND

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



PARCEL 25 PT.1	0.025 ACRES (1,070 SQ.FT.)
PARCEL 25 PT.2	0.771 ACRES (33,588 SQ.FT.)
PARCEL 25 TOTAL-	0.796 ACRES (34,658 SQ.FT.)

NOTES:

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

PARCEL 25PT1 & 25PT.2
0.796 ACRES
34,658 SQ. FT.

PAGE 4 OF 6

FIKES WHOLESALE, INC.

1H-35 SOUTH
C. S. J. 0015-02-058
McLENNAN COUNTY APRIL, 2010

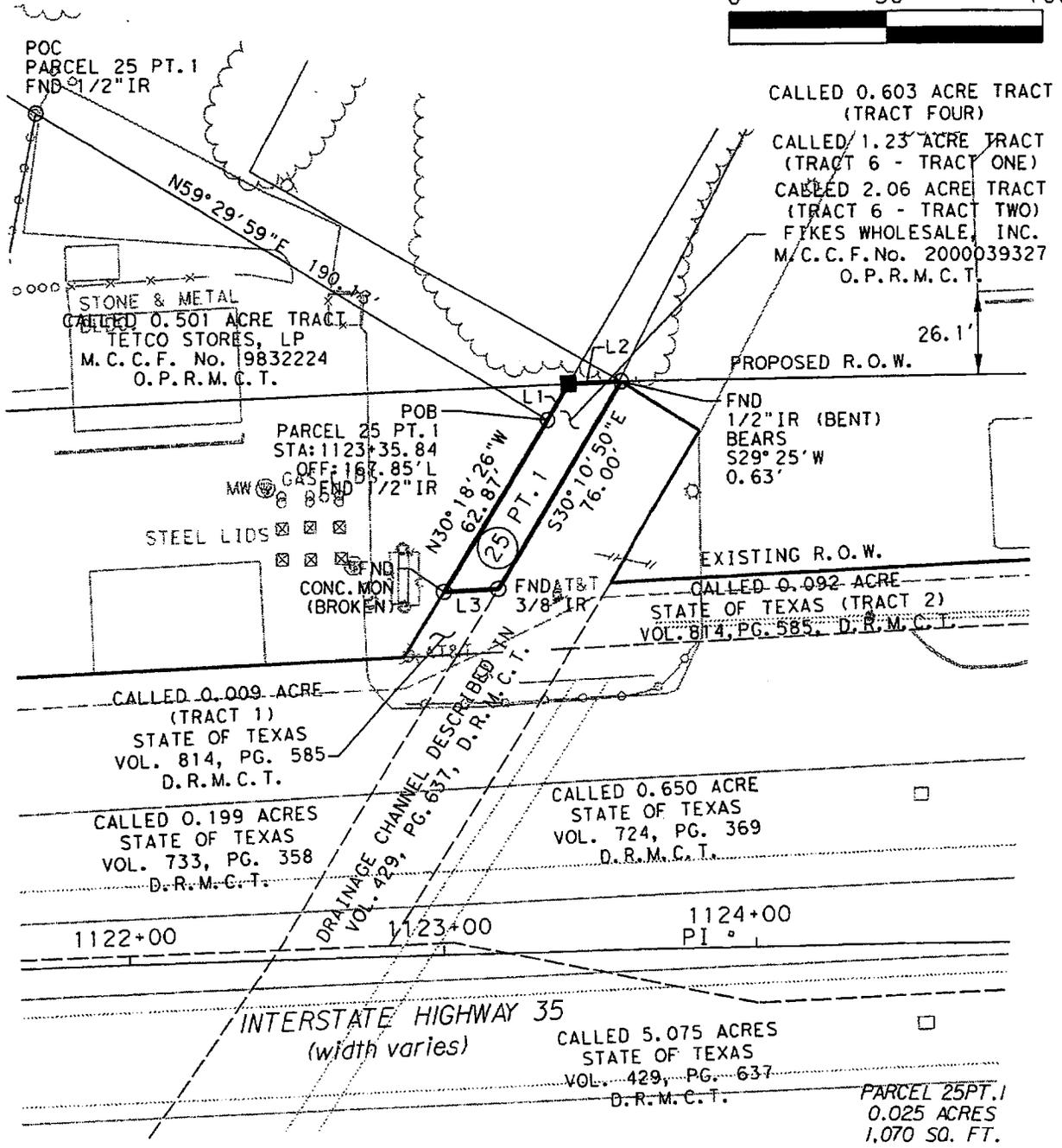
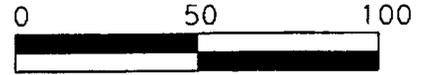
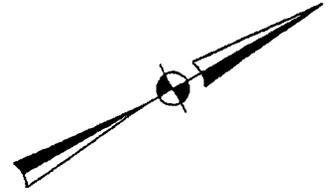
prepared by

GeoSolutions, LLC

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

REVISED:
DGN: 1H35-030 Parcel 25A.dgn
GS JOB No. 06-017-030

LEVI PREWITT SURVEY A-723



**PROPOSED BASELINE
CURVE DATA**

Δ = 02° 43' 04" RT
R = 15,000.00'
L = 711.50'
CHB = N27° 23' 27" E
CHD = 711.43'
PI
STA: 1123+92.00
N = 10,450,391.50
E = 3,259,582.01

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N30° 18' 26" W	13.17'
L2	N26° 11' 41" E	16.98'
L3	S25° 45' 09" W	16.87'

REVISED:
DGN: 1435-030 Parcel 25B.dgn
GS JOB No. 06-017-030

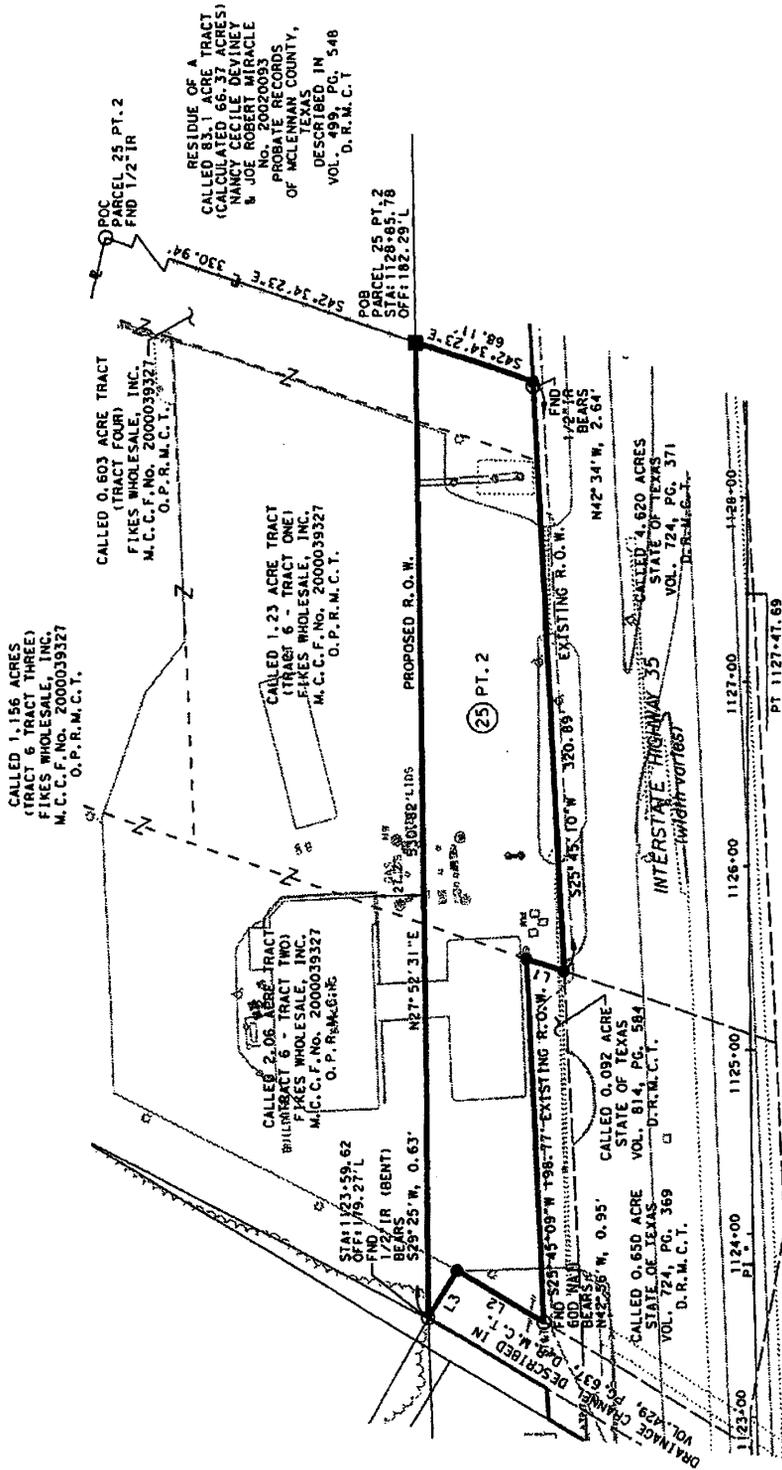
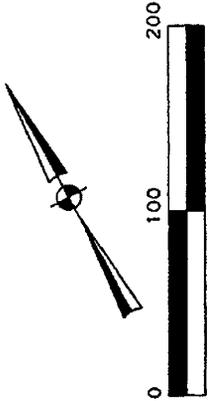
PAGE 5 OF 6

FIKES WHOLESAL, INC.
IH-35 SOUTH
C.S.J. 0015-02-05B
McLENNAN COUNTY APRIL, 2010
prepared by:

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

LEVI PREWITT SURVEY A-7 23

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N42°25'50"W	21.54'
L2	S59°49'10"W	30.00'
L3	N30°10'50"W	55.71'



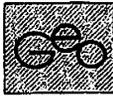
PROPOSED BASELINE
CURVE DATA

A	= 02°43'04\"RT
R	= 15,000.00'
L	= 711.50'
CHD	= 111.43'
PI	= 1123.92.00
ST	= 10,450.391.50
N	= 5,259.582.01

PARCEL 25PT.2
0.771 ACRES
33,588 SQ. FT.

PAGE 6 OF 6

FIKES WHOLESAL, INC.
 IH-35 SOUTH
 C. S. J. 0015-02-058
 MCLENNAN COUNTY APRIL, 2010
 prepared by:



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

REVISED:
 DGN: IH35-030 Parcel 25C.dgn
 GS JOB No. 06-017-030

County: McLennan
Highway: IH 35
CSJ: 0015-02-058
Parcel: 25E

DRAINAGE EASEMENT CLAUSE

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

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

Property Description
Parcel 25E

Being 0.094 of an acre of land situated in the LEVI PREWITT SURVEY, Abstract No. 723, McLennan County, Texas. Being a portion of that certain called 2.06 acre tract (designated as Tract 6 – Tract Two) of land conveyed to Fikes Wholesale, Inc. by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2000039327 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 0.094 of an acre being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8-inch iron rod for an interior corner in the southerly line of said 2.06 acre tract, being an interior corner in the northerly line of that certain called 2.849 acre tract of land conveyed to Ray Douglas Williams by deed and recorded under M.C.C.F. No. 9712302 of said Official Public Records,

Thence, South 30°18'26" East, 123.81 feet along the southerly line of said 2.06 acre tract to a set 5/8-inch iron rod with "GS" cap for the westerly corner of the proposed easement and for the **POINT OF BEGINNING**;

- 1) **THENCE, North 53°36'08" East, 38.40 feet** along the proposed northwesterly easement line to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap for the northerly corner of proposed easement;
- 2) **THENCE, South 34°47'11" East, 59.74 feet** along the proposed northeasterly easement line to a set 5/8-inch iron rod with TxDOT aluminum cap;
- 3) **THENCE, South 62°03'06" East, 20.65 feet** continuing along the proposed northeasterly easement line to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed northwesterly right of way line of Interstate Highway 35, being the easterly corner of the proposed easement;
- 4) **THENCE, South 27°52'31" West, 46.55 feet** along the proposed northwesterly right of way line of Interstate Highway 35, being the southeasterly line of the proposed easement to the northwesterly corner of a 30 foot wide channel easement to McLennan County as described in Volume 429, Page 637 of the Deed Records of McLennan County, Texas, from which a found 1/2-inch iron rod (bent) bears South 29°25' West, 0.63 feet;

Page 2 of 4
June, 2010

- 5) **THENCE, South 26°11'41" West, 16.98 feet** continuing along the proposed northwesterly right of way line of Interstate Highway 35, being the southeasterly line of proposed easement to a set 5/8-inch iron rod with TxDOT aluminum cap in the southwesterly line of said 2.06 acre tract, being the southerly corner of the proposed easement;

- 6) **THENCE, North 30°18'26" West, 106.96 feet** along the southwesterly line of said 2.06 acre tract and proposed easement line to the **POINT OF BEGINNING** and containing 0.094 an acre (4,083 square feet) of land, more or less.

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

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

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

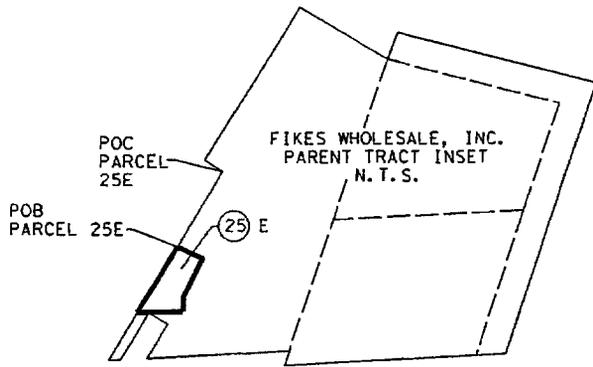
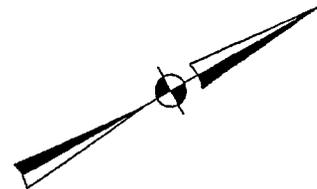
See attached 8 ½" x 11" plat that accompanies.

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



LEGEND

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



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

PARCEL 25E
0.094 ACRES
4,083 SQ. FT.

PAGE 3 OF 4

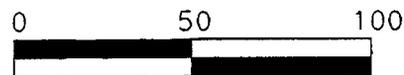
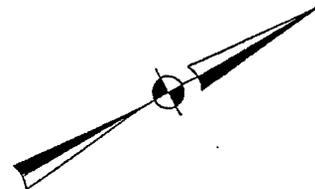
FIKES WHOLESALE, INC.
IH-35 SOUTH
C.S.J. 0015-02-058
McLENNAN COUNTY JUNE, 2010
prepared by:



REVISED:
DGN: IH35-030 Parcel 25E-A.dgn
GS JOB No. 06-017-030

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

LEVI PREWITT SURVEY A-723



CALLED 2.849 ACRE TRACT
RAY DOUGLAS WILLIAMS
M. C. C. F. No. 9712302
O. P. R. M. C. T.

FND 5/8" IR
POC
PARCEL 25E
FND 5/8" IR

S30° 18' 26" E
123.81'

FIKES DEED LINE

WILLIAMS DEED LINE

POB
PARCEL 25E
STA: 1123+99.28
OFF: 269.28' L

CONFLICT AREA
0.024 ACRES
(1,050 SQ. FT.)

STA: 1124+33.17
OFF: 252.38' L

CALLED 2.06 ACRE TRACT
(TRACT 6 - TRACT TWO)
FIKES WHOLESALE, INC.
M. C. C. F. No. 2000039327
O. P. R. M. C. T.

STA: 1124+05.79
OFF: 199.49' L

PROPOSED R.O.W.

PROPOSED R.O.W. STA: 1123+42.84
OFF: 178.96' L

STA: 1124+05.61
OFF: 178.84' L

FND 1/2" IR

STA: 1123+59.62
OFF: 179.27' L
FND
1/2" IR (BENT)
BEARS
S29° 25' W
0.63'

EXISTING R.O.W.

EXISTING R.O.W.

END. CMON
(BROKEN) BEARS
S40° 54' E, 0.25'

**PROPOSED BASELINE
CURVE DATA**

$\Delta = 02^\circ 43' 04''$ RT
R = 15,000.00'
L = 711.50'
CHB = N27° 23' 27" E
CHD = 711.43'
PI
STA: 1123+92.00
N = 10,450,391.50
E = 3,259,582.01

DRAINAGE CHANNEL DESCRIBED IN
VOL. 429, PG. 631, D.R.M.C.T.

INTERSTATE HIGHWAY 35
(width varies)

1123+00

1124+00
PI

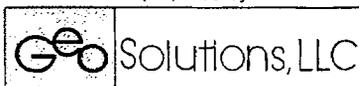
LINE TABLE

LINE NO.	BEARING	LENGTH
L1	N53° 36' 08" E	38.40'
L2	S62° 03' 06" E	20.65'
L3	S27° 52' 31" W	46.55'
L4	S26° 11' 41" W	16.98'

PARCEL 25E
0.094 ACRES
4,083 SQ. FT.
PAGE 4 OF 4

FIKES WHOLESALE, INC.

IH-35 SOUTH
C.S.J. 0015-02-058
MCLENNAN COUNTY JUNE, 2010
prepared by:



REVISED:
DGN: IH35-030 Parcel 25E-B.dgn
65 JOB No. 06-017-030

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

County: McLennan
Highway: IH-35
CSJ: 0015-02-058
Parcel: 25 & 25E

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

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

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

PROPERTY DESCRIPTION FOR PARCEL 5

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

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

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

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

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

6.) N20°02'18"W, a distance of 117.22 feet to a TxDOT type II concrete monument found,

7.) N36°44'36"W, a distance of 208.81 feet to a calculated point,

8.) N19°48'57"W, a distance of 272.65 feet to a TxDOT type II monument found (disturbed), and

9.) N01°11'21"E, a distance of 83.75 feet to a 5/8-inch iron rod found for the intersection of the east existing right-of-way line of said U.S. Highway 259 and the south existing right-of-way line of said F.M. 1798;

10.) **THENCE** N35°47'52"E, with said south existing right-of-way line and the north line of said Phillips tract, a distance of 333.54 feet to a 1-inch iron pipe found for the west common corner of said Phillips tract and a calculated 1.440 acre tract (Tract 2) of land, as described in the deed to William F. Mays, and recorded in Volume 2364, Page 5 of the D.R.R.C.T.;

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

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

12.) S41°36'46"W, a distance of 50.63 feet to a TxDOT type II concrete monument set,

13.) S00°35'09"W, a distance of 44.69 feet to a TxDOT type II concrete monument set,

14.) S48°20'55"E, a distance of 240.32 feet to a TxDOT type II concrete monument set,

15.) S14°03'30"E, passing a 5/8-inch iron rod with a TxDOT aluminum cap set for reference at a distance of 526.58 feet and continuing a total distance of 538.58 feet to a calculated point,

16.) S15°20'05"W, passing a 5/8-inch iron rod with a TxDOT aluminum cap set for reference at a distance of 12.00 feet and continuing a total distance of 307.41 feet to a TxDOT type II concrete monument set, and

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

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

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

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

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

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

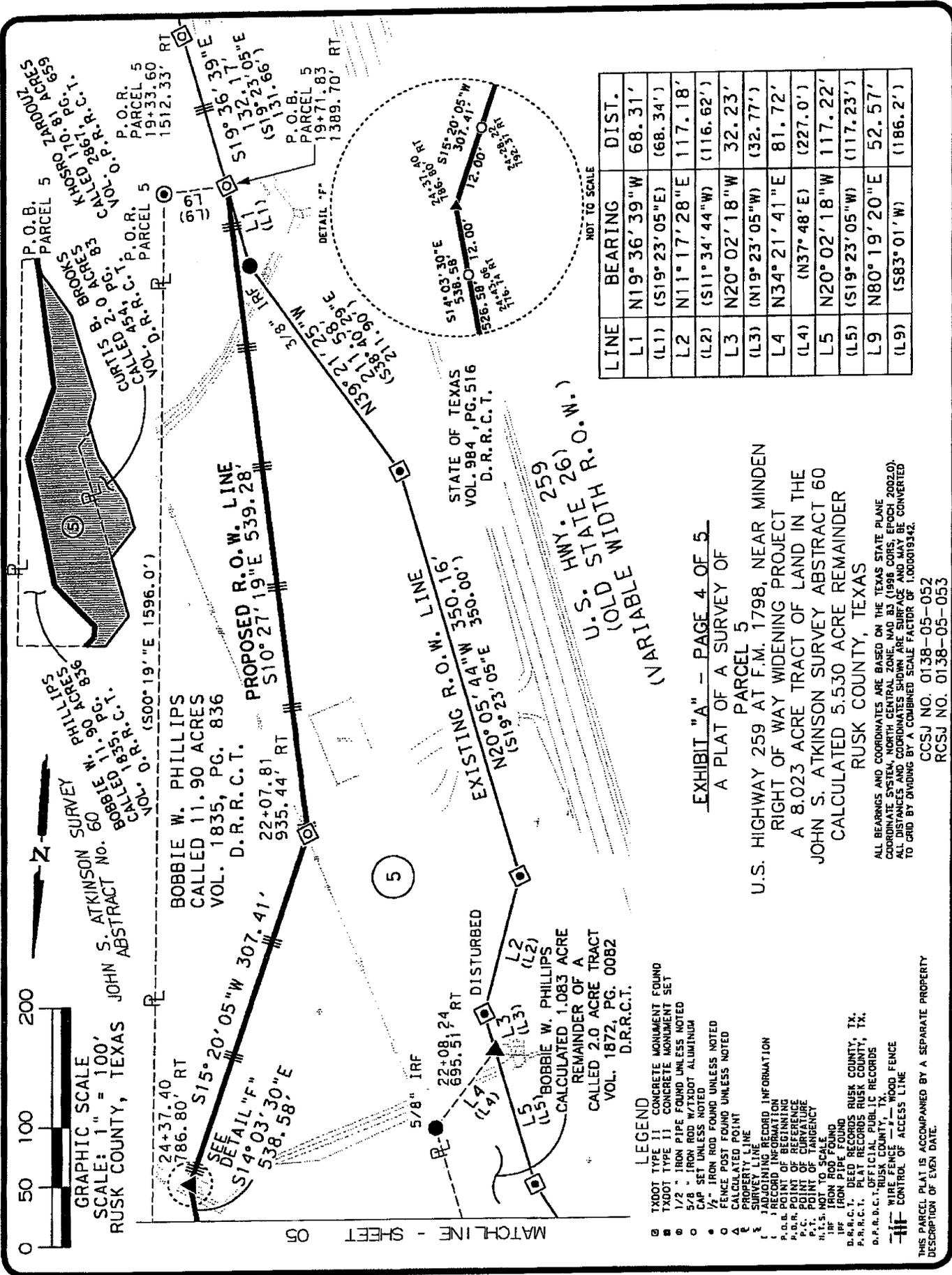
That I, Craig U. Price, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

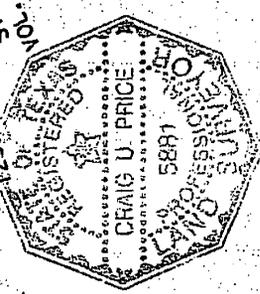
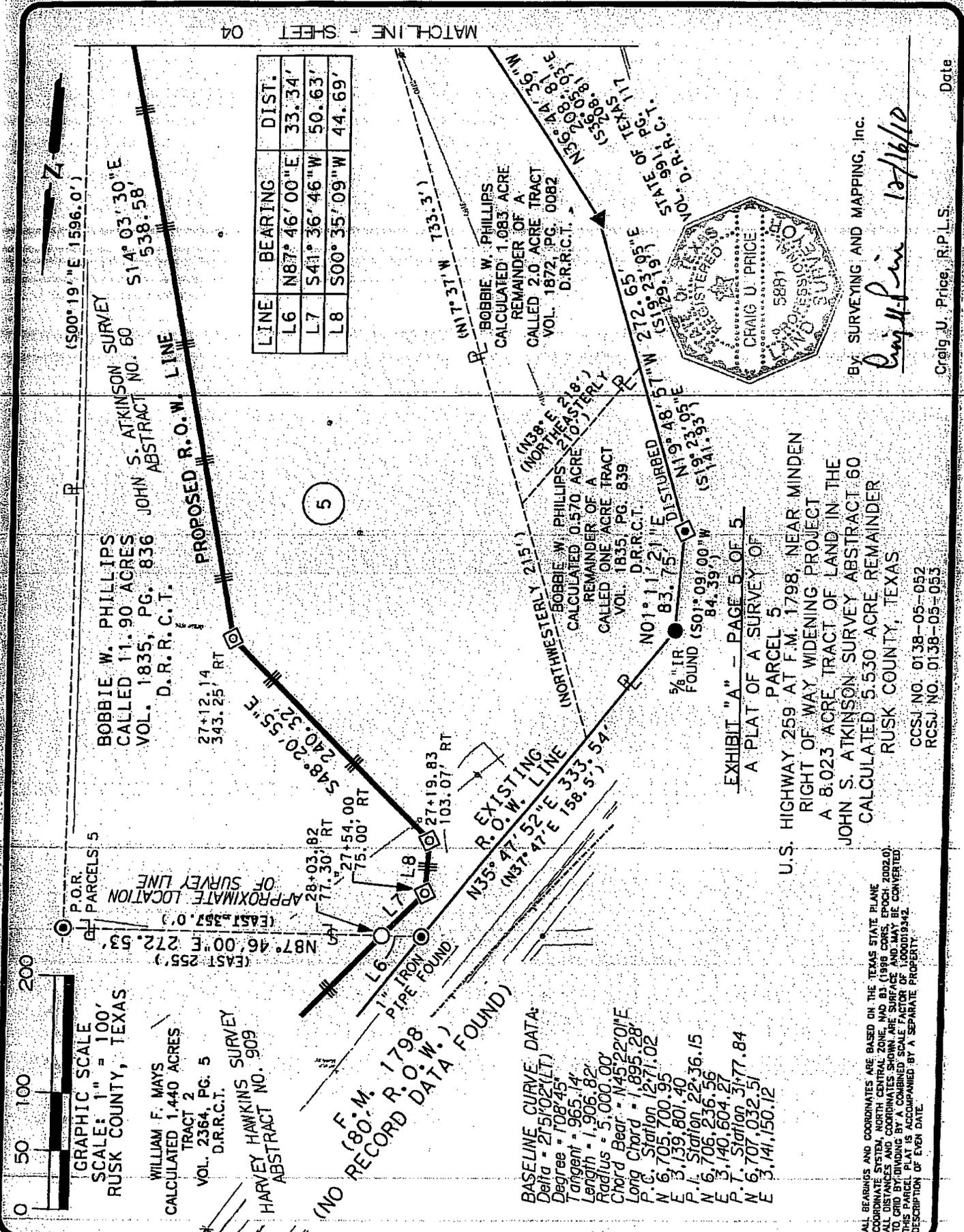
WITNESS MY HAND AND SEAL at Dallas, Dallas County, Texas this the 16th day of December, 2010 A.D.

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

Craig U. Price 12/16/10
Craig U. Price
Registered Professional Land Surveyor
No. 5881 State of Texas







BY: SURVEYING AND MAPPING, INC.
Craig U. Price 12/16/10

Craig U. Price R.P.L.S. Date

EXHIBIT "A" - PAGE 5 OF 5
A PLAT OF A SURVEY OF
PARCEL 5

U.S. HIGHWAY 259 AT F.M. 1798, NEAR MINDEN
RIGHT OF WAY WIDENING PROJECT
A 8.023 ACRE TRACT OF LAND IN THE
JOHN S. ATKINSON SURVEY ABSTRACT 60
CALCULATED 5.530 ACRE REMAINDER
RUSK COUNTY, TEXAS

CCSJ NO. 0138-05-052
RCSJ NO. 0138-05-053

ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 (1983 CORRS, EPOCH 2002.0). ALL DISTANCES AND COORDINATES GIVEN ON THE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A CORRECTION FACTOR OF 1.000019342. THIS PARCEL PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.