

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. Where there is adjoining real property remaining after acquisition of a parcel with respect to the highway facilities to be constructed or improved on the parcels identified and listed below under "NON-CONTROLLED ACCESS," roads are to be constructed or improved as a part of the highway facility with the right of ingress and egress to or from the remaining real property adjoining the highway facility to be permitted or denied, as designated and set forth on each of the attached Exhibits 1 - 15, in accordance with Transportation Code, Sections 203.002 and 203.003.

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

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

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

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

Page 2 of 2

VARIOUS Districts

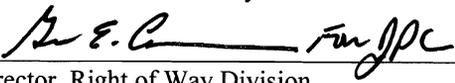
NON-CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Collin	FM 455	12	0816-04-046	1
Collin	FM 455	5	0816-04-046	12
Collin	SH 289	7	0091-04-056	5
Collin	SH 289	8	0091-04-056	6
Collin	SH 78	4	0281-02-064	20
Collin	SH 78	14	0281-02-064	28
Collin	SH 78	11	0281-02-064	42
Collin	SH 78	15	0281-02-064	27
Denton	FM 2181	1	2054-02-017	36
Denton	FM 423	3	1315-02-010	46
Denton	FM 423	2	1315-02-010	24
Jefferson	FM 365	6	0932-01-099	29
Jefferson	FM 365	10	0932-01-099	20
Jefferson	FM 365	9	0932-01-099	73
Jefferson	FM 365	13	0932-01-099	26

CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Bell	IH 35	F	0015-04-083	40
Bell	IH 35	H	0015-07-078	4, 4AC
Bell	IH 35	I	0015-07-078	35
McLennan	IH 35	B	0014-08-083	47, 47TE
McLennan	IH 35	C	0015-01-220	6
McLennan	IH 35	D	0015-01-220	11
McLennan	IH 35	G	0015-01-220	65
McLennan	IH 35	E	0015-02-058	34
Rusk	US 259	A	0138-05-053	1, 1AC

Submitted and reviewed by:

  
 Director, Right of Way Division

Recommended by:

  
 Interim Executive Director

**112849 SEP 29 11**

Minute Number      Date Passed

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

Page 1 of 4  
Date: December 21, 2007

Description for Parcel 36

BEING, 6,473 square feet of land, more or less, in the Stephen Hembrie Survey, Abstract No.643, City of Denton, Denton County, Texas, and being portion of a tract of land conveyed by deed to Lakewood Square Partners, L.P., as recorded in Document Number 2005-115967 of the Deed Records of Denton County, Texas (D.R.D.C.T), and being a portion of Block 1, of Lakewood Estates, an addition to the City of Denton, Denton County, Texas, as recorded in Cabinet C, Page 193 of the Plat Records of Denton County Texas, said 6,473 square feet of land being more particularly described as follows:

COMMENCING at a ½ inch iron rod found at the southeasterly corner of said Lakewood Square tract, and being on the northerly right-of-way line of Robinson Road, as established by said Lakewood Estates addition;

THENCE, North 89 degrees 24 minutes 49 seconds West along the southerly line of said Lakewood Partners tract and the northerly right-of-way line of Robinson Road, a distance of 268.38 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new easterly right-of-way line of Farm to Market Road 2181, and being the POINT OF BEGINNING having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7108376.83; and East 2395643.20;\*\*

- 1) THENCE, North 89 degrees 24 minutes 49 seconds West continuing along the southerly line of said Lakewood Partners tract and the northerly right-of-way line of Robinson Road, a distance of 31.57 feet to a point for corner at the southwesterly corner of said Lakewood Square tract, and being on the existing easterly right-of-way line of Farm to Market Road 2181, as established by a tract of land conveyed by deed to the State of Texas, as recorded in Volume 400, Page 264 (D.R.D.C.T.);
- 2) THENCE, North 02 degree 17 minutes 44 seconds West along the existing easterly right-of-way line of Farm to Market Road 2181 and the westerly line of said Lakewood Square tract, a distance of 295.19 feet to a 1/2 inch iron rod found, and being the beginning of a curve to the left having a radius of 1,471.57 feet;
- 3) THENCE, in a northeasterly direction continuing along the existing easterly right-of-way line of Farm to Market Road 2181 and the westerly line of said Lakewood Square tract, along said curve to the left through a central angle of 03 degrees 52 minutes 05 seconds, an arc distance 99.35 feet and being subtended by a chord bearing North 04 degree 13 minutes 46 seconds West, a distance of 99.33 feet to a point for corner at the northwesterly corner of said Lakewood Square tract;

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

Page 2 of 4  
Date: December 21, 2007

Description for Parcel 36

- 4) THENCE, departing the existing easterly right-of-way line of Farm to Market Road 2181, North 76 degree 52 minutes 27 seconds East along the northerly line of said Lakewood Square tract, a distance of 14.84 feet to a 5/8 inch iron rod set with TxDOT aluminum cap on the new easterly right-of-way line of Farm to Market Road 2181, and being the beginning of a non-tangent curve to the right having a radius of 1,492.39 feet;\*\*
- 5) THENCE, departing the northerly line of said Lakewood Square tract in a southeasterly direction along the new easterly right-of-way line of Farm to Market Road 2181, along said curve to the right through a central angle of 04 degrees 30 minutes 29 seconds, an arc distance of 117.42 feet and being subtended by a chord bearing South 04 degrees 38 minutes 53 seconds East, a distance of 117.39 feet to a 5/8 inch iron rod set with TxDOT aluminum cap; \*\*
- 6) THENCE, South 02 degrees 23 minutes 57 seconds East continuing along the new easterly right-of-way line of Farm to Market Road 2181, a distance of 265.78 feet to a 5/8 inch iron rod set with TxDOT aluminum cap;\*\*
- 7) THENCE, South 45 degrees 54 minutes 23 seconds East continuing along the new easterly right-of-way line of Farm to Market Road 2181, a distance of 21.77 feet to the POINT OF BEGINNING and containing 6,473 square feet (0.1486 acres) of land, more or less.

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

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

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

Page 3 of 4  
Date: December 21, 2007

Description for Parcel 36

For: Huitt-Zollars, Inc.

*D. Rex Winchester* 4/5/2011

D. Rex Winchester  
Registered Professional Land Surveyor  
Texas Registration No. 5191  
Huitt-Zollars, Inc.  
3131 McKinney Avenue  
Suite 600  
Dallas, Texas 75204  
Ph. (214) 871-3311  
Date: December 21, 2007  
Revised Date: April 5, 2011 (Survey name correction)

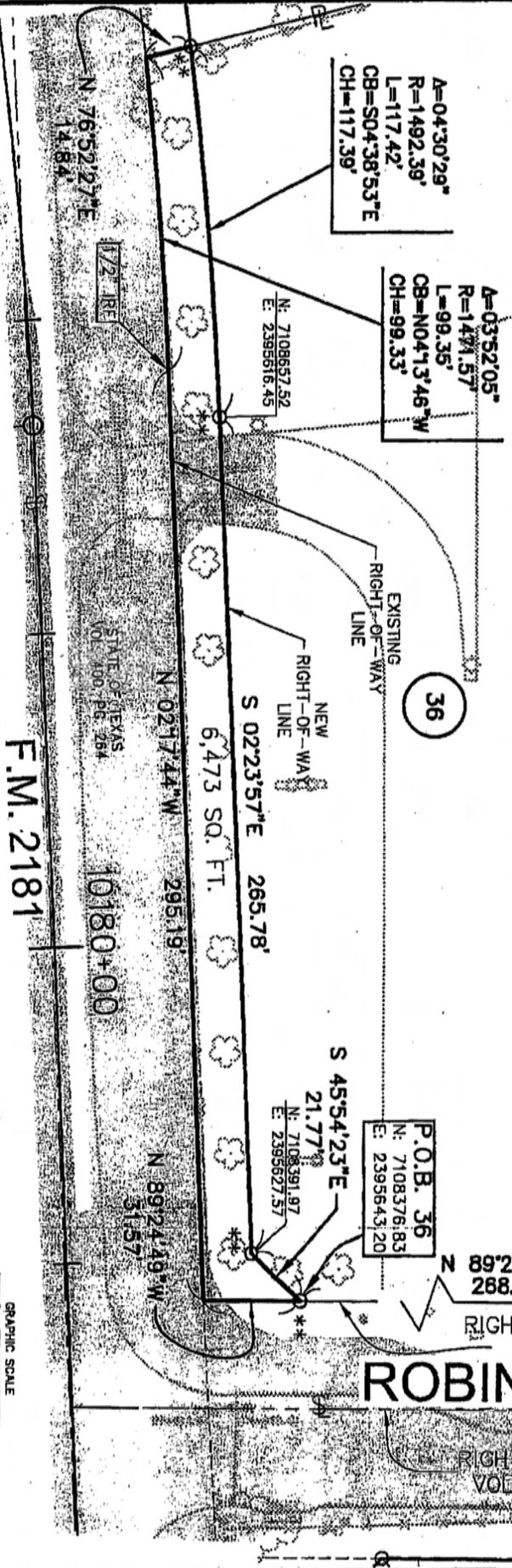


EXHIBIT "A"  
Page 4 of 4

STEPHEN HEMBRIE SURVEY  
ABSTRACT NO. 643

LAKWOOD SQUARE PARTNERS, LP.  
DOC.# 2005-115967  
D.R.D.C.T.

LAKWOOD ESTATES  
CAB. C, PG. 193  
P.R.D.C.T.  
BLOCK 1



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

A PLAT OF A SURVEY  
 OF PARCEL 36 FOR  
 FARM TO MARKET ROAD 2181  
 A 6,473 SQ. FT. [0.1486 AC.]  
 TRACT OF LAND IN THE  
 STEPHEN HEMBRIE SURVEY  
 ABSTRACT NO. 643  
 CITY OF DENTON  
 DENTON COUNTY, TEXAS  
 DECEMBER 21, 2007

**GRAPHIC SCALE**  
 0' 25' 50'

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

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

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

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4300). ALL COORDINATES AND DISTANCES ARE SURFACE COORDINATES USING A CORRECTION FOR AN ADJUSTMENT FACTOR OF 1.000057189. CALCULATIONS WERE MADE UTILIZING GPS OBSERVATIONS HOLDING WGS MONUMENTS DTD 8 (PND ISSUED) AND ARLINGTON IRP (PND ISSUED) IN LINE OF 1989. THE BEARING DATA DERIVED FROM THE CURRENT DALLAS DISTRICT TEXAS DEPARTMENT OF TRANSPORTATION RTK WAS NETWORK BY DD DEGREES 00 MINUTES 15 SECONDS (CONVERTED TO DECIMALS) (EXAMPLE - PROJECT DUTIN - NORTH 12 DEGREES 00 MINUTES 15 SECONDS WEST) = TADOT RTK - NORTH 12 DEGREES 00 MINUTES 15 SECONDS WEST.

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

COUNTY: DENTON  
HIGHWAY: F.M. 423  
ROW CSJ: 1315-02-010

Page 1 of 6  
December 15, 2009

### Description for Parcel 24

Being a 9,421 Square Foot tract of land situated in the Holmes Survey, Abstract No. 644 in the Town of Little Elm, Denton County, Texas and being a portion of a tract of land conveyed to Donald Wayne Coulter and wife, Phyllis Coulter, as recorded in Volume 816, Page 442, Deed Records, Denton County, Texas. Said 9,423 Square Foot tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod with a cap found at the northwest corner of said Donald Wayne Coulter tract, and the common northeast corner of a tract of land conveyed to Roy McBurnett Coulter as trustee for the "Roy McBurnett Coulter Revocable Trust" as recorded in Volume 3096, Page 323, Deed Records, Denton County, Texas, said point being on the south line of a tract of land conveyed to Papagolos & Associates, Inc., as recorded in Volume 5135, Page 2280 and County Clerk's File No. 02-0092434, Deed Records, Denton County, Texas;

THENCE South 89 Degrees 57 Minutes 17 Seconds East, along the north line of said Coulter Tract, and the common south line of said Papagolos & Associates, Inc. Tract, a distance of 199.92 feet to a 5/8 inch iron rod with aluminum cap stamped "TxDOT" set\*\* for the **POINT OF BEGINNING** on the north line of said Coulter Tract, and the common south line of said Papagolos & Associates, Inc. Tract

- (1) THENCE South 89 Degrees 57 Minutes 17 Seconds East, continuing along the north line of said Coulter Tract, and the common south line of said Papagolos & Associates, Inc. Tract, a distance of 18.35 feet at the northeast corner of said Donald Wayne Coulter Tract and the southeast corner of said Papagolos & Associates, Inc. Tract point being on the existing west Right-of-Way line of Farm to Market (F.M.) No. 423 as conveyed in deed to the State of Texas, recorded in Volume 460, Page 19 and Volume 460, Page 1, Deed Records, Denton County, Texas, from which a 1/2 inch iron rod found bears North 86 Degrees 37 Minutes 20 Seconds West, a distance of 2.41 feet;
- (2) THENCE South 00 Degrees 12 Minutes 20 Seconds West, along the east line of said Donald Wayne Coulter Tract and the existing west Right-of-Way line of said F.M. No. 423, a distance of 722.35 feet to a point for the southeast corner of said Donald Wayne Coulter Tract and the northeast corner of Water Tower Addition, Lot 1, Block A, an addition to the Town of Little Elm, as recorded in Cabinet X, Page 72, Plat Records, Denton County, Texas, from which a 1/2 inch iron rod with plastic cap found bears South 77 Degrees 19 Minutes 21 Seconds West, a distance of 1.31 feet;

COUNTY: DENTON  
HIGHWAY: F.M. 423  
ROW CSJ: 1315-02-010

Page 2 of 6  
December 15, 2009

**Description for Parcel 24**

- (3) THENCE South 89 Degrees 26 Minutes 04 Seconds West, along the south line of said Donald Wayne Coulter Tract and the north line of said Lot 1, Block A, a distance of 11.38 feet to a 5/8 inch iron rod with aluminum cap stamped "TxDOT" set\*\* for corner;

THENCE over and across said Donald Wayne Coulter Tract and along the new west Right-of-Way line of F.M. No. 423, the following courses and distances:

- (4) North 00 Degrees 09 Minutes 27 Seconds East, a distance of 541.27 feet to a 5/8 inch iron rod with aluminum cap stamped "TxDOT" set\*\* for corner;
- (5) North 89 Degrees 50 Minutes 33 Seconds West, a distance of 1.00 feet to a 5/8 inch iron rod with aluminum cap stamped "TxDOT" set\*\* for corner;
- (6) North 00 Degrees 09 Minutes 27 Seconds East, a distance of 7.01 feet to a 5/8 inch iron rod with aluminum cap stamped "TxDOT" set\*\* for corner;
- (7) North 89 Degrees 50 Minutes 33 Seconds West, a distance of 3.84 feet to a 5/8 inch iron rod with aluminum cap stamped "TxDOT" set\*\* for corner;
- (8) North 00 Degrees 20 Minutes 40 Seconds West, a distance of 174.18 feet to the **POINT OF BEGINNING** and containing 9,421 Square Feet of land, more or less.

COUNTY: DENTON  
HIGHWAY: F.M. 423  
ROW CSJ: 1315-02-010

Page 3 of 6  
December 15, 2009

**Description for Parcel 24**

\*\* 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.

Basis of Bearings is based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.) North Central Zone, all distances and coordinates shown are surface and may be converted to grid by dividing by TxDOT conversion factor of 1.000150630.

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



---

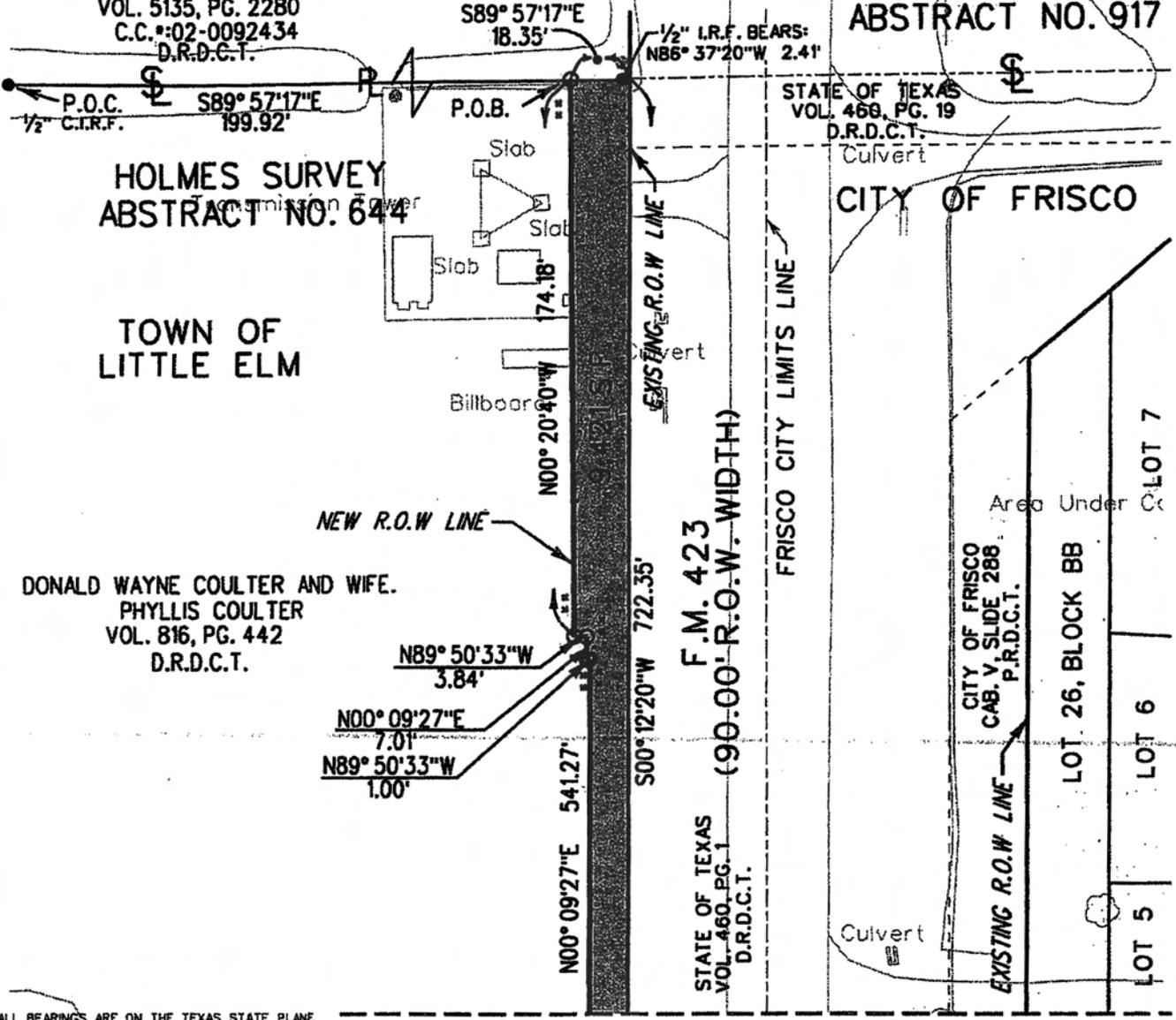
Michael J. Baitup, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 4574  
Jacobs Engineering Group, Inc.  
7950 Elmbrook Dr  
Dallas, Texas 75429  
214-638-0145



PAGE 4 OF 6

PAPAGOLOS & ASSOCIATES, INC.  
VOL. 5135, PG. 2280  
C.C.#:02-0092434  
D.R.D.C.T.

MEP & PRR SURVEY  
ABSTRACT NO. 917



HOLMES SURVEY  
ABSTRACT NO. 644

TOWN OF  
LITTLE ELM

DONALD WAYNE COULTER AND WIFE.  
PHYLLIS COULTER  
VOL. 816, PG. 442  
D.R.D.C.T.

STATE OF TEXAS  
VOL. 460, PG. 19  
D.R.D.C.T.

CITY OF FRISCO

F.M. 423  
(90.00' R.O.W. WIDTH)

STATE OF TEXAS  
VOL. 460, PG. 1  
D.R.D.C.T.

CITY OF FRISCO  
CAB. V. SLIDE 288  
P.R.D.C.T.

LOT 26, BLOCK BB

LOT 7

LOT 6

LOT 5

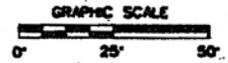
ALL BEARINGS ARE ON THE TEXAS STATE PLANE  
COORDINATE SYSTEM, NAD, 83 (1993 adj.)  
NORTH CENTRAL ZONE, ALL DISTANCES AND  
COORDINATES SHOWN ARE SURFACE AND MAY  
BE CONVERTED TO GRID BY DIVIDING BY TxDOT  
CONVERSION FACTOR OF 1.000150630.

LEGEND

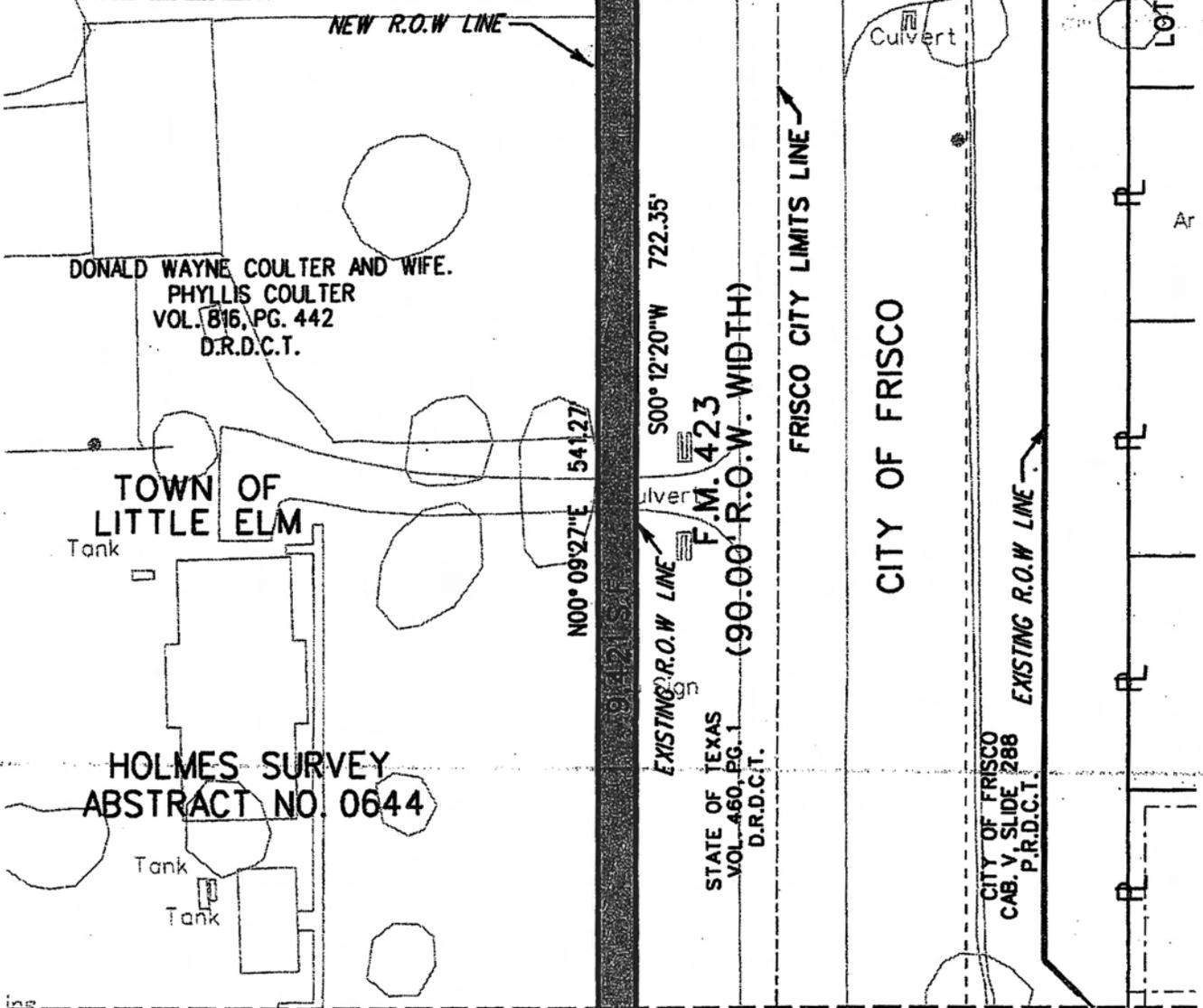
EXISTING RIGHT OF WAY LINE	
PROPERTY LINE	
COUNTY LINE	
CONTROL OF ACCESS LINE	
SURVEY LINE	
FENCE LINE	
CITY LIMITS	
EASEMENTS	
RAILROAD	
STRUCTURE	

○ - TxDOT ALUMINUM DISK SET ON TOP OF A 5/8-INCH  
IRON ROD UNLESS OTHERWISE NOTED

A PLAT OF A SURVEY OF  
PARCEL 24  
FOR F.M. NO. 423  
RIGHT OF WAY CSJ: 1315-02-010  
9,421 S.F. [0.2163 ACRES]  
TRACT OF LAND  
IN THE HOLMES SURVEY  
ABSTRACT NUMBER 644  
TOWN OF LITTLE ELM  
DENTON COUNTY, TEXAS  
DECEMBER 2009



MATCH LINE, SEE SHEET 4 OF 6



MATCH LINE, SEE SHEET 6 OF 6

ALL BEARINGS ARE ON THE TEXAS STATE PLANE  
COORDINATE SYSTEM, NAD, 83 (1993 adj.)  
NORTH CENTRAL ZONE, ALL DISTANCES AND  
COORDINATES SHOWN ARE SURFACE AND MAY  
BE CONVERTED TO GRID BY DIVIDING BY TxDOT  
CONVERSION FACTOR OF 1.000150630.

LEGEND

- EXISTING RIGHT OF WAY LINE
- PROPERTY LINE
- COUNTY LINE
- CONTROL OF ACCESS LINE
- SURVEY LINE
- FENCE LINE
- CITY LIMITS
- EASEMENTS
- RAILROAD
- STRUCTURE

○ - TxDOT ALUMINUM DISK SET ON TOP OF A 5/8-INCH  
IRON ROD UNLESS OTHERWISE NOTED

\*\* The Monument described and set in this coll, if destroyed during  
construction, may be replaced with a TxDot Type B 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.

A PLAT OF A SURVEY OF  
PARCEL 24  
FOR F.M. NO. 423  
RIGHT OF WAY CSJ: 1315-02-010  
9,421 S.F. [0.2163 ACRES]  
TRACT OF LAND  
IN THE HOLMES SURVEY  
ABSTRACT NUMBER 644  
TOWN OF LITTLE ELM  
DENTON COUNTY, TEXAS  
DECEMBER 2009



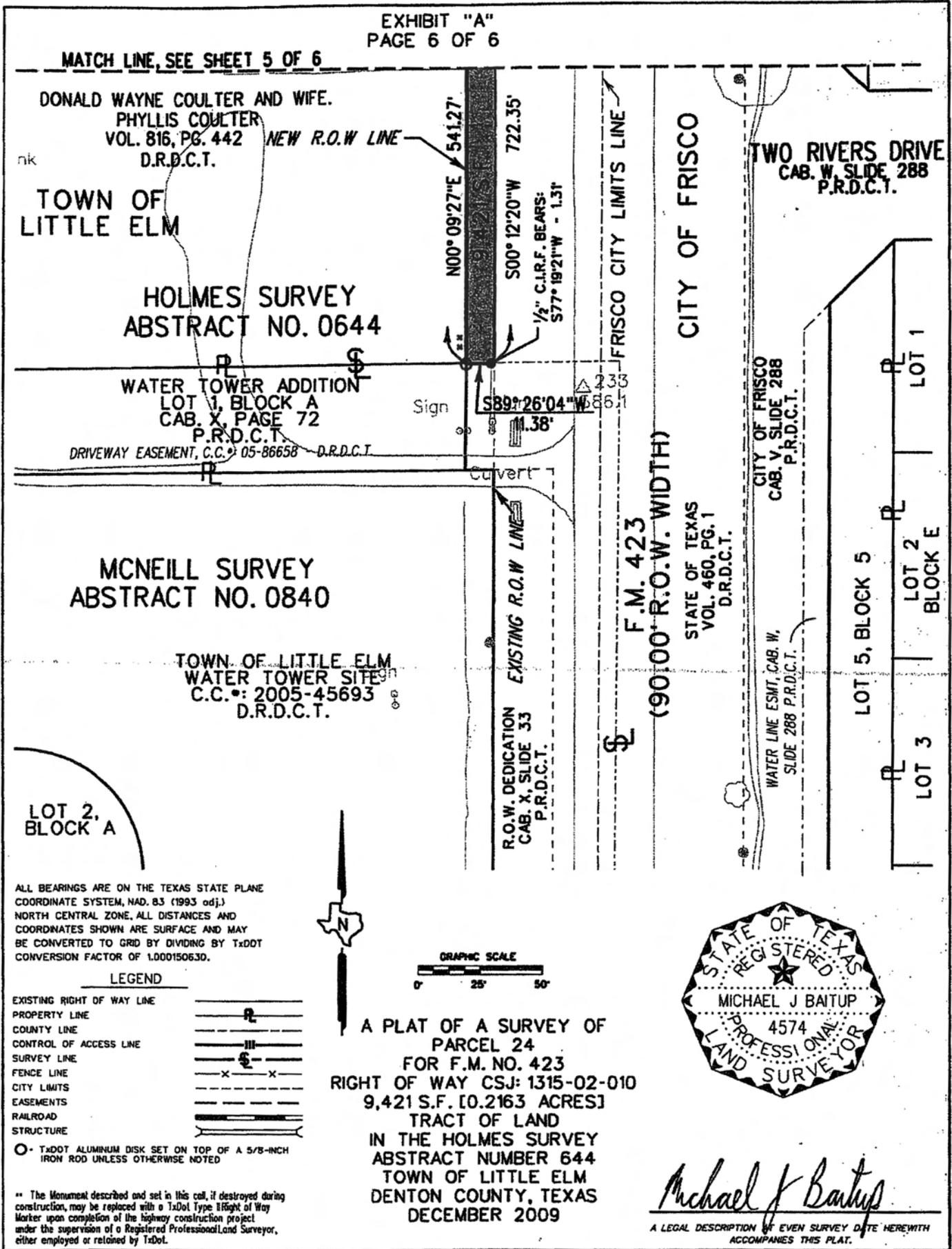


EXHIBIT "A"  
PAGE 6 OF 6

MATCH LINE, SEE SHEET 5 OF 6

DONALD WAYNE COULTER AND WIFE.  
PHYLLIS COULTER  
VOL. 816, PG. 442  
D.R.D.C.T.

TOWN OF  
LITTLE ELM

HOLMES SURVEY  
ABSTRACT NO. 0644

WATER TOWER ADDITION  
LOT 1, BLOCK A  
CAB. X, PAGE 72  
P.R.D.C.T.

DRIVEWAY EASEMENT, C.C. 05-86658 D.R.D.C.T.

MCNEILL SURVEY  
ABSTRACT NO. 0840

TOWN OF LITTLE ELM  
WATER TOWER SITE  
C.C. 2005-45693  
D.R.D.C.T.

LOT 2,  
BLOCK A

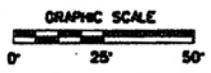
ALL BEARINGS ARE ON THE TEXAS STATE PLANE  
COORDINATE SYSTEM, NAD, 83 (1993 adj.)  
NORTH CENTRAL ZONE. ALL DISTANCES AND  
COORDINATES SHOWN ARE SURFACE AND MAY  
BE CONVERTED TO GRID BY DIVIDING BY TxDOT  
CONVERSION FACTOR OF 1.000150630.

LEGEND

- EXISTING RIGHT OF WAY LINE
- PROPERTY LINE
- COUNTY LINE
- CONTROL OF ACCESS LINE
- SURVEY LINE
- FENCE LINE
- CITY LIMITS
- EASEMENTS
- RAILROAD
- STRUCTURE

○ TxDOT ALUMINUM DISK SET ON TOP OF A 5/8-INCH  
IRON ROD UNLESS OTHERWISE NOTED

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



A PLAT OF A SURVEY OF  
PARCEL 24  
FOR F.M. NO. 423  
RIGHT OF WAY CSJ: 1315-02-010  
9,421 S.F. [0.2163 ACRES]  
TRACT OF LAND  
IN THE HOLMES SURVEY  
ABSTRACT NUMBER 644  
TOWN OF LITTLE ELM  
DENTON COUNTY, TEXAS  
DECEMBER 2009



*Michael J. Baitup*

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

COUNTY: DENTON  
HIGHWAY: F.M. 423  
ROW CSJ: 1315-02-010

Page 1 of 3  
Revised September 15, 2010

### Description for Parcel 46

Being a 505 Square Foot tract of land situated in the Cox Survey, Abstract No. 219 in the Town of Little Elm, Denton County, Texas and being a portion of Lot 1, Block 1 of Eldorado-423 Retail Addition, Lot 1, Block 1, an addition to the Town of Little Elm, as recorded in Cabinet W, Page 81, Plat Records, Denton County, Texas and conveyed to Ben-Mil Associates, Inc., The Benderson 85-1 Trust, Ronald Benderson, Randall Benderson and David H. Baldauf, as recorded in County Clerk's File No. 03-0155301, Deed Records, Denton County, Texas. Said 505 Square Foot tract being more particularly described by metes and bounds as follows:

**COMMENCING** at the northeast corner of said Lot 1, Block 1 and the northwest corner of Lot 1, Block 1 of the KFC/Long John Silver Addition, an addition to the Town of Little Elm, as recorded in Cabinet W, Page 290, Plat Records, Denton County, Texas, said point being on the south Right-of-Way line of Farm to Market No. 2934 (El Dorado Parkway), as recorded in Cabinet W, Page 81, Plat Records, Denton County, Texas, from which an "X" cut found bears, North 13 Degrees 14 Minutes 43 Seconds West, a distance of 1.76 feet;

**THENCE** North 89 Degrees 47 Minutes 05 Seconds West, along the north line of said Lot 1, Block 1 and the south line of said F.M. No. 2934, a distance of 235.59 feet to a Texas Department of Transportation Highway Monument with Aluminum Cap found for corner;

**THENCE** over and across said Lot 1, Block 1 and along the new east Right-of-Way line of F.M. No. 423, the following courses and distances:

- South 47 Degrees 08 Minutes 11 Seconds West, a distance of 35.46 feet to a 5/8 inch iron rod with aluminum cap stamped "TxDOT" set\*\* for the **POINT OF BEGINNING**;
- (1) South 04 Degrees 12 Minutes 20 Seconds West, a distance of 53.63 feet to a 5/8 inch iron rod with aluminum cap stamped "TxDOT" set\*\* for corner and being the beginning of a tangent curve to the left;
  - (2) Along said curve to the left, having a radius of 3742.72 feet, a delta angle of 00 Degrees 15 Minutes 04 Seconds, a chord that bears South 04 Degrees 04 Minutes 48 Seconds West, a chord distance of 16.40 feet and an arc distance of 16.40 feet to a 5/8 inch iron rod with aluminum cap stamped "TxDOT" set\*\* for corner;
  - (3) South 86 Degrees 02 Minutes 44 Seconds East, a distance of 1.00 feet to a 5/8 inch iron rod with aluminum cap stamped "TxDOT" set\*\* for corner and being the beginning of a non-tangent curve to the left;
  - (4) Along said curve to the left, having a radius of 3666.62 feet, a delta angle of 02 Degrees 08 Minutes 43 Seconds, a chord that bears South 02 Degrees 56 Minutes 28 Seconds West, a chord distance of 137.28 feet and an arc distance of 137.29 feet to an "X" cut set in concrete for corner on the south line of said Lot 1, Block 1 and the north line of Lot 5, Block A of The Village at Eldorado, an addition to the Town of Little Elm, as recorded in Cabinet W, Page 366, Plat Records, Denton County, Texas, as conveyed to Roland W. Ball, by deed recorded in County Clerk's File no. 2006-95459, Deed Records, Denton County, Texas;

COUNTY: DENTON  
HIGHWAY: F.M. 423  
ROW CSJ: 1315-02-010

Page 2 of 3  
Revised September 15, 2010

### Description for Parcel 46

- (5) THENCE North 86 Degrees 20 Minutes 35 Seconds West, along the south line of said Lot 1, Block 1 and the north line of said Lot 5, Block A, a distance of 3.76 feet to an "X" cut found for the southwest corner of said Lot 1, Block 1 and the northwest corner of said Lot 5, Block A, said point being on the existing east Right-of-Way line of Farm to Market (F.M.) No. 423, as recorded in Cabinet W, Page 81, Plat Records, Denton County, Texas and being the beginning of a non-tangent curve to the right;

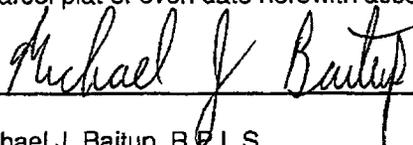
THENCE along the west line of said Lot 1, Block 1 and the existing east Right-of-Way line of said F.M. No. 423, the following courses and distances:

- (6) Along said curve to the right, having a radius of 5649.66 feet, a delta angle of 01 Degrees 31 Minutes 14 Seconds, a chord that bears North 03 Degrees 32 Minutes 35 Seconds East, a chord distance of 149.93 feet and an arc distance of 149.93 feet to a point for corner;
- (7) North 04 Degrees 15 Minutes 46 Seconds East, a distance of 55.92 feet to a point for corner at the intersection of the east Right-of-Way line of said F.M. No. 423 and the south Right-of-Way line of aforesaid F.M. No. 2934;
- (8) THENCE North 47 Degrees 08 Minutes 11 Seconds East, along the north line of said Lot 1, Block 1, a distance of 2.01 feet to the **POINT OF BEGINNING** and containing 505 Square Feet of land, more or less.

\*\* 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.

Basis of Bearings is based on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.) North Central Zone, all distances and coordinates shown are surface and may be converted to grid by dividing by TxDOT conversion factor of 1.000150630.

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



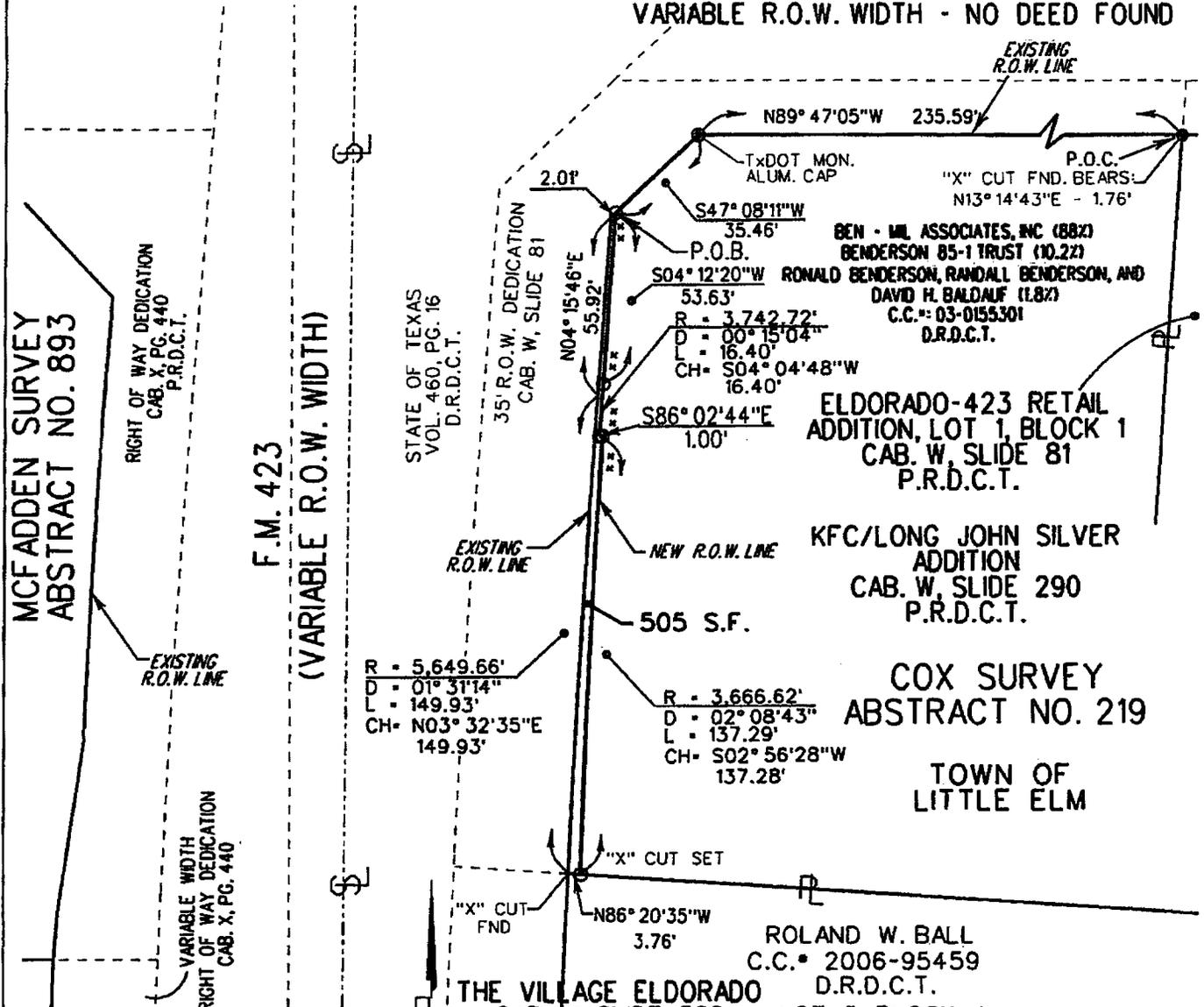
Michael J. Baitup, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 4574  
Jacobs Engineering Group, Inc.  
7950 Elmbrook Dr  
Dallas, Texas 75429  
214-638-0145

Revised September 15, 2010



PAGE 3 OF 3

F.M. 2934  
VARIABLE R.O.W. WIDTH - NO DEED FOUND



ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD, 83 (1993 adj.) NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR OF 1.000150630.

LEGEND

- EXISTING RIGHT OF WAY LINE
  - PROPERTY LINE
  - COUNTY LINE
  - CONTROL OF ACCESS LINE
  - SURVEY LINE
  - FENCE LINE
  - CITY LIMITS
  - EASEMENTS
  - RAILROAD
  - STRUCTURE
- - TxDOT ALUMINUM DISK SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED



A PLAT OF A SURVEY OF  
PARCEL 46  
FOR F.M. NO. 423  
RIGHT OF WAY CSJ: 1315-02-010  
505 S.F. [0.0116 ACRES]  
TRACT OF LAND  
IN THE COX SURVEY  
ABSTRACT NUMBER 219  
TOWN OF LITTLE ELM  
DENTON COUNTY, TEXAS  
REVISED SEPTEMBER 2010



*Michael J. Baitup*  
A LEGAL DESCRIPTION AT EVERY SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

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

Page 1 of 3  
July 7, 2009

Description for Parcel 20

BEING, a 1,681 square foot tract of land situated in the Stephen Coose Survey, Abstract No. 187, Collin County, Texas; said tract being part of that certain tract of land described in Warranty Deed with Vendor's Lien to Juan Cerda recorded in Volume 4488, Page 872 of the Deed Records of Collin County, Texas; said 1,681 square foot tract of land being more particularly described as follows:

COMMENCING, at a PK nail with "PACHECO KOCH" washer set in the south line of a tract of land to Leroy Hoffard (no deed of record found); said point being the northeast corner of said Cerda tract and the northwest corner of that certain tract of land described in General Warranty Deed to John T. and Theresa Addicks recorded in Instrument No. 20070606000766260 of the Official Public Records of Collin County, Texas;

THENCE, North 89 degrees, 06 minutes, 55 seconds West, along the said south line of the Hoffard tract and the north line of said Cerda tract, a distance of 218.01 feet to a 5/8-inch iron rod with aluminum disk stamped "TxDOT" set for corner at the POINT OF BEGINNING; said point being in the proposed southeast right-of-way line of State Highway 78;

THENCE, departing the said south line of the Hoffard tract and the said north line of the Cerda tract and along the said proposed southeast line State Highway 78, the following two (2) calls:

- 1) South 72 degrees, 11 minutes, 38 seconds West, a distance of 110.72 feet to a 5/8-inch iron rod with aluminum disk stamped "TxDOT" set at an angle point;
- 2) South 53 degrees, 54 minutes, 17 seconds West, a distance of 26.45 feet to a 5/8-inch iron rod with aluminum disk stamped "TxDOT" set for corner; said point being in an offset in the existing southeast right-of-way line of said State Highway 78 (a variable width right-of-way), in the apparent east line of County Road 434 (also known as Bennett Road, no record found) and in the west line of said Cerda tract;
- 3) THENCE, North 11 degrees, 22 minutes, 00 seconds East, departing the said proposed southeast line of State Highway 78 and along the said offset in the existing southeast line of State Highway 78, the said apparent east line of County Road 434 and the said west line of the Cerda tract, a distance of 24.96 feet to a TxDOT concrete right-of-way monument found for corner at the intersection of said State Highway 78 and said County Road 434; said point being an angle point in the said existing southeast line of State Highway 78, the westernmost northwest corner of said Cerda tract and the beginning of a non-tangent curve to the right;

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

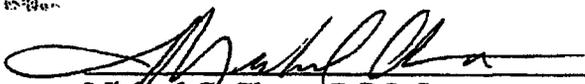
Page 2 of 3  
July 7, 2009

Description for Parcel 20

- 4) THENCE, in a northeasterly direction, along the said existing southeast line of State Highway 78, the northwest line of said Cerda tract and said curve to the right, having a central angle of 01 degrees, 55 minutes, 32 seconds, a radius of 2221.83 feet, a chord bearing and distance of North 69 degrees, 48 minutes, 13 seconds East, 74.66 feet, an arc distance of 74.67 feet to a point for corner; said point being the northernmost northwest corner of said Cerda tract and the westernmost corner of said Hoffard tract;
  
- 5) THENCE, South 89 degrees, 06 minutes, 55 seconds East, departing the said existing southeast line of State Highway 78 and along the said north line of the Cerda tract and the said south line of the Hoffard tract, a distance of 51.81 feet to the POINT OF BEGINNING and containing 1,681 square feet [0.0386 acre] of land, more or less.

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

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

  
June 18, 2009  
Michael C. Clover, R.P.L.S.  
Texas Registration No. 5225



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

PAGE 3 OF 3

BARBARA KAY MORRIS  
(VOL. 5659, PG. 1719)  
(D.R.C.C.T.)

KEVIN L. ARNETT, ET UX  
(VOL. 5667, PG. 1985)  
(D.R.C.C.T.)

WILLIAM C. TWITTY SURVEY  
ABSTRACT NUMBER 918

STATE OF TEXAS  
(VOL. 418, PG. 419)  
(D.R.C.C.T.)

STATE HIGHWAY 78

$\Delta=01^{\circ}55'32''$   
 $R=2,221.83'$   
 $L=74.67'$   
 $T=37.34'$   
 $CB=N 69^{\circ}48'13'' E$   
 $CD=74.66'$

FOUND TxDOT  
CONCRETE R.O.W.  
MONUMENT

LEROY HOFFARD  
(NO DEED OF RECORD FOUND)

$1^{\circ}22'00'' E$   
 $24.96'$

EXISTING  
RIGHT-OF-WAY

$S 89^{\circ}06'55'' E$   
 $51.81'$

P.O.C.

$N 89^{\circ}06'55'' W$   
 $218.01'$

OAK ROAD  
(NO RECORD FOUND)

SET PK NAIL  
W/"PACHECO  
KOCH" WASHER

R.O.B.  
N 7063033.5855  
E 2585390.2837

JUAN CERDA  
(VOL. 4488, PG. 872)  
(D.R.C.C.T.)

PROPOSED  
RIGHT-OF-WAY

$S 53^{\circ}54'17'' W$   
 $26.45'$

STATE OF TEXAS  
(VOL. 418, PG. 462)  
(D.R.C.C.T.)

STEPHEN  
COOSE SURVEY  
ABSTRACT  
NUMBER 187

JOHN T. &  
THERESA ADDICKS  
(INST. NO.  
20070606000766260)  
(O.P.R.C.C.T.)

ALL BEARINGS ARE ON THE TEXAS STATE PLANE  
COORDINATE SYSTEM, NORTH CENTRAL TEXAS, ZONE 4202,  
NAD83 (COR596), EPOCH: 2002.00. ALL COORDINATES  
SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID  
BY DIVIDING BY THE TxDOT COLLIN COUNTY CONVERSION  
FACTOR OF 1.000152710.

R.O.W. CSJ: 0281-02-064  
A PLAT OF A SURVEY OF  
PARCEL NO. 20  
FOR STATE HIGHWAY 78  
A 1,681 SQ. FT. [0.0386 AC.]  
TRACT OF LAND IN  
THE STEPHEN COOSE SURVEY  
ABSTRACT NUMBER 187  
COLLIN COUNTY, TEXAS  
JULY 7, 2009



*Michael C. Clover*

Michael C. Clover, R.P.L.S. No. 5225  
TX REG. SURVEYING FIRM LS-100080-00

DATE: JUNE 18, 2009



LEGEND

- ROADWAY RIGHT OF WAY BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE
- PROPERTY LINE
- ADJACENT SURVEY LINE
- EXISTING EASEMENT LINE

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

BEARINGS AND BOUNDS DESCRIPTION OF EVEN SURVEY HEREWITH ACCOMPANIES THIS PLAT OF SURVEY.

County: Collin  
Highway: FM 455  
R.O.W. CSJ: 0816-04-046

Page 1 of 3  
May 1, 2009

Description for Parcel 12

BEING 12,065 square feet of land, more or less, in the F.T. Duffau Survey, Abstract Number 288, City of Anna, Collin County, Texas, and being part of Lot 9, Block B, The Falls Phase 1A, according to the plat thereof recorded in Cabinet "O", Page 615 of the Official Public Records of Collin County Texas, said Lot 9 conveyed to RR-LI Enterprises, L.P., A Texas Limited Partnership, by deed as recorded in Document Number 20080104000020330 of the Official Public Records of Collin County Texas; said 12,065 square feet of land being more particularly described by the metes and bounds as follows:

COMMENCING at a found 5/8-inch iron rod with cap for the Northwest corner of said Lot 9, same being the Northeast corner of Lot 10, Block B, The Falls Phase 1A, said Lot 10 being conveyed to The Falls Homeowners Association by deed as recorded in Volume 5708, Page 1069 of the Official Public Records of Collin County Texas;

THENCE South 00° 35' 45" West with the common line of said Lot 9 and said Lot 10, a distance of 400.37 feet to an angle point;

THENCE South 23° 45' 21" East with the common line of said Lot 9 and said Lot 10, a distance of 148.76 feet to a set 5/8-inch iron rod with aluminum disk in the New North Right-of-way line of FM 455, for the PLACE OF BEGINNING having N.A.D. 83 (1993) Texas State Plane, North Central Zone (4202) surface coordinate of North 7,178,798.909, East 2,556,954.121;

- 1) THENCE South 89° 01' 33" East with New North Right-of-way line FM 455, a distance of 551.36 feet to a set 5/8-inch iron rod with aluminum disk in the East line of said Lot 9; same being the West line of that certain called 157.844 acre tract of land conveyed to Rudman Partnership, by deed as recorded in Volume 3346, Page 764 of the Official Public Records of Collin County Texas;
- 2) THENCE South 00° 12' 02" West with the common line of said Lot 9 and said 157.844 acre tract, a distance of 23.12 feet to the Southeast corner of said Lot 9 and the Southwest corner of said 157.844 acre tract; same also being in the Existing North Right-of-way line of FM 455 as recorded in Volume 372, Page 257 of the Official Public Records of Collin County Texas, from which a found ½-inch iron rod bears South 00° 12' 02" West, 1.02 feet;
- 3) THENCE North 88° 52' 16" West with the Existing North Right-of-way line of FM 455, a distance of 451.93 feet to a found bronze disk for an angle point; same being the East corner of that certain tract of land conveyed to The State of Texas as recorded in Volume 3873, Page 1196 of the Official Public Records of Collin County Texas;

County: Collin  
Highway: FM 455  
R.O.W. CSJ: 0816-04-046

Page 2 of 3  
May 1, 2009

Description for Parcel 12

- 4) THENCE North 86° 35' 04" West with the Existing North Right-of-way line of FM 455, a distance of 91.55 feet to the Southwest corner of said Lot 9 and the Southeast corner of said Lot 10;
- 5) THENCE North 23° 45' 21" West with the common line of said Lot 9 and said Lot 10, a distance of 19.81 feet to the PLACE OF BEGINNING and containing 12,065 square feet (0.277 Acres) of land, more or less.

Notes:

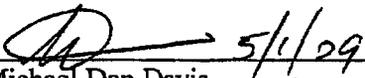
Survey plat to accompany this legal description.

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

Basis of Bearings is a line between CORS Station TXAR (North 6,962,112.4020 East 2,411,057.5050 Grid Coordinates) and TXDE (North 6,978,860.0908 East 2,529,861.8823 Grid Coordinates), North American Datum 1983 (1993), which is North 81 degrees 58 minutes 33 seconds East – 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 TxDOT combined scale factor of 1.000152710.

I, Michael Dan Davis, a Registered Professional Land Surveyor in the State of Texas, Hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

  
Michael Dan Davis

Registered Professional Land Surveyor No. 4838  
Dannenbaum Engineering Company Fort Worth – LLC  
6421 Camp Bowie Boulevard, Suite 400, Fort Worth, Texas 76116  
Office: 817-763-8883, Fax: 817-377-2956





January, 2010  
Parcel 29  
Page 1 of 4

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

**PROPERTY DESCRIPTION FOR PARCEL 29**

Being a 0.615 acre (26,772 square feet) parcel of land, part of and out of Lot 10 of the Peek Addition, an addition to the City of Port Arthur, Jefferson County, Texas as recorded in Volume 5, Page 59 of the Map or Plat Records of Jefferson County, and being all of that certain tract of land as conveyed by deeds (1) dated December 29, 2000 from Mary Lavelly to Henry Brantley Reynolds and wife, Alvina Eula Reynolds, recorded in Clerk's File No. 2001003360 of the Official Public Records of Jefferson County; and (2) dated April 25, 2000 from First National Bank of Chicago to Henry B. Reynolds, Sr. and Eula A. Reynolds, recorded in Clerk's File No. 2000020370 of the Official Public Records of Jefferson County; said 0.615 acre parcel being situated in and a part of the T. & N.O.R.R. Survey, Section 7, Abstract No. 239, Jefferson County and being more particularly described as follows;

**BEGINNING** at a point marking the Southwest corner of said Reynolds tract and the herein described parcel, also marking the Southeast corner of that certain tract of land as conveyed by deeds (1) dated July 25, 2000 from Wincey Virginia Matthews to David Jones, Jr., recorded in Clerk's File No. 2000028356 of the Official Public Records of Jefferson County; and (2) dated April 5, 1996 from Johnnie Matthews and Virginia Matthews to David Jones and wife, Patricia Jones, recorded in Clerk's File No. 96-9610889 of the Official Public Records of Jefferson County; this point being located on the North line of that certain tract of land as conveyed by deed dated January 5, 1988 from Alex Vasquez to Big 9 Tank Cleaning, Inc., recorded in Film Code No. 102-12-1111 of the Real Property Records of Jefferson County; this point being located 215.00 feet right, radial distance from Engineers Baseline Station 798 + 84.34 of F.M. Highway No. 365, said Beginning Point having coordinates of (X=3,546,629.4464, Y=13,916,213.9010);

- (1) **THENCE**, North 53 deg. 22 min. 10 sec. West (North 48 deg. 47 min. West - Deed), along the common line of said Reynolds and Jones tracts with the West line of this parcel, a distance of 147.29 feet to a point located on the existing Southerly Right-of-Way of F.M. No. Highway 365 (120 feet wide - Volume 741, Page 71 and Volume 888, Page 259, Deed Records of Jefferson County) marking the common Northerly corner of said Reynolds and Jones tracts, the Northwest corner of the herein described parcel;
- (2) **THENCE**, North 36 deg. 37 min. 50 sec. East, along said existing Southerly Right-of-Way line of F.M. Highway No. 365 with the North line of said Reynolds tract and this parcel, a distance of 182.00 feet to a point marking the common Northerly corner of said Reynolds tract and that certain tract of land as conveyed by deed dated July 2, 1974 from Lucius Whitlow to Charles

FINAL 4/5/10

January, 2010  
Parcel 29  
Page 2 of 4

Modiste and wife, Vera Modiste, recorded in Volume 1839, Page 96 of the Deed Records of Jefferson County, this point marks the Northeast corner of the herein described parcel;

- (3) **THENCE**, South 53 deg. 22 min. 10 sec. East (South 48 deg. 47 min. East - Deed), along the common line of said Reynolds and Modiste tracts with the East line of this parcel, a distance of 146.90 feet to a point marking the North corner of said Big 9 Tank Cleaning, Inc. tract, the common Southerly corner of said Reynolds and Modiste tracts and the Southeast corner of the herein described parcel;
- (4) **THENCE**, South 36 deg. 30 min. 24 sec. West (South 41 deg. 13 min. West - Deed), along the common line of said Reynolds and Big 9 Tank Cleaning, Inc. tracts with the South line of this parcel, a distance of 182.00 feet to the **POINT OF BEGINNING** and containing 0.615 acre (26,772 square feet) parcel of land.

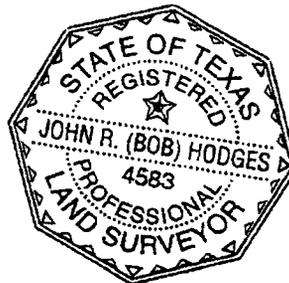
Revised: January 2010 by Landtech Constants, Inc.  
Surveyed: April 2001  
Job No. 00-CAI-020

**SURVEYOR'S CERTIFICATE:**

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

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

Given under my hand seal this the 31<sup>st</sup> day of MARCH, 2010.

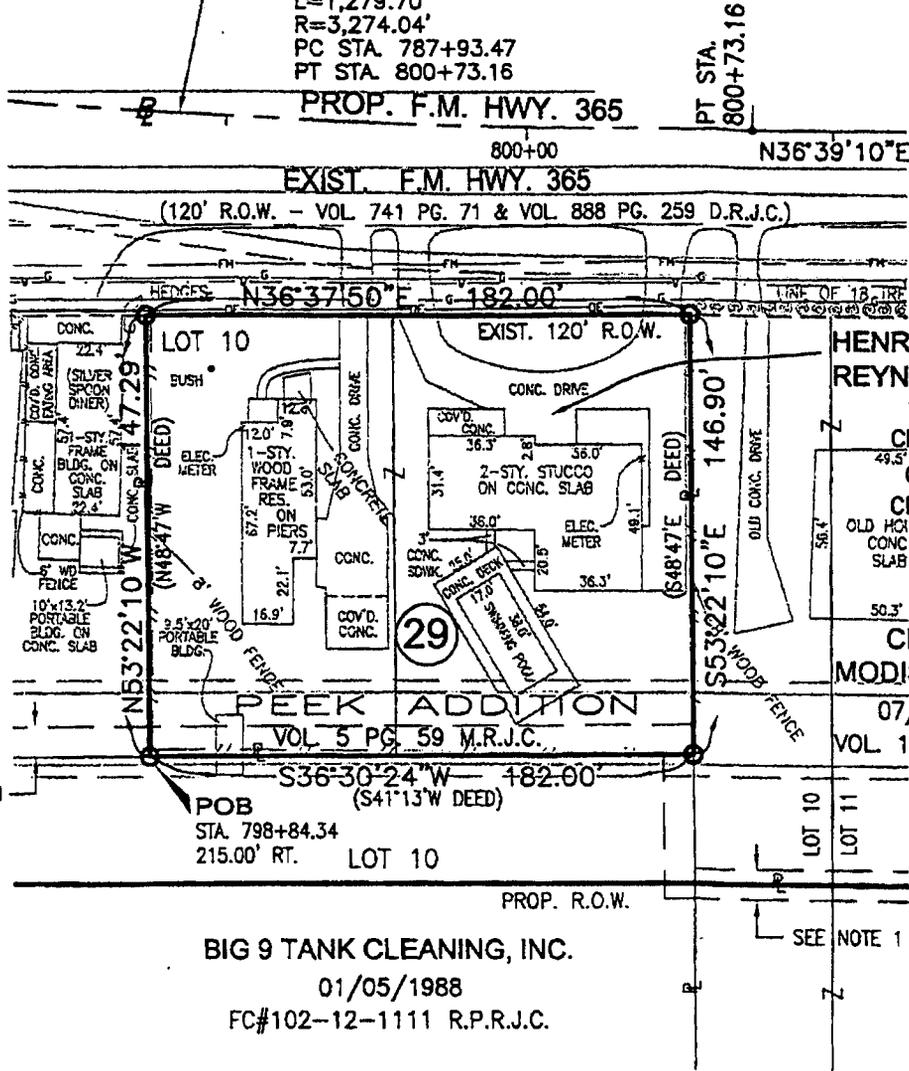


  
John R. Hodges, R.P.L.S. #4583

T.&N.O. RR. SURVEY SEC. 7  
ABST. No. 239



C PI STA. 794+41.59  
 $\Delta=22^{\circ}23'40.84''$  (LT)  
 $D=1^{\circ}45'00.00''$   
 $T=648.12'$   
 $L=1,279.70'$   
 $R=3,274.04'$   
 PC STA. 787+93.47  
 PT STA. 800+73.16



DAVID JONES, JR.  
 07/25/2000  
 CF#2000028356  
 O.P.R.J.C.  
 DAVID JONES, ET UX  
 04/05/1996  
 CF#96-9610889  
 O.P.R.J.C.

HENRY BRANTLEY REYNOLDS, ET UX  
 12/29/2000  
 CF#2001003360  
 04/25/2000  
 CF#2000020370  
 O.P.R.J.C.

CHARLES MODISTE, ET UX  
 07/02/1974  
 VOL 1839, PG. 96  
 D.R.J.C.

BIG 9 TANK CLEANING, INC.  
 01/05/1988  
 FC#102-12-1111 R.P.R.J.C.

DATE OF SURVEY: APRIL 2001

NOTE 1:  
 10' CITY OF PORT ARTHUR  
 WATER & SEWER EASEMENT  
 VOL 1500 PG. 617  
 VOL 1536 PG. 231, 232 & 234  
 VOL 1568 PG. 64  
 D.R.J.C.

PARCEL PLAT  
 SHOWING PARCEL 29

F.M. HWY. 365  
 JEFFERSON COUNTY, TEXAS

PAGE 3 OF 4

DRAWN BY: N/M/K	REVISED: JANUARY, 2010
CHECKED: JRH	BY LANDTECH CONSULTANTS, INC.
APPVD. BY: JRH	REVISED BY: BDG
DATE: 12/19/04	ACCOUNT No. 8020-01-082
	R.C.S.J. No. 0932-01-099

**LEGEND**

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

**NOTES**

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

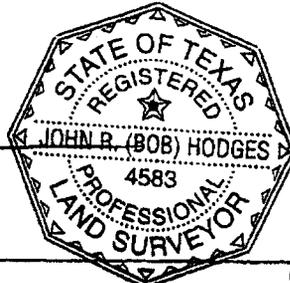
SCALE FACTOR=0.9999161

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

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

GIVEN UNDER MY HAND SEAL THIS THE 31<sup>ST</sup> DAY OF March, 2010.

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



DATE OF SURVEY: APRIL 2001

POINT OF BEGINNING		CONVEYANCE DATA CHART					
		STATION		CURRENT TRACT	NEW ACQUIRED	APPROX. REMAINDER	
Y - NORTHING	X - EASTING	FROM	TO	AC.	AC./S.F.	LEFT(AC.)	RIGHT(AC.)
		798+75.97	800+55.20	0.615	0.615/26.772	-	0.000
13916213.9010	3546629.4464	-	-	-	-	-	-
		-	-	-	-	-	-

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

**PARCEL PLAT  
SHOWING PARCEL 29  
F.M. HWY. 365  
JEFFERSON COUNTY, TEXAS**

PAGE 4 OF 4



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

DRAWN BY: N/M/K	REVISED: JANUARY, 2010
CHECKED: JRH	BY LANDTECH CONSULTANTS, INC.
APPVD. BY: JRH	REVISED BY: BDG DATE: 12-19-04
DATE: 12/19/04	ACCOUNT No. 8020-01-082   R.C.S.J. No. 0932-01-099

County: Collin  
Highway: State Highway 289  
STA. 344+20.10 to 344+70.00  
R.O.W. CSJ: 0091-04-056

Page 1 of 3  
August 30, 2010

Description for Parcel 5

**BEING** a 865 square feet tract of land, more or less, in the Collin County School Land Survey, Abstract Number 167, City of Celina, Collin County, Texas, and being part of Lot 2, Block A as shown on the plat of Celina Town Center Addition, Phase 1, an addition to the City of Celina recorded in Volume 2008, Page 314 of the Plat Records of Collin County, Texas and same being part of a tract of land conveyed by deed to Celina Town Center, Ltd., as recorded in Instrument No. D20060919001348450, Deed Records, Collin County, Texas; said 865 square feet of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found at the common northwest corner of Lot 1, Block A as shown on said plat of Celina Town Center Addition, Phase 1 and northeast corner of said Lot 2, said corner being in the existing southern right of way line of E. Sunset Boulevard (a 45 foot wide right of way);

**THENCE** along said existing southern right of way line, South 89 degrees 01 minutes 46 seconds West for a distance of 245.91 feet to a 5/8 inch iron rod with TxDOT 3-1/4 inch aluminum disk set in the new eastern right of way line of State Highway Number 289 at the **POINT OF BEGINNING** at Station 344+20.10, 133.83 feet Left; and having a Texas State Plane Coordinate System, N.A.D.83(2002), North Central Zone (4202), surface coordinate of North 7,166,220.72, East 2,494,352.11; \*\*

- 1) **THENCE**, along said new eastern right of way line, South 71 degrees 07 minutes 58 seconds West for a distance of 81.78 feet to a 5/8 inch iron rod with TxDOT 3-1/4 inch aluminum disk set for corner in the existing eastern right of way line of State Highway Number 289 (a variable width right of way) at Station 344+70.00, 69.04 feet Left; \*\*
- 2) **THENCE**, along said existing eastern right of way line, North 18 degrees 44 minutes 40 seconds East for a distance of 26.70 feet to a point for corner on said existing southern right of way line of E. Sunset Boulevard;
- 3) **THENCE**, along said existing southern right of way line, North 89 degrees 01 minutes 46 seconds East for a distance of 68.82 feet to the **POINT OF BEGINNING** and containing 865 square feet or 0.0199 acres of land, more or less.

County: Collin  
Highway: State Highway 289  
STA. 344+20.10 to 344+70.00  
R.O.W. CSJ: 0091-04-056

Page 2 of 3  
August 30, 2010

Description for Parcel 5

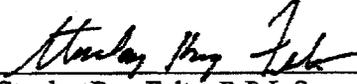
\*\* The monument described in this call, if destroyed or damaged during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Basis of Bearings is a line between TxDOT GPS 3-1/2 inch Brass Disk set in concrete stamped D0430066 (North 7,170,048.7704, East 2,495,670.8396) and TxDOT GPS 3-1/2 inch Brass Disk set in concrete stamped D0430046 (North 7,147,607.4168, East 2,493,485.0959), which is South 05 degrees 33 minutes 47 seconds West. Coordinates are Texas State Plane Coordinate System, N.A.D. 83 (2002 EPOCH), North Central Zone (4202).

All distances and coordinates shown are surface and may be converted to grid by dividing by the TxDOT combined scale factor of 1.000152710.

The station and offset information refers to the baseline described in the Control Sheet created 8-27-2010 for the TxDOT Right of Way Mapping Project Control-Section-Number 0091-04-056.

I, Stanley Ray Felts, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this land description and plat represent an actual survey made on the ground under my supervision.

  
\_\_\_\_\_  
Stanley Ray Felts, R.P.L.S.  
Texas Registration No. 4625  
Brockette-Davis-Drake, Inc.  
4144 North Central Expressway, Suite 1100  
Dallas, TX 75204  
Ph. 214-824-3647

8-30-10  
Date





County: Collin  
Highway: State Highway 289  
STA. 363+00.00 to 367+16.01  
R.O.W. CSJ: 0091-04-056

Page 1 of 3  
August 30, 2010

Description for Parcel 6

**BEING** 2,370 square feet of land, more or less, in the Collin County School Land Survey, Abstract Number 167, City of Celina, Collin County, Texas, and being part of a tract of land conveyed by deed to Automotive Properties, L.P., as recorded in County Clerk's Number D20061103001580100, Deed Records, Collin County, Texas; said 2,370 square feet of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found at the northeast corner of said Automotive Properties tract of land and southeast corner of a tract of land conveyed by deed to Automotive Properties, L.P., as recorded in County Clerk's Number D20080103000014970 of said Deed Records, being in the existing western right of way line of State Highway Number 289 (a variable width right of way);

**THENCE**, along said existing western right of way line, South 17 degrees 54 minutes 20 seconds West for a distance of 7.40 feet to a TxDOT 4 inch Brass Cap in concrete stamped 2292 (TxDOT Type II Monument) set in the new western right of way line of State Highway Number 289 at the **POINT OF BEGINNING** at Station 363+00.00, 66.67 feet Right; and having a Texas State Plane Coordinate System, N.A.D.83(2002), North Central Zone (4202), surface coordinate of North 7,164,504.84, East 2,493,558.38;

- 1) **THENCE**, continuing along said existing western right of way line, South 17 degrees 54 minutes 20 seconds West for a distance of 372.70 feet to a point for corner at the beginning of a non-tangent curve to the left with a radius of 5789.58 feet, a central angle of 00 degrees 23 minutes 49 seconds and a chord which bears South 18 degrees 30 minutes 57 seconds West for a distance of 40.12 feet, from which a TxDOT wood dome post found bears South 71 degrees 15 minutes 20 seconds East for a distance of 0.87 feet;
- 2) **THENCE**, continuing along said existing western right of way line and along said curve to the left for a distance of 40.12 feet to a point for the southeast corner of said Automotive Properties tract of land and northeast corner of a tract of land conveyed by deeds to Haskell Lemmon Partners, Ltd., as recorded in Volume 5662, Pages 2719 and 2724 of said Deed Records, from which a nail found bears South 25 degrees 10 minutes 30 seconds East for a distance of 2.58 feet;
- 3) **THENCE**, along the south line of said Automotive Properties tract of land and north line of said Haskell Lemmon Partner tract of land, South 89 degrees 24 minutes 02 seconds West for a distance of 11.14 feet to a 5/8 inch iron rod with TxDOT 3-1/4 inch aluminum disk set for corner in said new western right of way line of State Highway Number 289 at Station 367+16.01, 71.74 feet Right;

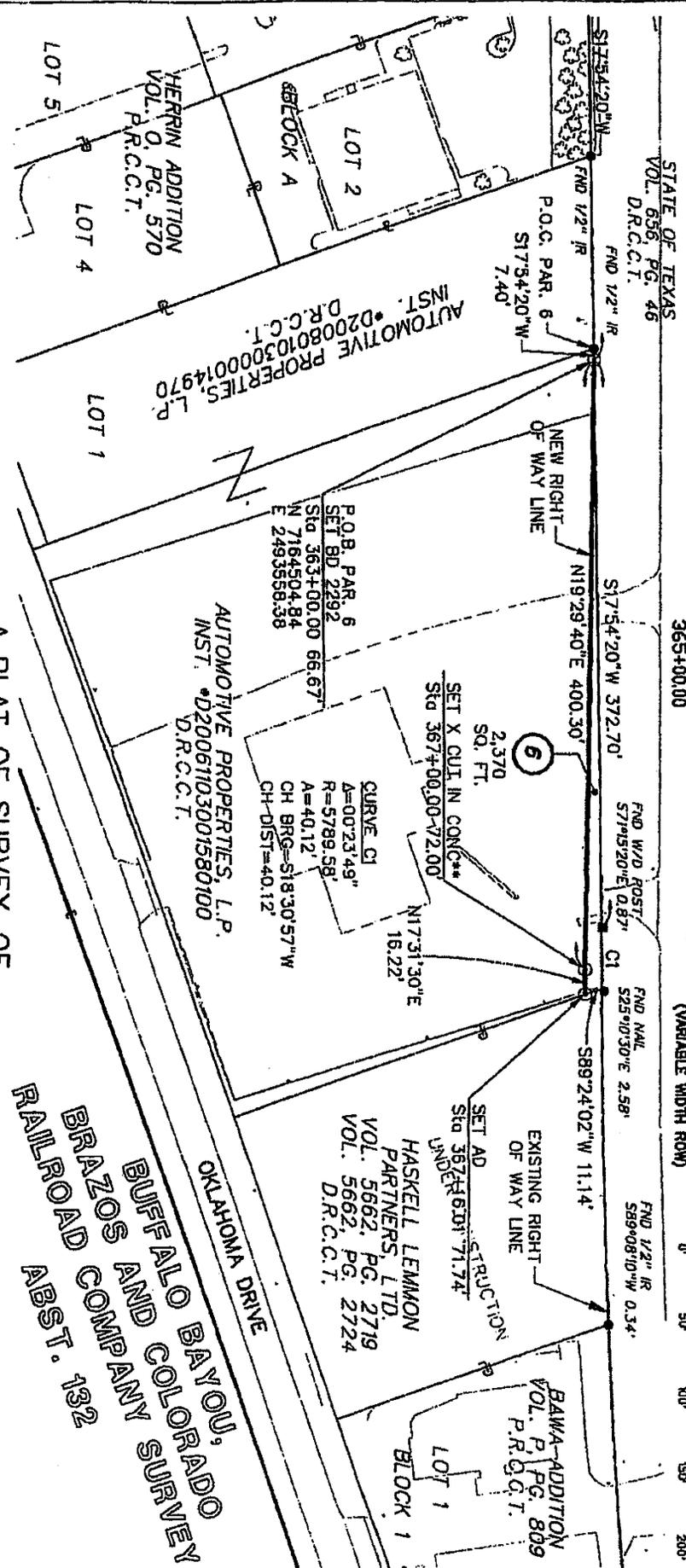
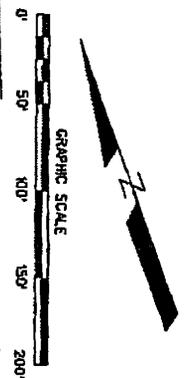


**CITY OF CELINA**  
**COLLIN COUNTY SCHOOL LAND SURVEY**  
**ABST. 167**

S22°55'47"W  
S18°44'11"W

EXHIBIT "A"  
Page 3 of 3  
11 52  
10 17  
9 09  
8 09  
7 09  
6 09  
5 09  
4 09  
3 09  
2 09  
1 09

STATE HIGHWAY 289  
(PRESTON ROAD)  
N18°04'21"E  
365+00.00  
(VARIABLE WIDTH ROW)

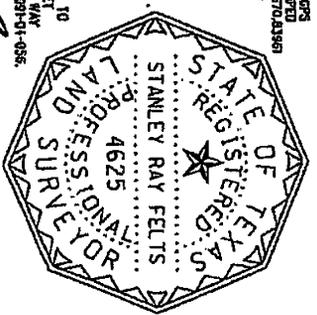


**A PLAT OF SURVEY OF**  
**PARCEL 6**  
**FOR STATE HIGHWAY 289**  
**RIGHT OF WAY CSJ: 0091-04-056**  
**A 2,370 SQ. FT., (0.0544 AC)**  
**TRACT OF LAND IN THE**  
**COLLIN COUNTY**  
**SCHOOL LAND SURVEY**  
**ABSTRACT NUMBER 167**  
**CITY OF CELINA**  
**COLLIN COUNTY, TEXAS**  
**AUGUST 30, 2010**

**OKLAHOMA DRIVE**  
**BUFFALO BAYOU**  
**BRAZOS AND COLORADO SURVEY**  
**RAILROAD COMPANY SURVEY**  
**ABST. 132**

- LEGEND**
- EXISTING ROADWAY CENTERLINE
  - BOUNDARY LINE
  - EXISTING RIGHT OF WAY LINE
  - NEW RIGHT OF WAY LINE
  - EXISTING EASEMENT LINE
  - NEW EASEMENT LINE
  - PROPERTY LINE
  - SHADEY LINE
- O SET TADOT "0" ALIGNMENT UNLESS OTHERWISE NOTED  
 20 1/2 TADOT 3-1/4 INCH ALUMINUM DISK ON TOP OF A 5/8 INCH IRON ROD  
 80 1/2 TADOT 1/2 INCH BRONZE DISK SET IN CONCRETE TADOT THE RIGHT  
 OF WAY BARRER  
 W/O WOOD DOVE  
 P.O.C. POINT OF CORNER  
 P.O.E. POINT OF BEGINNING  
 P.O.C. POINT OF BEGINNING  
 \* THE INSTRUMENT DESCRIBED IN THIS CALL, IF DESTROYED OR DAMAGED DURING  
 CONSTRUCTION MAY BE REPLACED WITH A TADOT THE RIGHT OF WAY MARKER  
 UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE  
 SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED  
 OR RETIRED BY TADOT.

BASIS OF BEARINGS IS A LINE BETWEEN TADOT GPS  
 3-1/2 INCH BRASS DISK SET IN CONCRETE STAMPED  
 004 JONES NORTH 77°04'41.70"E EAST 2,492.570±3.60  
 AND TADOT GPS 3-1/2 INCH BRASS DISK SET IN  
 CONCRETE STAMPED 004 JONES NORTH  
 17°07'00.00"E EAST 2,492.570±3.60 WHICH IS  
 50MM OS BEG. 53 MAR. 47 SEC. 16N11  
 COORDINATES ARE TEXAS STATE PLANE  
 COORDINATE SYSTEM, NAD 83 ZONE  
 14N, NORTH CENTRAL ZONE (4202).  
 ALL DISTANCES AND COORDINATES  
 SHOWN ARE SURFACE AND MAY BE  
 CONVERTED TO GROUND BY DIVIDING BY THE  
 TADOT CONVERSION SCALE FACTOR OF  
 1.0000270.



THE STANDARD AND OFFSET INFORMATION REFERS TO  
 THE INSTRUMENT DESCRIBED IN THE CONTROL SHEET  
 CREATED 8-27-2010 FOR THE TADOT RIGHT OF WAY  
 MAPPING PROJECT CONTROL SECTION NUMBER 0091-01-056.  
 Stanley Roy Felts, R.P.L.S. No. 4625  
 Date 8-30-10

August, 2010  
Parcel 73  
Page 1 of 4

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

**PROPERTY DESCRIPTION FOR PARCEL 73**

Being a 0.102 acre (4,427 square feet) parcel of land, being a part of Lot 1, Block 12 of the Montrose Addition to the City of Port Arthur, Jefferson County, Texas as recorded in Volume 7, Page 69 of the Map or Plat Records of Jefferson County and being all of that certain tract of land as conveyed by deed dated May 22, 2001 from Mary Lavelly to Henry B. Reynolds and wife, Alvina Eula Reynolds, recorded in Clerk's File No. 2001029159 of the Official Public Records of Jefferson County; said 0.102 acre parcel also being situated in and a part of the T. & N.O.R.R. Survey, Section 7, Abstract No. 239, Jefferson County, Texas and being more particularly described as follows;

**BEGINNING** at a point marking the Southwest corner of said Reynolds tract, the Southeast corner of that certain tract of land as conveyed by deed dated December 6, 1989 from Floyd Ella Jenkins to Edward Jenkins recorded in Film Code No. 102-95-1374 of the Real Property Records of Jefferson County, on the common line of Lot 1 and 10, Block 12 and on the North line of that certain tract of land as conveyed by deed dated August 1, 2007 from Elgie and Inez Williams Jenkins Jr. to Elgin Jenkins Jr., recorded in Clerk's File No. 2007030107 of the Official Public Records of Jefferson County; this point being located 259.09 feet right, radial distance from Engineer Baseline Station 797 + 23.98 of said F.M. Highway No. 365, said Point Of Beginning having coordinates of (X=3,546,548.9085, Y=13,916,055.7120);

- (1) **THENCE**, North 53 deg. 22 min. 10 sec. West, along the common line of said Reynolds tract and said Edward Jenkins tract with the West line of this parcel, a distance of 177.05 feet to a point located on the existing Southerly Right-of-Way line of F.M. Highway No. 365 (120 feet wide - Volume 741, Page 71 and Volume 741, Page 73, Deed Records of Jefferson County) marking the Northwest corner of the herein described parcel;
- (2) **THENCE**, North 36 deg. 37 min. 50 sec. East, along said existing Southerly Right-of-Way line of F.M. Highway No. 365 with the North line of said Reynolds tract and this parcel, a distance of 25.00 feet to a point marking the Northwest corner of that certain tract of land as conveyed by deeds (1) dated April 5, 1996 from Johnnie Matthews and Virginia Matthews to David Jones and wife, Patricia Jones, recorded in Clerk's File No. 96-9610889 of the Official Public Records of Jefferson County and (2) dated July 25, 2000 from Wincey Virginia Matthews to David Jones, Jr., recorded in Clerk's File No. 2000028356 of the Official Public Records of Jefferson County and the Northeast corner of said Reynolds tract and of the herein described parcel;

August, 2010  
Parcel 73  
Page 2 of 4

- (3) **THENCE**, South 53 deg. 22 min. 10 sec. East, along the common line of said Reynolds and Jones tracts with the East line of this parcel, a distance of 177.11 feet to a point on the North line of Lot 10 and of said Elgin Jenkins Jr. tract marking the common Southerly corner of said Reynolds and Jones tracts and the Southeast corner of the herein described parcel;
- (4) **THENCE**, South 36 deg. 47 min. 10 sec. West (South 41 deg. 13 min. West – Plat), along the common line of said Reynolds tract and said Elgin Jenkins Jr. tract and the north line of Lot 10 with the South line of this parcel, a distance of 25.00 feet to the **POINT OF BEGINNING** and containing 0.102 acre (4,427 square feet) parcel of land.

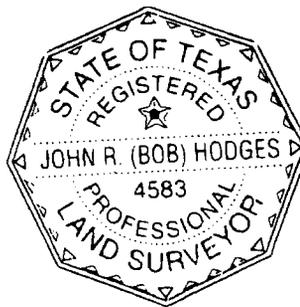
Revised: August 2010 by Landtech Constants, Inc.  
Surveyed: April 2001  
Job No. 00-CAI-020

**SURVEYOR'S CERTIFICATE:**

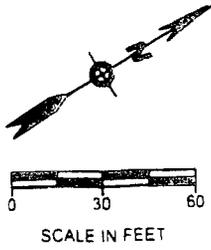
I, John R. Hodges, Registered Professional Land Surveyor No. 4583 in the State of Texas, do hereby certify that the above plat correctly reflects an actual survey made on the ground under my supervision and to the best of my knowledge and belief, the limits, boundaries and corners are truly shown just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

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

Given under my hand seal this the 5<sup>TH</sup> day of October, 2010.



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



T. & N. O. RR. SURVEY SEC. 7  
ABST. No. 239

PROP. F.M. HWY. 365  
786+00

Q PI STA. 794+41.59  
Δ=22°23'40.84" (LT)  
D=1°45'00.00"  
T=648.12'  
L=1,279.70'  
R=3,274.04'  
PC STA. 787+93.47  
PT STA. 800+73.16

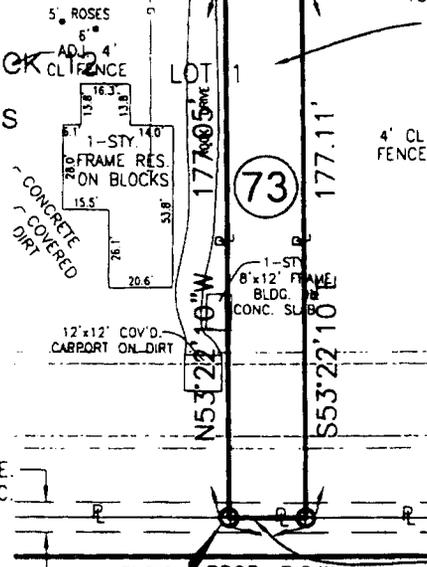
EXIST. F.M. HWY. 365

(120' R.O.W. - VOL. 741-PG-71  
& VOL. 741, PG. 73, D/R.J.C.)

N36°37'50"E 25.00'

EXIST. 120' R.O.W.

BLOCK ADJ. CL. FENCE  
EDWARD JENKINS  
12/06/1989  
FC#102-95-1374  
R.P.R.J.C.



HENRY BRANTLEY  
REYNOLDS, ET UX  
05/22/2001  
CF#2001029159  
O.P.R.J.C.  
DAVID JONES, JR.  
07/25/2000  
CF#2000028356  
O.P.R.J.C.  
DAVID JONES, ET UX  
04/05/1996  
CF#96-9610889  
O.P.R.J.C.

10' U.E.  
VOL. 7 PG. 69 M.R.J.C.

POB PROP. R.O.W. STA. 797+23.98  
259.09' RT. (S41°13'W PLAT) S36°47'10"W 25.00'  
MONTROSE ADDITION  
VOL. 7 PG. 69 M.R.J.C.

ELGIN JENKINS JR. LOT 10  
LOTS 9 & 10  
08/01/2007  
CF#2007030107 O.P.R.J.C.

DATE OF SURVEY: APRIL 2001

<p><b>PARCEL PLAT</b> <b>SHOWING PARCEL 73</b> F.M. HWY. 365 JEFFERSON COUNTY, TEXAS</p>			
PAGE 3 OF 4			
DRAWN BY: N/M/K		REVISED: AUGUST, 2010	
CHECKED: JRH		BY LANDTECH CONSULTANTS, INC.	
APPVD. BY: JRH		REVISED BY: BDG	DATE: 12-19-04
DATE: 12/19/04	ACCOUNT No. 8020-01-082	R.C.S.J. No. 0932-01-099	

LEGEND

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

NOTES

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

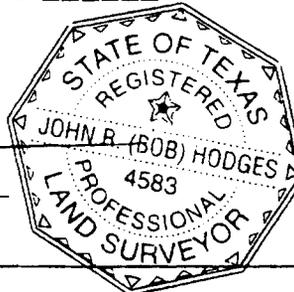
SCALE FACTOR=0.9999161

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

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

GIVEN UNDER MY HAND SEAL THIS THE 5<sup>th</sup> DAY OF October, 2010.

  
JOHN R. HODGES, RPLS NO. 4583



DATE OF SURVEY: APRIL 2001

POINT OF BEGINNING		CONVEYANCE DATA CHART					
		STATION		CURRENT TRACT	NEW ACQUIRED	APPROX. REMAINDER	
Y - NORTHING	X - EASTING	FROM	TO	AC.	AC./S.F.	LEFT(AC.)	RIGHT(AC.)
13916055.7120	3546548.9085	797+05.54	797+47.04	0.102	0.102/4,427	-	0.000
		-	-	-	-	-	-
		-	-	-	-	-	-



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

**PARCEL PLAT  
SHOWING PARCEL 73**  
F.M. HWY. 365  
JEFFERSON COUNTY, TEXAS

PAGE 4 OF 4



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

DRAWN BY: N/M/K	REVISED: AUGUST, 2010
CHECKED: JRH	BY LANDTECH CONSULTANTS, INC.
APPVD. BY: JRH	REVISED BY: BDG DATE: 12-19-04
DATE: 12/19/04	ACCOUNT No. 8020-01-082 R.C.S.J. No. 0932-01-099

August, 2010  
Parcel 20  
Page 1 of 4

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

**PROPERTY DESCRIPTION FOR PARCEL 20**

Being a 0.406 acre (17,671 square feet) parcel of land, being all of Tract 2-A, Replat of part of Lot 2, Block 12 of the Montrose Addition, as recorded in Volume 16, Page 46 of the Map Records of Jefferson County, all of the remaining Lot 2, Block 12 of the Montrose Addition to the City of Port Arthur, Jefferson County, Texas as recorded in Volume 7, Page 69 of the Map or Plat Records of Jefferson County and being all of that certain tract of land as conveyed by deed dated November 13, 1997 from Lettye Baker Warwick to Eula Alvina Reynolds and husband, Henry B. Reynolds, Sr. recorded in Clerk's File No. 97-9735931 of the Official Public Records of Jefferson County; said 0.406 acre parcel also being situated in and a part of the T. & N.O.R.R. Survey, Section 7, Abstract No. 239, Jefferson County, Texas and being more particularly described as follows;

**BEGINNING** at a point marking the common corner of Lots 3, 8 and 9, Block 12, the Southwest corner of said Tract 2-A and said Reynolds tract, the Northwest corner of that certain tract of land as conveyed by deed dated August 1, 2007 from Elgie and Inez Williams Jenkins Jr. to Elgin Jenkins Jr., recorded in Clerk's File No. 2007030107 of the Official Public Records of Jefferson County, the Southeast corner of that certain tract of land as conveyed by deeds dated November 16, 2007 from Elgie Jenkins, Jr. to Jose M. Cardenas and Rogelio Cardenas, recorded in Clerk's File No. 2008006689 of the Official Public Records of Jefferson County and the Northeast corner of that certain tract of land as conveyed by deed dated December 12, 2007 from Elgie Jenkins, Jr. to Gricelda Cardenas, recorded in Clerk's File No. 2008006690 of the Official Public Records of Jefferson County; this point being located 281.58 feet right, radial distance from Engineer Baseline Station 795 + 63.65 of said F.M. Highway No. 365, said Point Of Beginning having coordinates of (X=3,546,444.1134, Y=13,915,915.5585);

- (1) **THENCE**, North 53 deg. 22 min. 10 sec. West (North 48 deg. 47 min. West - Plat), along the common line of said Tract 2-A and said Lots 2 and 3, Block 12, the common line of said Reynolds tract and said Jose M. Cardenas and Rogelio Cardenas tract with the West line of this parcel, a distance of 176.57 feet to a point located on the existing Southerly Right-of-Way line of F.M. Highway No. 365 (120 feet wide – Volume 741, Page 71 and Volume 741, Page 73, Deed Records of Jefferson County) marking the Northwest corner of the herein described parcel;
- (2) **THENCE**, North 36 deg. 37 min. 50 sec. East, along said existing Southerly Right-of-Way line of F.M. Highway No. 365 with the North line of said Reynolds tract and this parcel, a distance of 100.00 feet to a point marking the Northwest corner of Lot 1, Block 12 being that certain tract of land as conveyed by deed dated December 6, 1989 from Floyd Ella Jenkins to Edward Jenkins,

August, 2010  
Parcel 20  
Page 2 of 4

recorded in Film Code No. 102-95-1374 of the Real Property Records of Jefferson County and the Northeast corner of said Tract 2-A, of said Reynolds tract and the herein described parcel;

- (3) **THENCE**, South 53 deg. 22 min. 10 sec. East (South 48 deg. 47 min. East - Plat), along the common line of said Lot 1 and Tract 2-A, the common line of said Reynolds and Edward Jenkins tracts with the East line of this parcel, a distance of 176.84 feet to a point on the North line of said Elgin Jenkins Jr. tract marking the common corner of Lots 1, 9, and 10, Block 12, of said Tract 2-A and of said Reynolds and Edward Jenkins tracts; said point being the Southeast corner of the herein described parcel;
- (4) **THENCE**, South 36 deg. 47 min. 10 sec. West (South 41 deg. 13 min. West – Plat), along the common line of Lot 9 and Tract 2-A, the common line of said Reynolds tract and said Elgin Jenkins Jr. tract with the South line of this parcel, a distance of 100.00 feet to the **POINT OF BEGINNING** and containing 0.406 acre (17,671 square feet) parcel of land.

Revised: August 2010 by Landtech Constants, Inc.  
Surveyed: April 2001  
Job No. 00-CAI-020

**SURVEYOR'S CERTIFICATE:**

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

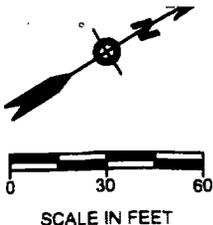
This field note description is being submitted along with a plat of even date based on this survey.

Given under my hand seal this the 14<sup>th</sup> day of September, 2010.

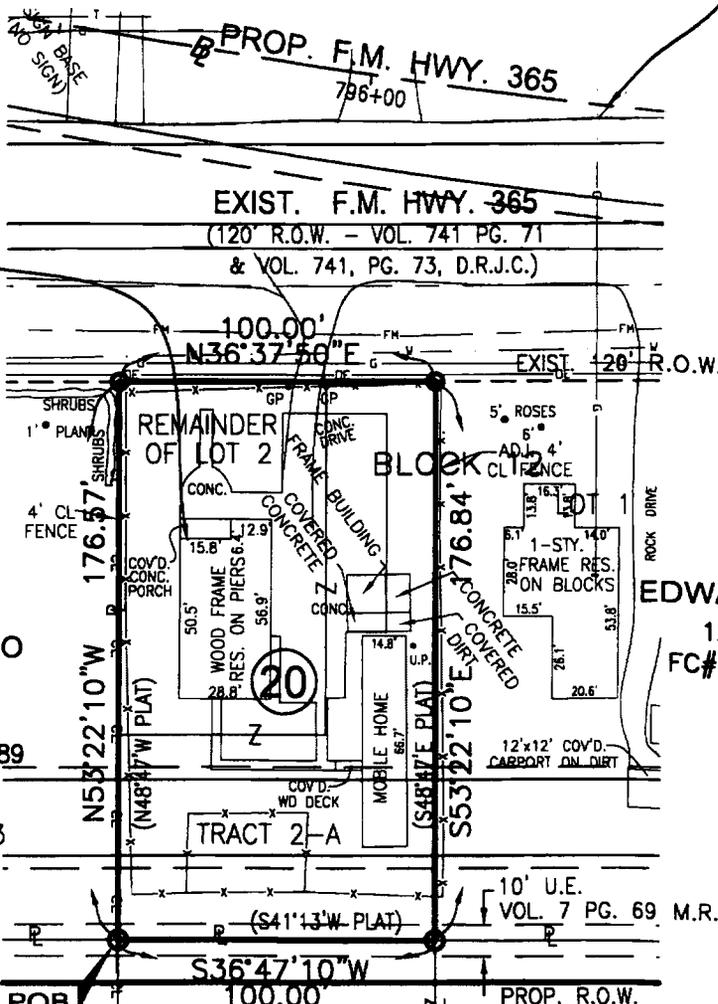


*[Handwritten Signature]*  
John R. Hodges, R.P.L.S. #4583

T. & N.O. RR. SURVEY SEC. 7  
ABST. No. 239



C PI STA. 794+41.59  
 $\Delta = 22^\circ 23' 40.84''$  (LT)  
 $D = 1^\circ 45' 00.00''$   
 $T = 648.12'$   
 $L = 1,279.70'$   
 $R = 3,274.04'$   
 PC STA. 787+93.47  
 PT STA. 800+73.16



EULA ALVINA  
 REYNOLDS, ET VIR  
 11/13/1997  
 CF#97-9735931  
 TRACT 2-A  
 REPLAT OF PART OF  
 LOT 2, BLOCK 12  
 MONTROSE ADDITION  
 VOL. 16 PG. 46 M.R.J.C.

JOSE M.  
 CARDENAS  
 AND ROGELIO  
 CARDENAS  
 11/16/2007  
 CF#2008006689  
 O.P.R.J.C.

EDWARD JENKINS  
 12/06/1989  
 FC#102-95-1374  
 R.P.R.J.C.

GRICELDA  
 CARDENAS  
 12/12/2007  
 CF#2008006690  
 O.P.R.J.C.

ELGIN JENKINS JR.  
 LOTS 9 & 10  
 08/01/2007  
 CF#2007030107 O.P.R.J.C.

DATE OF SURVEY: APRIL 2001

PARCEL PLAT  
 SHOWING PARCEL 20  
 F.M. HWY. 365  
 JEFFERSON COUNTY, TEXAS

PAGE 3 OF 4

DRAWN BY: N/M/K	REVISED: AUGUST, 2010
CHECKED: JRH	BY LANDTECH CONSULTANTS, INC.
APPVD. BY: JRH	REVISED BY: BDG DATE: 12-19-04
DATE: 12/19/04	ACCOUNT No. 8020-01-082 R.C.S.J. No. 0932-01-099

**LEGEND**

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

**NOTES**

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

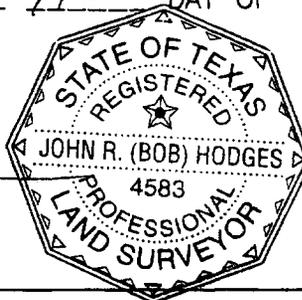
SCALE FACTOR=0.9999161

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

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

GIVEN UNDER MY HAND SEAL THIS THE 14<sup>th</sup> DAY OF September, 2010.

  
JOHN R. HODGES, RPLS. NO. 4583



DATE OF SURVEY: APRIL 2001

POINT OF BEGINNING		CONVEYANCE DATA CHART					
		STATION		CURRENT TRACT	NEW ACQUIRED	APPROX. REMAINDER	
Y - NORTHING	X - EASTING	FROM	TO	AC.	AC./S.F.	LEFT(AC.)	RIGHT(AC.)
13915915.5585	3546444.1134	795+37.09	796+55.02	0.406	0.406/17,671	-	0.000
		-	-	-	-	-	-
		-	-	-	-	-	-

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

**PARCEL PLAT**  
**SHOWING PARCEL 20**  
F.M. HWY. 365  
JEFFERSON COUNTY, TEXAS

PAGE 4 OF 4



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

DRAWN BY: N/M/K	REVISED: AUGUST, 2010
CHECKED: JRH	BY LANDTECH CONSULTANTS, INC.
APPVD. BY: JRH	REVISED BY: BDG DATE: 12-19-04
DATE: 12/19/04	ACCOUNT No. 8020-01-082 R.C.S.J. No. 0932-01-099

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

Page 1 of 3  
July 7, 2009

Description for Parcel 42

BEING, a 141 square foot tract of land situated in the W.A.S. Bohannon Survey, Abstract No. 121, Collin County, Texas; said tract being part of that certain tract of land described in Warranty Deed with Vendor's Lien to Joe David Williams, Jr. and wife, Carol Annette Williams recorded under County Clerk's File No. 98-0081779 of the Deed Records of Collin County, Texas; said 141 square foot tract of land being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod found at the southeast corner of said Williams tract and a reentrant corner of that certain tract of land described in Special Warranty Deed to Bear Creek Commercial Properties, LP recorded in Instrument No. 20070404000453370 of the Official Public Records of Collin County, Texas;

THENCE, North 01 degrees, 30 minutes, 52 seconds East, along the east line of said Williams tract and a west line of said Bear Creek Tract, a distance of 205.12 feet to a 5/8-inch iron rod with aluminum disk stamped "TxDOT" set for corner at the POINT OF BEGINNING; said point being in the proposed south right-of-way line of State Highway 78;

- 1) THENCE, North 88 degrees, 49 minutes, 50 seconds West, departing the said east line of the Williams tract and the said west line of the Bear Creek tract and along the said proposed south line of State Highway 78, a distance of 76.37 feet to a 5/8-inch iron rod with aluminum disk stamped "TxDOT" set for corner in the existing south right-of-way line of said State Highway 78 (a variable width right-of-way) and the north line of said Williams tract;

THENCE, departing the said proposed south line of State Highway 78 and along the said existing south line of State Highway 78 and the said north line of the Williams tract, the following two (2) calls:

- 2) North 88 degrees, 00 minutes, 06 seconds East, a distance of 49.00 feet to a TxDOT wood right-of-way monument found at an angle point;
- 3) South 88 degrees, 50 minutes, 53 seconds East, a distance of 27.47 feet to a 1/2-inch iron rod found for corner; said point being at the northeast corner of said Williams tract and the easternmost northwest corner of said Bear Creek tract;

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

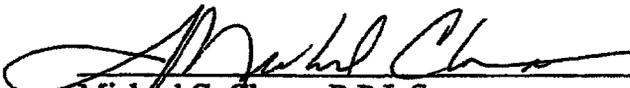
Page 2 of 3  
July 7, 2009

Description for Parcel 42

- 4) THENCE, South 01 degrees, 30 minutes, 52 seconds West, departing the said existing south line of State Highway 78 and along the said east line of the Williams tract and the said west line of the Bear Creek tract, a distance of 2.72 feet to the POINT OF BEGINNING and containing 141 square feet [0.0032 acre] of land, more or less.

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

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

 June 18, 2009  
Michael C. Clover, R.P.L.S.  
Texas Registration No. 5225



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

**WILLIAM H. MOORE SURVEY  
ABSTRACT NUMBER 638**

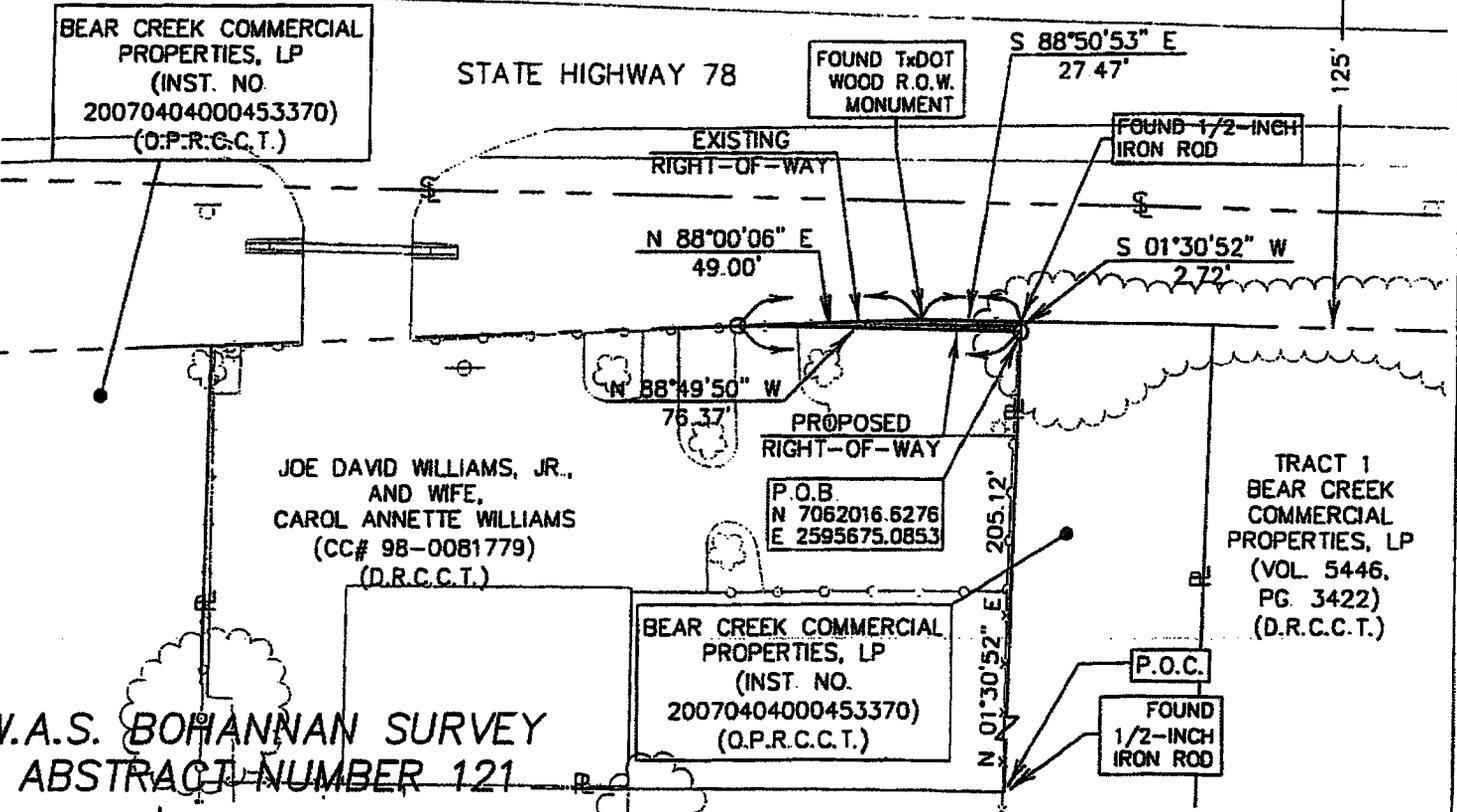
EXHIBIT "A"  
PAGE 3 OF 3

LOT 1, BLOCK 1, LAVON SONIC  
(VOL. 0, PG. 500)  
(P.R.C.C.T.)

DENTON/NORTH TEXAS  
SDI PORTFOLIO, LLC  
(INST. NO. 20070314000345310)  
(O.P.R.C.C.T.)

78 LAVON, LP  
(INST. NO. 20070831001219060)  
(O.P.R.C.C.T.)

STATE OF TEXAS  
(VOL. 530, PG. 39)  
(VOL. 631, PG. 157)  
(D.R.C.C.T.)



**W.A.S. BOHANNAN SURVEY  
ABSTRACT NUMBER 121**

ALL BEARINGS ARE ON THE TEXAS STATE PLANE  
COORDINATE SYSTEM, NORTH CENTRAL TEXAS, ZONE 4202.  
NAD83 (COR95), EPOCH: 2002.00. ALL COORDINATES  
SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID  
BY DIVIDING BY THE TxDOT COLLIN COUNTY CONVERSION  
FACTOR OF 1.000152710.

R.O.W. CSJ: 0281-02-064  
A PLAT OF A SURVEY OF  
PARCEL NO. 42  
FOR STATE HIGHWAY 78  
A 141 SQ. FT., [0.0032 AC.]  
TRACT OF LAND IN  
THE W.A.S. BOHANNAN SURVEY  
ABSTRACT NUMBER 121  
CITY OF LAVON,  
COLLIN COUNTY, TEXAS  
JULY 7, 2009



*Michael C. Clover*

Michael C. Clover, R.P.L.S. No. 5225  
TX REG SURVEYING FIRM LS-100080-00

DATE: JUNE 18, 2009



**LEGEND**

EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE	---
RIGHT OF WAY LINE	====
PROPERTY LINE	—+—+—+—+—+—+—
SURVEY LINE	—+—+—+—+—+—+—
EXISTING EASEMENT LINE	---+---

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

1 METERS AND BOUNDS DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT OF SURVEY.

County: Collin  
Highway: FM 455  
R.O.W. CSJ: 0816-04-046

Page 1 of 3  
May 1, 2009

Description for Parcel 1

BEING 7,253 square feet of land, more or less, in the Thomas Rattan Survey, Abstract Number 782, City of Anna, Collin County, Texas, and being part of Lot 1, Block A, Love's Country Store Addition, according to the plat thereof recorded in Cabinet "M", Page 465, of the Official Public Records of Collin County Texas, said Lot 1 being conveyed to Love's Country Store, Inc., by deed as recorded in Volume 4407, Page 2262 of the Official Public Records of Collin County Texas; said 7,253 square feet of land being more particularly described by the metes and bounds as follows:

COMMENCING at a found 5/8-inch iron rod for the Southeast corner of said Lot 1, same being a re-entrant corner in the North line of Lot 2, Block A, Anna Retail Addition, according to the plat thereof recorded in Cabinet 2007, Page 329 of the Official Public Records of Collin County Texas, said Lot 2 being conveyed to Anna 31 Realty, LP, by deed as recorded in Document Number 20060630000903120 of the Official Public Records of Collin County Texas;

THENCE North  $01^{\circ} 05' 31''$  West with the common line of said Lot 1 and said Lot 2, a distance of 423.78 feet to a set 5/8-inch iron rod with aluminum disk on a curve to the left in the New South Right-of-way line of FM 455, for the PLACE OF BEGINNING having N.A.D. 83 (1993) Texas State Plane, North Central Zone (4202) surface coordinate of North 7,178,872.382, East 2,554,238.487;

- 1) THENCE along said curve to the left, having a radius of 4940.00 feet, an arc length of 223.03 feet, a central angle of  $02^{\circ} 35' 12''$ , and a chord bearing of South  $88^{\circ} 28' 17''$  West, a chord length of 223.01 feet to a set 5/8-inch iron rod with aluminum disk; \*\*
- 2) THENCE South  $87^{\circ} 10' 40''$  West with the New South Right-of-way line of FM 455, a distance of 264.74 feet to a set 5/8-inch iron rod with aluminum disk for a cutback corner; \*\*
- 3) THENCE South  $42^{\circ} 10' 40''$  West with the New South Right-of-way line of FM 455, a distance of 48.66 feet to a set 5/8-inch iron rod with aluminum disk in the Existing East Right-of-way line of US Highway 75 as recorded in Volume 652, Page 146 of the Official Public Records of Collin County Texas; \*\*
- 4) THENCE North  $02^{\circ} 18' 19''$  East with the Existing East Right-of-way line of US Highway 75, a distance of 25.48 to a cutback corner;

County: Collin  
Highway: FM 455  
R.O.W. CSJ: 0816-04-046

Page 2 of 3  
May 1, 2009

Description for Parcel 1

- 5) THENCE North 43° 57' 19" East with the Existing East Right-of-way line of US Highway 75, a distance of 42.42 feet to the Existing South Right-of-way line of FM 455 as recorded in Volume 372, Page 263 of the Official Public Records of Collin County Texas;
- 6) THENCE North 88° 54' 53" East with the Existing South Right-of-way line of FM 455, a distance of 489.45 feet to a found ½-inch iron rod for the Northeast Corner of said Lot 1 and a Northwest corner of said Lot 2;
- 7) THENCE South 01° 05' 31" East with the common line of said Lot 1 and said Lot 2, a distance of 10.23 feet to the PLACE OF BEGINNING and containing 7,253 square feet (0.167 Acres) of land, more or less.

Notes:

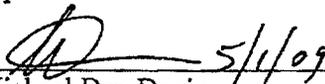
Survey plat to accompany this legal description.

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

Basis of Bearings is a line between CORS Station TXAR (North 6,962,112.4020 East 2,411,057.5050 Grid Coordinates) and TXDE (North 6,978,860.0908 East 2,529,861.8823 Grid Coordinates), North American Datum 1983 (1993), which is North 81 degrees 58 minutes 33 seconds East – 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 TxDOT combined scale factor of 1.000152710.

I, Michael Dan Davis, a Registered Professional Land Surveyor in the State of Texas, Hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

  
Michael Dan Davis

Registered Professional Land Surveyor No. 4838  
Dannenbaum Engineering Company Fort Worth – LLC  
6421 Camp Bowie Boulevard, Suite 400, Fort Worth, Texas 76116  
Office: 817-763-8883, Fax: 817-377-2956



US HIGHWAY 75

SEMINOLE ANNA 6, LTD.  
DOCUMENT NUMBER  
20080731000931560  
O.P.R.C.C.T.

EXHIBIT "A"  
PAGE 3 OF 3

SEMINOLE ANNA 107, LTD.  
DOCUMENT NUMBER  
20080205000138050  
O.P.R.C.C.T.

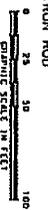
CENTERLINE CURVE DATA  
PI STATION = 11+25.41  
DELTA = 0° 34' 47.66" (L.T.)  
LENGTH = 50.61  
RADIUS = 5,000.00

STATE OF TEXAS  
V. 652, P. 148  
O.P.R.C.C.T.

EXISTING RIGHT  
OF WAY LINE

LEGEND

- EXISTING ROADWAY INTERNAL
- BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE
- NEW RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- PROPERTY LINE
- SURVEY LINE
- ACCESS DENIAL LINE
- ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE ADJACENT PROPERTY.
- O - SET TYPED ADJUSTMENT UNLESS OTHERWISE NOTED
- AD - TYPED ADJUSTMENT UNLESS OTHERWISE NOTED
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- P.O.R. - POINT OF REFINING
- \*\* THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TYPED TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY PROJECT. IT IS THE RESPONSIBILITY OF THE SURVEYOR TO PROVIDE THE PROTECTIVE LAND SURVEYER EITHER EXPLORED OR RETAINED BY TPOI.



THOMAS RATTAN SURVEY  
ABSTRACT NO. 782

A PLAT OF A SURVEY OF  
PARCEL 1

FOR FARM ROAD 455  
RIGHT-OF-WAY CSJ: 0816-04-046  
A 0.167 AC. [ 7,253 SQ. FT. ]

TRACT OF LAND IN THE  
THOMAS RATTAN SURVEY  
ABSTRACT NUMBER 782

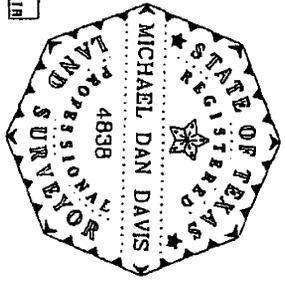
CITY OF ANNA  
COLLIN COUNTY, TEXAS  
MAY 01, 2009

LOVE'S COUNTRY STORE, INC.  
VOL. 4407, PAGE 2262  
O.P.R.C.C.T.

LOT 1, BLOCK A  
LOVE'S COUNTRY  
STORE ADDITION  
CAB. M, PAGE 465  
O.P.R.C.C.T.

ANNA 31 RETAIL, LP  
DOC. NO. 20060630000903120  
O.P.R.C.C.T.

LOT 2, BLOCK A  
ANNA RETAIL ADDITION  
CAB. 2007, PAGE 329  
O.P.R.C.C.T.



BASIS OF BEARINGS IS A LINE BETWEEN CORN STATION 12AR IN 6, 962.112, 4020 E. 2, 417, 057, 5050 GRID) AND CORN STATION 130A IN 6, 978, 880, 8906 E. 2, 422, 591, 8223 GRID) COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202).

ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TPOI CONVERSION FACTOR 1.0001527710.

MICHAEL D. DAVIS, NOT  
DATE

January, 2010  
Parcel 26  
Page 1 of 4

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

PROPERTY DESCRIPTION FOR PARCEL 26

Being a 0.410 acre (17,870 square feet) parcel of land, being the East 100 feet of Lot 1, Block 6 of the Montrose Addition No. 2 as recorded in Volume 10, Page 20 of the Map or Plat Records, Jefferson County, Texas and being all of that certain tract of land as conveyed by deeds dated (1) April 14, 1989 from C.A.P. Investments, Inc. to Laurence M. Teller and Scott L. Parker, recorded in Film Code No. 102-66-1219 of the Real Property Records of Jefferson County, and (2) January 4, 2006 from Scott L. Parker to Laurence M. Teller, Jr., recorded in Clerk's File No. 2006004602 of the Official Public Records of Jefferson County; said 0.410 acre parcel also being situated in and a part of the T.& N.O.R.R. Survey, Section 7, Abstract No. 239, Jefferson County, Texas and being more particularly described as follows;

**BEGINNING** at a 1/2" steel rod with plastic cap marked "J.R. Hodges #4583" set located on the Westerly Right-of-Way line of Georgia Avenue (60 feet wide per Volume 10, Page 20, of the Map or Plat Records, Jefferson County) and the Southerly line of a 20 feet wide public dedicated alley (Volume 10, Page 20 of the Map or Plat Records, Jefferson County) marking the Northeast corner of said Lot 1, said Teller tract and the herein described parcel, this point also being 208.56 feet left, radial distance from Engineers Baseline Station No. 796 + 29.83 of said F.M. Highway No. 365, said Beginning Point having coordinates of (X=3,546,144.8020, Y=13,916,309.3850);

- (1) **THENCE**, South 36 deg. 44 min. 23 sec. West (South 41 deg. 13 min. West - Plat), along the Southerly line of said alley and the North line of said Lot 1, a distance of 100.00 feet to a 1/2" steel rod found marking the Northwest corner of said Teller tract and the herein described parcel, this point also marks the Northeast corner of that certain tract of land conveyed by deed dated April 16, 1998 from Ann Sassin Foreman to Richard J. Daley, recorded in Clerk's File No. 98-9813162 of the Official Public Records of Jefferson County, also conveyed by deed dated March 15, 2001 from the Port Arthur Independent School District to Richard Daley, recorded in Clerk's File No. 2001010513 of the Official Public Records of Jefferson County;
- (2) **THENCE**, South 53 deg. 22 min. 09 sec. East, along the common line of said Teller and Daley tracts, a distance of 178.79 feet to a 1/2" steel rod found located on the existing Northerly Right-of-Way line of F.M. Highway No. 365 (120 feet wide - Volume 741, Page 71 and Volume 741, Page 73, Deed Records of Jefferson County) marking the common South corner of said Teller and Daley tracts, the Southwest corner of the herein described parcel;

FINAL 3/19/10

January, 2010  
Parcel 26  
Page 2 of 4

- (3) **THENCE**, North 36 deg. 37 min. 50 sec. East (North 41 deg. 08 min. East - Plat), along said existing Northerly Right-of-Way line of F.M. Highway No. 365 with the South line of said Lot 1 and said Teller tract, a distance of 100.00 feet to a 1/2" steel rod found located on said Westerly Right-of-Way line of Georgia Avenue marking the Southeast corner of Lot 1, Block 6, said Teller tract and the herein described parcel;
- (4) **THENCE**, North 53 deg. 22 min. 09 sec. West (North 48 deg. 47 min. West - Plat), along said Westerly Right-of-Way line of Georgia Avenue and the East line of said Lot 1 and said Teller tract, a distance of 178.60 feet to the **POINT OF BEGINNING** and containing 0.410 acre (17,870 square feet) parcel of land.

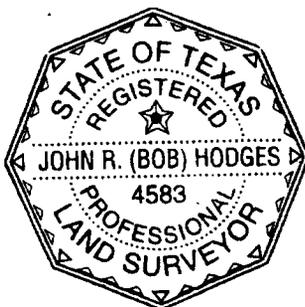
Revised: January 2010 by Landtech Constants, Inc.  
Surveyed: April 2001  
Job No. 00-CAI-020

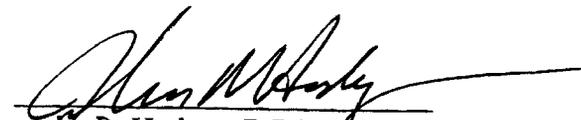
**SURVEYOR'S CERTIFICATE:**

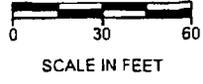
I, John R. Hodges, Registered Professional Land Surveyor No. 4583 in the State of Texas, do hereby certify that the above plat correctly reflects an actual survey made on the ground under my supervision and to the best of my knowledge and belief, the limits, boundaries and corners are truly shown just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

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

Given under my hand seal this the 17<sup>TH</sup> day of MARCH, 2010.

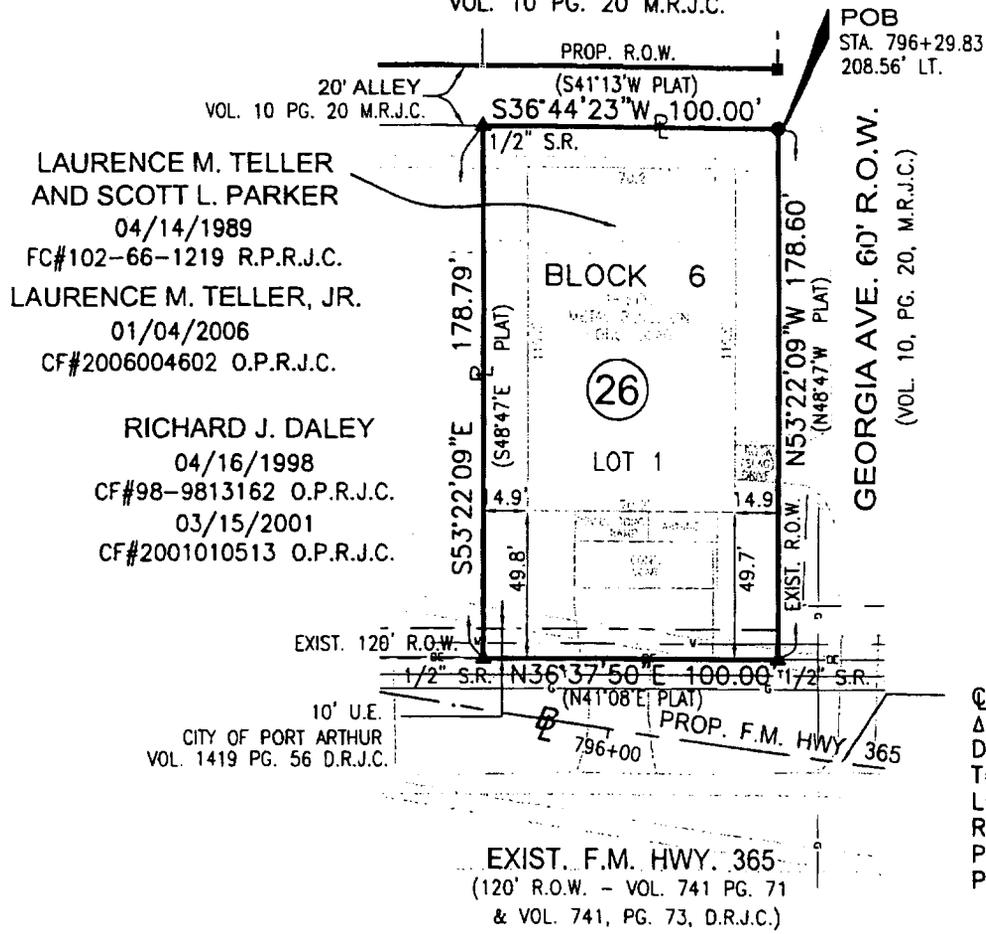


  
John R. Hodges, R.P.L.S. #4583



T. & N.O. RR. SURVEY SEC. 7  
ABST. NO. 239

MONTROSE  
ADDITION NO. 2  
VOL. 10 PG. 20 M.R.J.C.



Q PI STA. 794+41.59  
Δ=22°23'40.84" (LT)  
D=1°45'00.00"  
T=648.12'  
L=1,279.70'  
R=3,274.04'  
PC STA. 787+93.47  
PT STA. 800+73.16

DATE OF SURVEY: APRIL 2001

PARCEL PLAT  
SHOWING PARCEL 26  
F.M. HWY. 365  
JEFFERSON COUNTY, TEXAS

PAGE 3 OF 4

DRAWN BY: N/M/K		REVISED: JANUARY, 2010
CHECKED: JRH		BY LANDTECH CONSULTANTS, INC.
APPVD. BY: JRH		REVISED BY: BDG DATE: 12-19-04
DATE: 12/19/04	ACCOUNT No. 8020-01-082	R.C.S.J. No. 0932-01-099

**LEGEND**

- SET 1/2" STEEL ROD WITH PLASTIC CAP MARKED J.R. HODGES #4583
  - SET CONCRETE MONUMENT WITH TxDOT BRONZE DISK
  - ▲ FOUND PROPERTY CORNER AS SHOWN
  - POINT FOR CORNER
- POB POINT OF BEGINNING  
POC POINT OF COMMENCING

**NOTES**

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

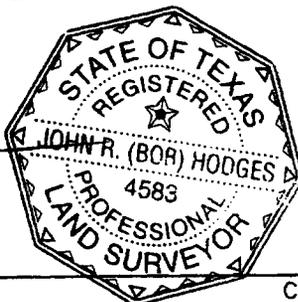
SCALE FACTOR=0.9999161

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

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

GIVEN UNDER MY HAND SEAL THIS THE 17<sup>th</sup> DAY OF MARCH, 2010.

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



DATE OF SURVEY: APRIL 2001

POINT OF BEGINNING		CONVEYANCE DATA CHART					
		STATION		CURRENT TRACT	NEW ACQUIRED	APPROX. REMAINDER	
Y - NORTHING	X - EASTING	FROM	TO	AC.	AC./S.F.	LEFT(AC.)	RIGHT(AC.)
13916309.3850	3546144.8020	795+24.48	796+54.24	0.410	0.410/17,870	0.000	-
		-	-	-	-	-	-
		-	-	-	-	-	-

**PARCEL PLAT**  
**SHOWING PARCEL 26**  
F.M. HWY. 365  
JEFFERSON COUNTY, TEXAS

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

PAGE 4 OF 4



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

DRAWN BY: N/M/K	REVISED: JANUARY, 2010
CHECKED: JRH	BY LANDTECH CONSULTANTS, INC.
APPVD. BY: JRH	REVISED BY: BDG DATE: 12-19-04

DATE: 12/19/04 ACCOUNT No. 8000 01 000

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

Page 1 of 3  
July 7, 2009

Description for Parcel 28

BEING, a 4,782 square foot tract of land situated in the W.A.S. Bohannon Survey, Abstract No. 121, Collin County, Texas; said tract being all of that certain tract of land described as Tract 2 in Warranty Deed with Vendor's Lien to Keith Anderson recorded in Volume 5212, Page 817 of the Deed Records of Collin County, Texas; said 4,782 square foot tract of land being more particularly described as follows:

COMMENCING, at a 5/8-inch iron rod with aluminum disk stamped "TxDOT" set at the point of tangency in the existing north right-of-way line of State Highway 78 (a variable width right-of-way) and in the south line of that certain tract of land described in Deed Without Warranty to Northeast Texas Rural Rail Transportation District recorded in Volume 5585, Page 2680 of said Deed Records;

THENCE, North 84 degrees, 17 minutes, 00 seconds East, along the said existing north line of State Highway 78 and the said south line of the Northeast Texas Rural Rail Transportation District tract a distance of 1,323.11 feet to a 5/8-inch iron rod found for corner at the POINT OF BEGINNING; said point being an angle point in the said existing north line of State Highway 78, the northwest corner of said Anderson tract and in the proposed north right-of-way line of said State Highway 78;

- 1) THENCE, North 84 degrees, 17 minutes, 00 seconds East, departing the said existing north line of State Highway 78 and continuing along the said south line of the Northeast Texas Rural Rail Transportation District tract and along the said proposed north line of State Highway 78, a distance of 157.09 feet to a 5/8-inch iron rod found for corner in the west line of that certain tract of land described in Warranty Deed to Joseph C. Lollie recorded in Volume 739, Page 18 of said Deed Records;
- 2) THENCE, South 00 degrees, 54 minutes, 46 seconds West, departing the said south line of the Northeast Texas Rural Rail Transportation District tract and the said proposed north line of State Highway 78 and along the said west line of the Lollie tract, a distance of 30.60 feet to a 5/8-inch iron rod found for corner in the said existing north line of State Highway 78;

THENCE, departing the said west line of the Lollie tract and along the existing north line of State Highway 78 and an offset in the said existing north line of State Highway 78, the following two (2) calls:

- 3) South 84 degrees, 14 minutes, 53 seconds West, a distance of 157.13 feet to a point for corner (nothing found or set); said point being an angle point in the said existing north line of State Highway 78; from said point a 5/8-inch iron rod found bears South 00 degrees, 58 minutes West, a distance of 0.3 feet;

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

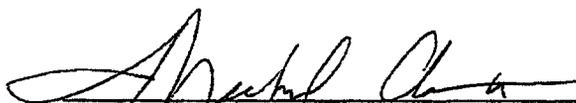
Page 2 of 3  
July 7, 2009

Description for Parcel 28

- 4) North 00 degrees, 57 minutes, 53 seconds East, a distance of 30.70 feet to the POINT OF BEGINNING and containing 4,782 square feet [0.1098 acre] of land, more or less.

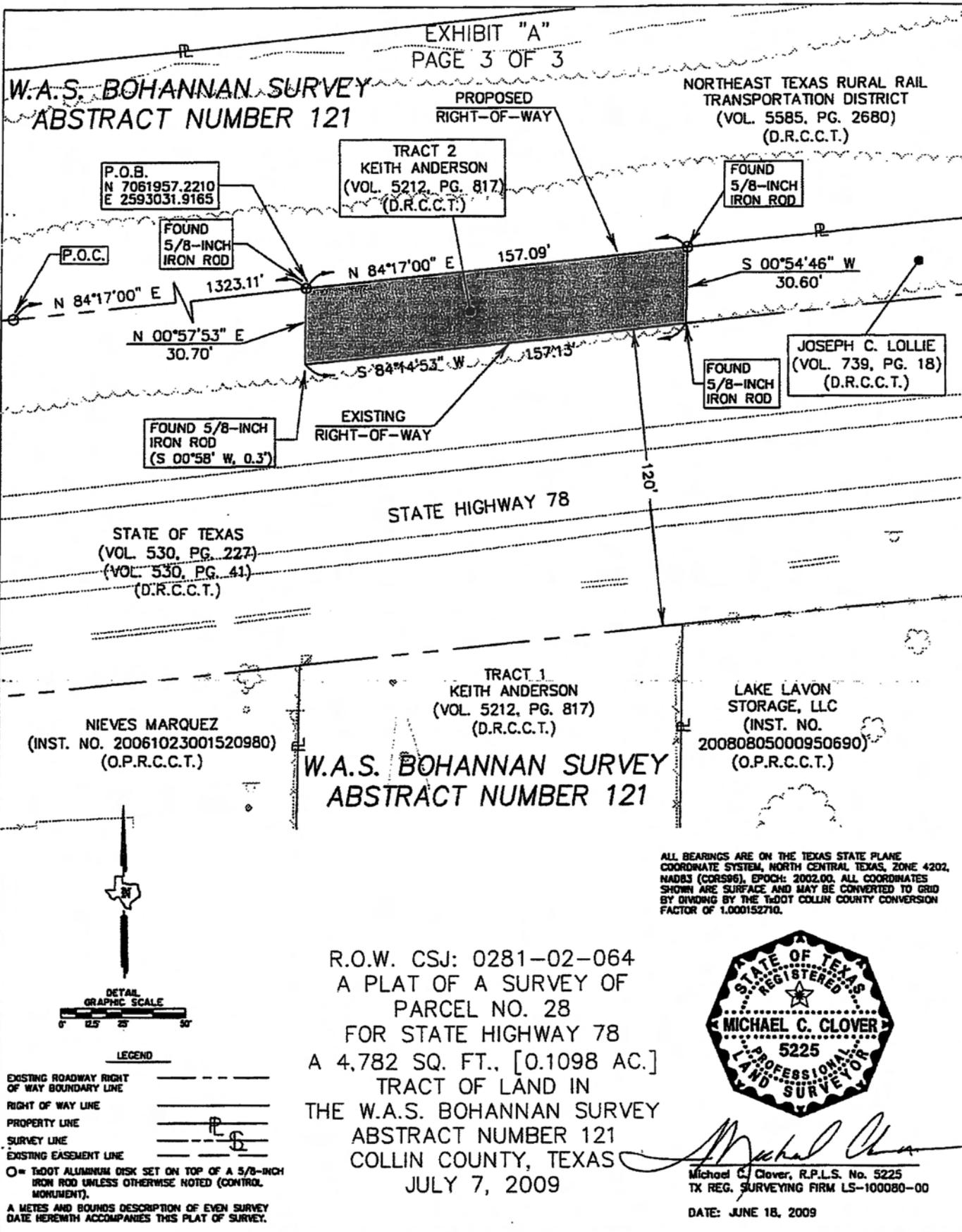
*(A survey plat of even survey date herewith accompanies this description)*

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

  
June 18, 2009  
Michael C. Clover, R.P.L.S.  
Texas Registration No. 5225



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



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

Page 1 of 3  
July 7, 2009

Description for Parcel 27

BEING, a 2,250 square foot tract of land situated in the W.A.S. Bohannon Survey, Abstract No. 121, Collin County, Texas; said tract being part of that certain tract of land described as Tract 1 in Warranty Deed with Vendor's Lien to Keith Anderson recorded in Volume 5212, Page 817 of the Deed Records of Collin County, Texas; said 2,250 square foot tract of land being more particularly described as follows:

COMMENCING, at a 3/8-inch iron rod found in the east line of said that certain tract of land described in Warranty Deed to Nieves Marquez recorded in Instrument No. 20061023001520980 of the Official Public Records of Collin County, Texas; said point being the southwest corner of said Anderson tract and a northwest corner of that certain tract of land described in Warranty Deed with Vendor's Lien to Lake Lavon Storage, LLC recorded in Instrument No. 20080805000950690 of said Official Public Records;

THENCE, North 01 degrees, 05 seconds, 28 minutes East, along the said east line of the Marquez tract and the west line of said Anderson tract, a distance of 220.99 feet to a 5/8-inch iron rod with aluminum disk stamped "TxDOT" set for corner at the POINT OF BEGINNING; said point being in the proposed south right-of-way line of State Highway 78;

- 1) THENCE, North 01 degrees, 05 minutes, 28 seconds East, continuing along the said east line of the Marquez tract and the said west line of the Anderson tract, a distance of 14.43 feet to a 1/2-inch iron rod found for corner in the existing south right-of-way line of said State Highway 78 (a variable width right-of-way); said point being the northwest corner of said Anderson tract and the northeast corner of said Marquez tract;
- 2) THENCE, North 84 degrees, 14 minutes, 53 seconds East, along the said existing south line of State Highway 78 and the north line of said Anderson tract, a distance of 157.28 feet to a point for corner (nothing found or set); said point being the northeast corner of said Anderson tract and the northernmost northwest corner of said Lake Lavon Storage tract; from said point a 1/2-inch iron rod with "DC&A" cap found bears North 00 degrees, 44 minutes East, a distance of 1.7 feet;
- 3) THENCE, South 00 degrees, 44 minutes, 17 seconds West, departing the said existing south line of State Highway 78 and along the east line of said Anderson tract and a west line of said Lake Lavon Storage tract, a distance of 14.37 feet to a 5/8-inch iron rod with aluminum disk stamped "TxDOT" set for corner in the said proposed south line of State Highway 78;

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

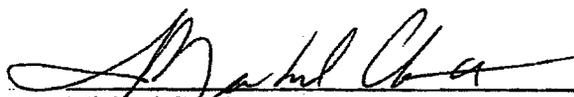
Page 2 of 3  
July 7, 2009

Description for Parcel 27

- 4) THENCE, South 84 degrees, 13 minutes, 46 seconds West, departing the said east line of the Anderson tract and the said west line of the Lake Lavon Storage tract and along the said proposed south line of State Highway 78, a distance of 157.37 feet to the POINT OF BEGINNING and containing 2,250 square feet [0.0517 acre] of land, more or less.

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

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

  
June 18, 2009  
Michael C. Clover, R.P.L.S.  
Texas Registration No. 5225



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

EXHIBIT "A"  
PAGE 3 OF 3

NORTHEAST TEXAS RURAL RAIL  
TRANSPORTATION DISTRICT  
(VOL. 5585, PG. 2680)  
(D.R.C.C.T.)

JOSEPH C. LOLLIE  
(VOL. 739, PG. 18)  
(D.R.C.C.T.)

TRACT 2  
KEITH ANDERSON  
(VOL. 5212, PG. 817)  
(D.R.C.C.T.)

STATE OF TEXAS  
(VOL. 530, PG. 41)  
(VOL. 530, PG. 227)  
(D.R.C.C.T.)

STATE HIGHWAY 78

FOUND 1/2-INCH  
IRON ROD

EXISTING  
RIGHT-OF-WAY

FOUND 1/2-INCH  
IRON-ROD W/  
"DC&A" CAP  
(N 00°44'; E, 1.7')

N 84°14'53" E 157.28'

N 01°05'28" E  
14.43'

S 84°13'46" W 157.37'

S 00°44'17" W  
14.37'

PROPOSED  
RIGHT-OF-WAY

W.A.S.  
BOHANNAN SURVEY  
ABSTRACT  
NUMBER 121

NIEVES MARQUEZ  
(INST. NO. 20061023001520980)  
(O.P.R.C.C.T.)

P.O.B.  
N 7061791.3118  
E 2593029.3255

TRACT 1  
KEITH ANDERSON  
(VOL. 5212, PG. 817)  
(D.R.C.C.T.)

LAKE LAVON  
STORAGE, LLC  
(INST. NO.  
20080805000950690)  
(O.P.R.C.C.T.)

P.O.C.

FOUND  
3/8-INCH  
IRON ROD

LAKE LAVON STORAGE, LLC  
(INST. NO.  
20080805000950690)  
(O.P.R.C.C.T.)

ALL BEARINGS ARE ON THE TEXAS STATE PLANE  
COORDINATE SYSTEM, NORTH CENTRAL TEXAS, ZONE 4202,  
NAD83 (CORSS8), EPOCH: 2002.00. ALL COORDINATES  
SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID  
BY DIVIDING BY THE T-00T COLLIN COUNTY CONVERSION  
FACTOR OF 1.000152710.



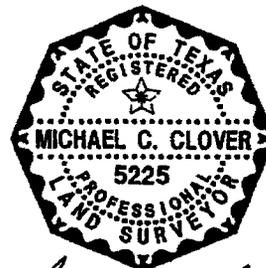
LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE

○ = T-00T ALUMINUM DISK SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED (CONTROL MONUMENT).

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

R.O.W. CSJ: 0281-02-064  
A PLAT OF A SURVEY OF  
PARCEL NO. 27  
FOR STATE HIGHWAY 78  
A 2,250 SQ. FT. [0.0517 AC.]  
TRACT OF LAND IN  
THE W.A.S. BOHANNAN SURVEY  
ABSTRACT NUMBER 121  
COLLIN COUNTY, TEXAS  
JULY 7, 2009



*Michael C. Clover*

Michael C. Clover, R.P.L.S. No. 5225  
TX REG. SURVEYING FIRM LS-100080-00

DATE: JUNE 18, 2009

**County:** Rusk  
**Parcel No.:** 1  
**Highway:** U.S. 259 at F.M. 1798, near Minden  
**CCSJ:** 0138-05-052  
**RCSJ:** 0138-05-053

**PROPERTY DESCRIPTION FOR PARCEL 1**

DESCRIPTION OF A 2.996 ACRE TRACT OF LAND IN THE JOHN S. ATKINSON SURVEY ABTRACT NO.60, IN RUSK COUNTY, TEXAS, BEING A PORTION OF A CALLED 54.090 ACRE TRACT OF LAND AS DESCRIBED IN THE DEED TO DAVID E. PERRY, AND RECORDED IN VOLUME 2812, PAGE 550, OF THE OFFICIAL PUBLIC RECORDS OF RUSK COUNTY, TEXAS (O.P.R.R.C.T.), AS SHOWN ON A SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a Texas Department of Transportation (TxDOT) type II concrete monument found in the existing west right-of-way line of U.S. Highway 259 as described in the deed to the State of Texas, and recorded in Volume 376, Page 222 of the Deed Records of Rusk County, Texas (D.R.R.C.T.);

**THENCE** N19°56'27"W, with said west existing right-of-way line, passing a 5/8-inch iron rod with a TxDOT aluminum cap set for reference at a distance of 326.73 feet and continuing a total distance of 330.73 feet to a calculated point in the proposed right-of-way line of Farm to Market (F.M.) road 1798 (an 80 foot right-of-way no record data found) and said west existing right-of-way line of U.S. Highway 259, same being in the east line of said Perry tract, and for the **POINT OF BEGINNING**;

**THENCE** crossing said Perry tract with said proposed right-of-way line and the control of access line, the following three (3) courses and distances numbered 1, 2, and 3:

- 1.) N30°48'35"W, passing a 5/8-inch iron rod with a TxDOT aluminum cap set for reference at a distance of 4.00 feet and continuing a total distance of 1021.60 feet to a TxDOT type II concrete monument set,
- 2.) S55°45'57"W, passing a 5/8-inch iron rod with TxDOT plastic Control of Access ("C.O.A.") cap set for the end of the control of access line at a distance of 235.43 feet and continuing for a total a distance of 479.57 feet to a TxDOT type II concrete monument set, and
- 3.) S65°50'58"W, passing a TxDOT type II concrete monument set for the point of curvature of F.M. 1798 Baseline, at Station 12+71.02, and being 51.28 feet right of line at a distance of 143.09 feet and continuing for a total distance of 231.50 feet to a TxDOT type II concrete monument set in the existing south right-of-way line of said F.M. 1798, and the north line of said Perry tract;

4) **THENCE** N56°11'58"E, with said existing south right-of-way line of said F.M. 1798 and the north line of said Perry tract, a distance of 914.88 feet to a 1/2-inch iron rod found with a cap stamped "RPLS 4725" for the northeast corner of said Perry Tract, and the southwest intersection of the existing right-of-way lines of said F.M. 1798 and said Highway 259;

5) **THENCE** S19°56'27"E, with the existing west right-of-way line of said U.S. Highway 259 and the east line of said Perry tract a distance of 1087.04 feet to the **POINT OF BEGINNING** and containing 2.996 acres of land.

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

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

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

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

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

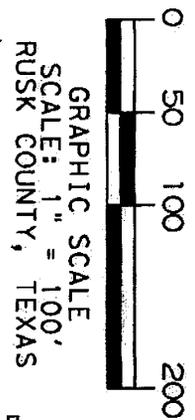
That I, Craig U. Price, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

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

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

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



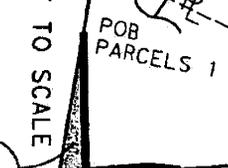


JOHN S. ATKINSON SURVEY  
ABSTRACT No. 60

DAVID E. PERRY  
CALLED 54,090 ACRES  
VOL. 2812, PG. 550  
INST. NO. 60038  
O.P.R.R.C.T.

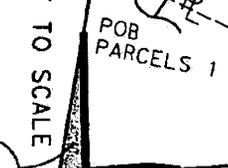
DAVID E. PERRY  
CALLED 54,090 ACRES  
VOL. 2812, PG. 550  
INST. NO. 60038  
O.P.R.R.C.T.

NOT TO SCALE  
POB PARCELS 1



DAVID E. PERRY  
CALLED 54,090 ACRES  
VOL. 2812, PG. 550  
INST. NO. 60038  
O.P.R.R.C.T.

NOT TO SCALE  
POB PARCELS 1

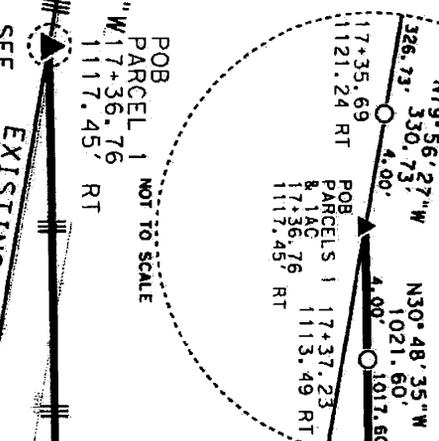


END C.O.A.  
16+30.14  
1651.51' RT

HERMAN O'NEIL HARRIS  
CALLED 70 ACRE  
VOL. 1451, PG. 209  
D.R.R.C.T.

P.O.C.  
TYPE II  
PARCEL 1  
16+52.60  
1430.88' RT

N19°56'27\"/>



PROPOSED R.O.W. LINE  
N30°48'35\"/>

U.S. HWY. 259  
(OLD STATE 26)  
(VARIABLE WIDTH R.O.W.)

MATCH LINE - SHEET 04

LEGEND

- ▣ TxDOT TYPE II CONCRETE MONUMENT FOUND
- ▣ TxDOT TYPE II CONCRETE MONUMENT SET
- 1/2" IRON PIPE FOUND UNLESS NOTED
- 5/8" IRON ROD W/TXDOT ALUMINUM CAP SET UNLESS NOTED
- 1/2" IRON ROD FOUND UNLESS NOTED
- CALCULATED POINT
- 1 PROPERTY LINE
- 2 SURVEY LINE
- 3 ADJOINING RECORD INFORMATION
- 4 RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- M.T.S. NOT TO SCALE
- IRF IRON ROD FOUND
- IRP IRON PIPE FOUND
- D.R.R.C.T. DEED RECORDS RUSK COUNTY, TX.
- P.R.R.C.T. PLAT RECORDS RUSK COUNTY, TX.
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS RUSK COUNTY, TX.
- WIRE FENCE
- WOOD FENCE
- CONTROL OF ACCESS LINE

SEE DETAIL "E"  
EXISTING R.O.W. LINE  
STATE OF TEXAS  
VOL. 376, PG. 222  
D.R.R.C.T.

U.S. HIGHWAY 259 AT F.M. 1798, NEAR MINDEN  
RIGHT OF WAY WIDENING PROJECT  
A 2.996 ACRE TRACT OF LAND IN THE  
JOHN S. ATKINSON SURVEY  
ABSTRACT 60

EXHIBIT "A" - PAGE 3 OF 4  
A PLAT OF A SURVEY OF  
PARCEL 1  
CALCULATED 51.094 ACRE REMAINDER  
RUSK COUNTY, TEXAS

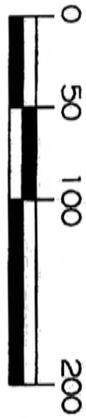
ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 (1986 COR), EPOCH 2002.0. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000015342.

THIS PARCEL PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.

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

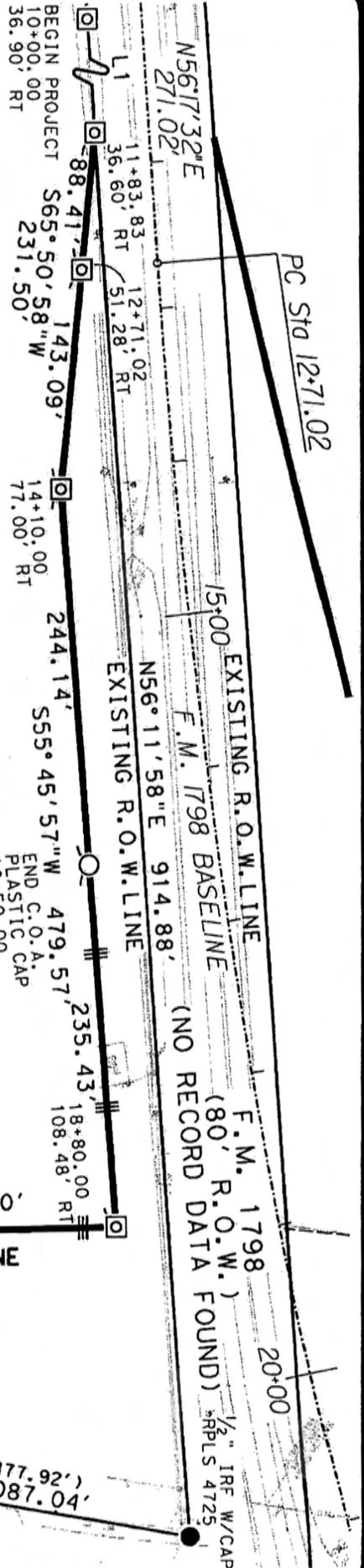
LINE	BEARING	DIST.
L1	N56° 11' 58" E	183.83'

GRAPHIC SCALE  
SCALE: 1" = 100'  
RUSK COUNTY, TEXAS



**BASELINE CURVE DATA:**

Delta = 275° 02' (LT)  
Degree = 108° 45'  
Tangent = 965.14'  
Length = 1,906.82'  
Radius = 5,000.00'  
Chord Bear = N45° 22' 0" E  
Long Chord = 1,895.28'  
P.C. Station 12+71.02  
N 6. 705.700.95  
E 3. 139.801.40  
P.I. Station 22+36.15  
N 6. 706.236.56  
E 3. 140.604.27  
P.T. Station 31+77.84  
N 6. 707.032.51  
E 3. 141.150.12



DAVID E. PERRY  
CALLED 54.090 ACRES  
VOL. 2812, PG. 550  
INST. NO. 60038  
O.P.R.R.C.T.

JOHN S. ATKINSON SURVEY  
ABSTRACT No. 60

**EXHIBIT "A" - PAGE 4 OF 4**

A PLAT OF A SURVEY OF  
PARCEL 1  
U.S. HIGHWAY 259 AT F.M. 1798, NEAR MINDEN  
RIGHT OF WAY WIDENING PROJECT  
A 2.996 ACRE TRACT OF LAND IN THE  
JOHN S. ATKINSON SURVEY  
ABSTRACT 60

CALCULATED 51.094 ACRE REMAINDER  
RUSK COUNTY, TEXAS

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

By: SURVEYING AND MAPPING, Inc.

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



MATCHLINE - SHEET 03

ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 (1996 CORRS, EPOCH 2002.0). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.0000019342.  
THIS PARCEL PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.

**County:** Rusk  
**Parcel No.:** 1AC  
**Highway:** U.S. 259 at F.M. 1798, near Minden  
**CCSJ:** 0138-05-052  
**RCSJ:** 0138-05-053

**PROPERTY DESCRIPTION FOR PARCEL 1AC**

BEING A CONTROL OF ACCESS LINE DELINEATING A CONTROL OF ACCESS TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY WITH THE COMMON HIGHWAY BOUNDARY 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 376, PAGE 222 OF THE DEED RECORDS OF RUSK COUNTY, TEXAS (D.R.R.C.T.), AND A PORTION OF A CALLED 54.090 ACRE TRACT AS DESCRIBED IN THE DEED TO DAVID E. PERRY AND RECORDED IN VOLUME 2812, PAGE 550 OF THE OFFICIAL PUBLIC RECORDS OF RUSK COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING LOCATED IN THE JOHN S. ATKINSON SURVEY ABSTRACT NO. 60 IN RUSK COUNTY, TEXAS, AS SHOWN ON A SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a Texas Department of Transportation (TxDOT) type II concrete monument set in the proposed right-of-way line and Control of Access line of Farm to Market road (F.M.) 1798 (an 80 foot right-of-way, no record data found);

**THENCE** S30°48'35"E with said proposed right-of-way line and Control of Access line of F.M. 1798, passing a 5/8-inch iron rod with a TxDOT aluminum cap set for reference at a distance of 1017.60 feet and continuing a total distance of 1021.60 feet to a calculated point for the **POINT OF BEGINNING**;

**THENCE** with the west existing right-of-way line of said U.S. Highway 259 and said Control of Access line of F.M. 1798 and the east line of said Perry tract the following two courses and distances numbered 1 & 2:

- 1.) S19°56'27"E, passing a 5/8-inch iron rod with a TxDOT aluminum cap set for reference at a distance of 4.00 feet and continuing a total distance of 330.73 feet to a TxDOT type II concrete monument found, and

2.) S30°22'05"E, a distance of 222.58 feet to a TxDOT type II concrete monument found for the east common corner of said Perry tract and a called 70 acre tract as described in the deed to Herman O'Neil Harris, and recorded in Volume 1451, Page 209 of the D.R.R.C.T., and for the end of this Control of Access.

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

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

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

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

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

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

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

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

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





COUNTY: McLennan  
HIGHWAY: Interstate Highway 35  
PROJECT LIMITS: From: FM 1858  
To: McLennan/Hill County Line  
RCSJ: 0014-08-083

December 17, 2009  
Revised March 10, 2011

PROPERTY DESCRIPTION FOR PARCEL 47

BEING a 0.846 of an acre (36,840 square feet) parcel of land situated in the Alex P. Decherd Survey, Abstract 320, McLennan County, Texas, and being a part of a 2.10 acre "Tract One" of land, and a 2.14 acre "Tract Two" of land, both described in an instrument to Ernest H. Jaska and wife, Virginia Jaska, recorded in Volume 1675, Page 145, of the Deed Records of McLennan County, Texas, the aforementioned 0.846 of an acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a found 3/8" iron rod for the Southwest corner of the aforementioned 2.14 acre "Tract Two" and an interior corner of the remaining portion of a 59.876 acre tract of land described in an instrument to John Boardman Sulak and Susan Ellen Crain, recorded in Volume 1620, Page 810, of the Deed Records of McLennan County, Texas;

THENCE South 60°44'18" East, 437.84 feet (record - S59°06'E), along the Southwest line of the aforementioned 2.14 acre "Tract Two" and a Northeast line of the aforementioned remaining portion of a 59.876 acre tract, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 2) lying in the proposed West right-of-way line of Interstate Highway 35, for a non-tangent point of curvature, the Southwest corner of the herein described 0.846 of an acre parcel, and the POINT OF BEGINNING;

- (1) THENCE NORTHEASTERLY an arc distance of 312.54 feet with a curve to the left having a radius of 59,767.00 feet, a delta angle of 00°17'59", and a chord which bears North 19°54'17" East, 312.54 feet, leaving the Southwest line of the aforementioned 2.14 acre "Tract Two" and a Northeast line of the aforementioned remaining portion of a 59.876 acre tract, along the proposed West right-of-way line of Interstate Highway 35, passing at an arc length of 240.56 feet a set 5/8" iron rod with aluminum cap stamped "Control of Access Point" for the beginning of a "Denial of Access Line" (see Note 1), continuing along 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 2), lying in the Northeast line of the aforementioned 2.10 acre "Tract One," and the Southwest line of an 11.61 acre tract of land described in an instrument to James L. Green and wife, Deawathae C. Green, recorded in Volume 1185, Page 248, of the Deed Records of McLennan County, Texas, for the end of the proposed "Denial of Access Line" (see Note 1), and the most Northerly corner of the herein described 0.846 of an acre parcel, from which a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX" for the most Northerly corner of the said 2.10 acre "Tract One" bears North 31°12'04" West 297.22 feet (record - N30°13'W);

- (2) **THENCE SOUTH 31°12'04" East, 166.81 feet (record - S30°13'E), leaving the proposed West right-of-way line of Interstate Highway 35 and the proposed "Denial of Access Line" (see Note 1), along the Northeast line of the aforementioned 2.10 acre "Tract One," and the Southwest line of the aforementioned 11.61 acre tract, to a set 5/8" iron rod with plastic cap stamped "CDS/MOERY S.A. TX" lying in the existing West right-of-way line of Interstate highway 35 (right-of-way width varies), described as "Parcel 14" in a document of a 0.32 of an acre tract of land, recorded in Volume 831, Page 458, of the Deed Records of McLennan County, Texas, for the Northeast corner of the said 2.10 acre "Tract One" and the Northeast corner of the herein described 0.846 of an acre parcel;**
  
- (3) **THENCE SOUTH 16°12'26 West, 209.77 feet, along the East line of the aforementioned 2.10 acre "Tract One," the East line of the aforementioned 2.14 acre "Tract Two," and the aforementioned existing West right-of-way line of Interstate Highway 35, to a point of curvature of the herein described 0.846 of an acre parcel, from which a Texas Department of Transportation Type I concrete monument bears South 05°52'51" East 2.54 feet;**
  
- (4) **THENCE SOUTHWESTERLY an arc distance of 22.37 feet with a curve to the right having a radius of 5555.94 feet (record - R=5547.65'), a delta angle of 00°13'50", and a chord which bears South 16°19'21" West 22.37 feet, continuing along the East line of the aforementioned 2.14 acre "Tract Two," and the aforementioned existing West right-of-way line of Interstate Highway 35, to a point for the Southeast corner of the said 2.14 acre "Tract Two" and a Northeast corner of the aforementioned remaining portion of a 59.876 acre tract, from which a found fence corner post bears South 60°43'53" East, 0.71 feet;**

(5) **THENCE** NORTH 60°44'18" West, 146.71 feet (record - N59°06'W), leaving the aforementioned existing West right-of-way line of Interstate Highway 35, along the Southwest line of the aforementioned 2.14 acre "Tract Two," and a Northeast line of the aforementioned remaining portion of a 59.876 acre tract, to the **POINT OF BEGINNING**, and containing 0.846 of an acre (36,840 square feet) of land, more or less. The total length of the herein described proposed "Denial of Access Line" (see Note 1) is 71.98 feet.

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

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

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00004.

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

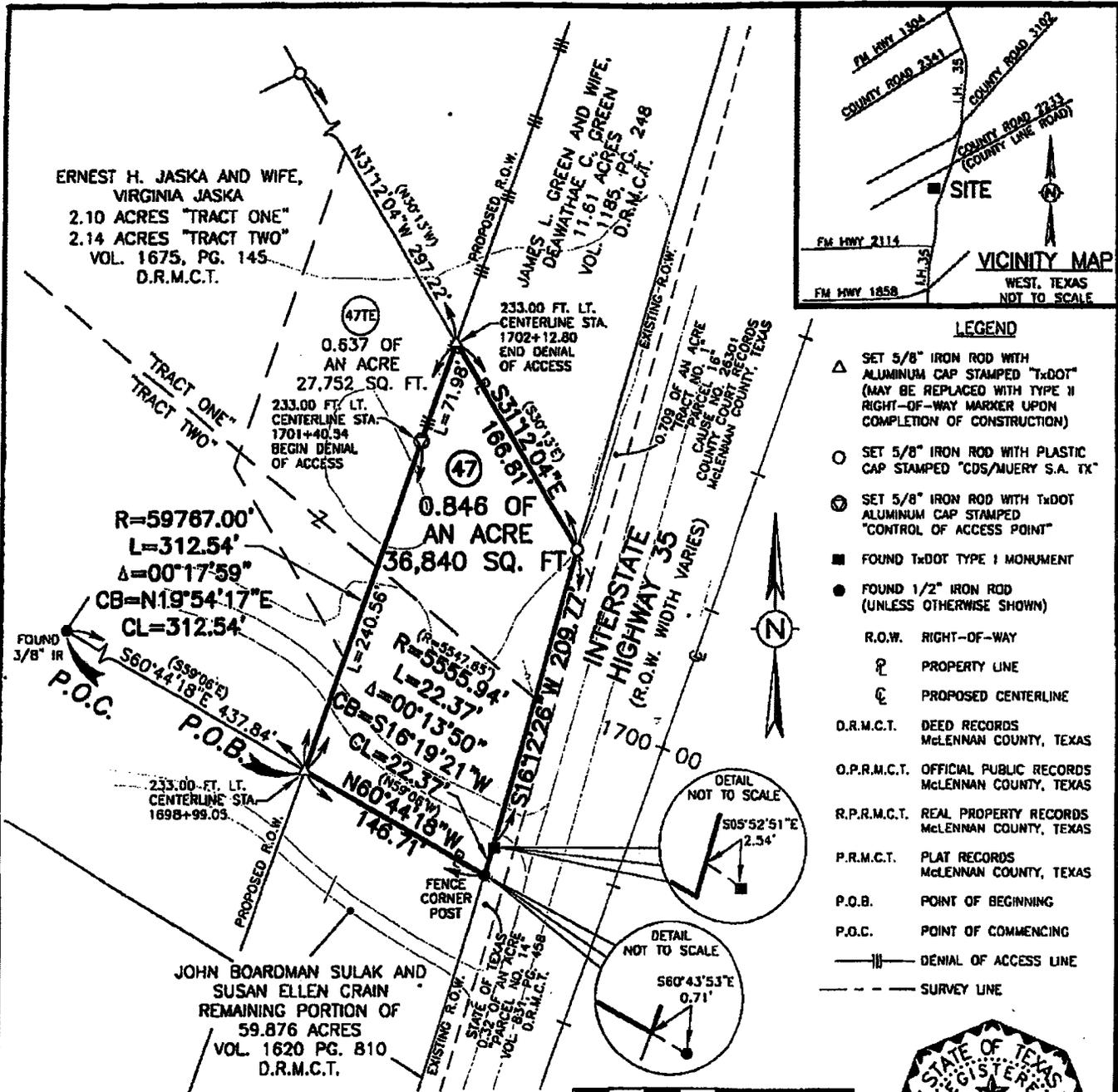
THE STATE OF TEXAS X  
X KNOWN TO ALL MEN BY THESE PRESENTS:  
COUNTY OF BEJAR X

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 10<sup>th</sup> day of March, 2011, A.D.

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





**ALEX P. DECHERD SURVEY, A-320**

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

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL 47.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 1.00004

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]* 3/10/2011  
R. CLAY SWETMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

REVISED: MARCH 10, 2011

**CDS/MUERY SERVICES**

Engineering & Surveying

3411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111

**TEXAS DEPARTMENT OF TRANSPORTATION**

INTERSTATE HIGHWAY 35

PARCEL NO. 47

RCS: 0014-08-083

McLENNAN COUNTY, TEXAS

ROW ACQUISITION-0.846 AC.

WACO DISTRICT

DATE: DECEMBER 17, 2009

PAGE 4 OF 4



County: McLennan  
Highway: IH 35  
CSJ: 0014-08-083  
Parcel: 47TE

**TEMPORARY EASEMENT CLAUSE**

A TEMPORARY EASEMENT for the duration of seven years from the date of possession of said easement for the purpose of highway construction/filling in a stock pond in, along, upon, and across the following described in the following property description, with the temporary right and privilege of having ingress, egress, and regress in, along, upon, and across said tract of land for the purpose of highway construction/filling in stock pond.

Page 1 OF 4

COUNTY: McLennan  
HIGHWAY: Interstate Highway 35  
PROJECT LIMITS: From: FM 1858  
To: McLennan/Hill County Line  
RCSJ: 0014-08-083

March 10, 2011

PROPERTY DESCRIPTION FOR PARCEL 47TE

BEING a 0.637 of an acre (27,752 square feet) parcel of land situated in the Alex P. Decherd Survey, Abstract 320, McLennan County, Texas, and being a part of a 2.10 acre "Tract One" of land, and a 2.14 acre "Tract Two" of land, both described in an instrument to Ernest H. Jaska and wife, Virginia Jaska, recorded in Volume 1675, Page 145, of the Deed Records of McLennan County, Texas, the aforementioned 0.637 of an acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a found 3/8" iron rod for the Southwest corner of the aforementioned 2.14 acre "Tract Two" and an interior corner of the remaining portion of a 59.876 acre tract of land described in an instrument to John Boardman Sulak and Susan Ellen Crain, recorded in Volume 1620, Page 810, of the Deed Records of McLennan County, Texas;

THENCE SOUTH 60°44'18" East, 437.84 feet (record - S59°06'E), along the Southwest line of the aforementioned 2.14 acre "Tract Two" and a Northeast line of the aforementioned remaining portion of a 59.876 acre tract, 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, for a non-tangent point of curvature;

THENCE NORTHEASTERLY an arc distance of 81.42 feet with a curve to the left having a radius of 59,767.00 feet, a delta angle of 00°04'41", and a chord which bears North 20°00'55" East, 81.42 feet, leaving the Southwest line of the aforementioned 2.14 acre "Tract Two" and a Northeast line of the aforementioned remaining portion of a 59.876 acre tract, along 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), for the South corner of the herein described 0.637 of an acre parcel, and the POINT OF BEGINNING;

- (1) THENCE NORTH 31°12'04" West, 154.13 feet, leaving 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) for the West corner of the herein described 0.637 of an acre parcel;

- (2) **THENCE** NORTHEASTERLY an arc distance of 231.42 feet with a curve to the left having a radius of 59,647.00 feet, a delta angle of  $00^{\circ}13'20''$ , and a chord which bears North  $19^{\circ}46'21''$  East, 231.42 feet, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 1) for the North corner of the herein described 0.637 of an acre parcel, lying in the Northeast line of the aforementioned 2.10 acre "Tract One", and the Southwest line of an 11.61 acre tract of land described in an instrument to James L. Green, and wife, Deawathae C. Green, recorded in Volume 1185, Page 248, of the Deed Records of McLennan County, from which a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX" for the most Northerly corner of the said 2.10 acre "Tract One" bears North  $31^{\circ}12'04''$  West, 142.61 feet (record - N30°13'W);
- (3) **THENCE** SOUTH  $31^{\circ}12'04''$  East, 154.61 feet (record - S30°13'E), along the Northeast line of the aforementioned 2.10 acre "Tract One" and the Southwest line of the aforementioned 11.61 acre tract, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 1) for the East corner of the herein described 0.637 of an acre parcel, lying in the proposed West right-of-way line of Interstate Highway 35, for a non-tangent point of curvature;

(4) THENCE SOUTHWESTERLY an arc distance of 231.12 feet with a curve to the right having a radius of 59,767.00 feet, a delta angle of 00°13'18", and a chord which bears South 19°51'56" West, 231.12 feet, leaving the Northeast line of the aforementioned 2.10 acre "Tract One" and the Southwest line of the aforementioned 11.61 acre tract, along the proposed West right-of-way line of Interstate Highway 35, to the POINT OF BEGINNING, and containing 0.637 of an acre (27,752 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 1.00004.

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

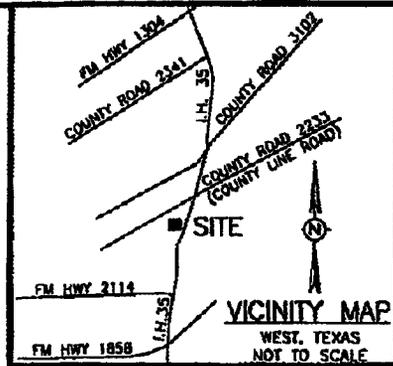
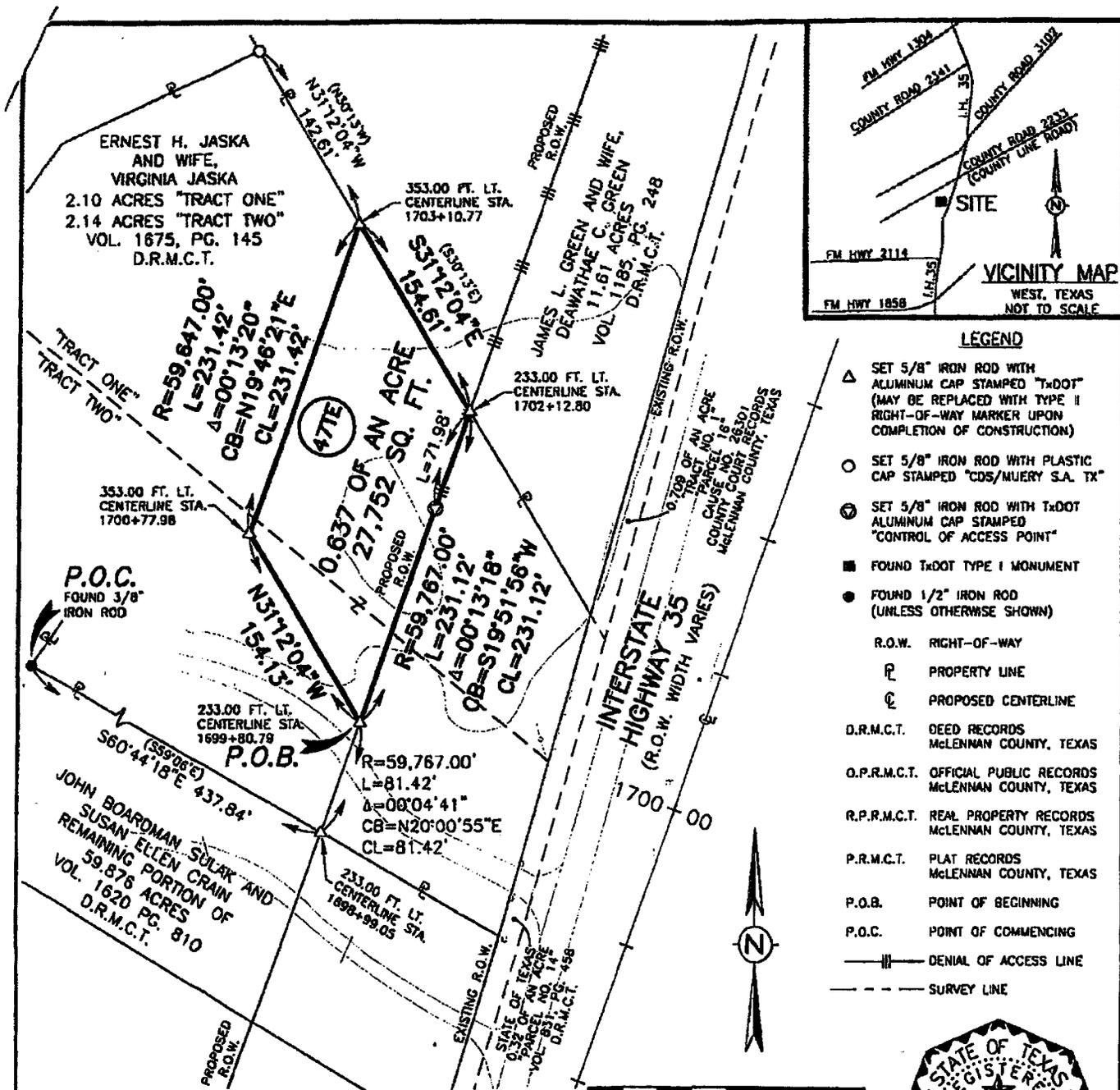
THE STATE OF TEXAS X  
X KNOWN TO ALL MEN BY THESE PRESENTS:  
COUNTY OF BEXAR X

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 10<sup>th</sup> day of March, 2011, A.D.

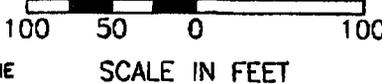
  
\_\_\_\_\_  
R. Clay Swetman  
Registered Professional Land Surveyor  
No. 5397 - State of Texas





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

**ALEX P. DECHERD SURVEY, A-320**



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

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL 47TE.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 1.00004

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]* 3/10/2011  
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. 47TE  
RCS# 0014-08-083  
McLENNAN COUNTY, TEXAS

ROW ACQUISITION - 0.637 AC.	WACO DISTRICT	DATE: MARCH 10, 2011	PAGE 4 OF 4
-----------------------------	---------------	----------------------	-------------

County: McLennan  
Highway: IH 35  
CSJ: 0014-08-083  
Parcel: 47 & 47TE

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

Title to all that stock pond 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 3  
August 05, 2008  
Revised May 15, 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 6

BEING 0.023 OF ONE ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE THOMAS THATCHER SURVEY, ABSTRACT NO. 647 IN MCLENNAN COUNTY, TEXAS AND PART OF A CALLED 0.242 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO AARON C. TUCKER RECORDED IN MCLENNAN COUNTY CLERK (MCC) FILE 20044018905; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a found 1/2" iron rod at the southeast corner of said 0.242 acres and the northeast corner of a called 0.268 acre tract described in deed to Joe K. Sanders recorded in Volume 1322, Page 415 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);

THENCE North 74°13'11" West 188.54 feet with the north line of said 0.268 acres and the south line of said 0.242 acres to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed east right-of-way line of Interstate Highway 35 (IH 35) and the **POINT OF BEGINNING**;

- (1) THENCE North 74°13'11" West 19.88 feet with the north line of said 0.268 acres and the south line of said 0.242 acres to a found 1/2" iron rod in the existing east right-of-way line of IH 35 at the southwest corner of said 0.242 acres, the northwest corner of said 0.268 acres, and in the east line of a called 6.131 acre tract described in Cause No. 21820 to McLennan County for right-of-way recorded in Volume S, Page 193 of the Civil Court Records of McLennan County, Texas;
- (2) THENCE 50.26 feet along a curve to the right having a radius of 11235.16 feet, a delta angle of 00°15'23", and chord bears North 09°36'40" East 50.26 feet with the existing east right-of-way line of IH 35 and the west line of said 0.242 acres to a found 1/2" iron rod at the northwest corner of said 0.242 acres and the southwest corner of Lot 5, Block 1 of the Jamnie Addition, a subdivision recorded in MCC 2001029876;
- (3) THENCE South 74°04'12" East 20.05 feet with the north line of said 0.242 acres and the south line of said Lot 5 to a set 5/8" iron rod with TxDOT aluminum cap in the proposed east right-of-way line of IH 35;

- (4) THENCE 50.19 feet along a curve to the left having a radius of 11853.83 feet, a delta angle of  $00^{\circ}14'33''$ , and chord bears South  $09^{\circ}48'00''$  West 50.19 feet through said 0.242 acres with the proposed east right-of-way line of IH 35 to the **POINT OF BEGINNING.**

This parcel contains 0.023 of one acre of land, more or less, out of the Thomas Thatcher Survey, Abstract No. 847 in McLennan County, Texas.

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

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

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

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

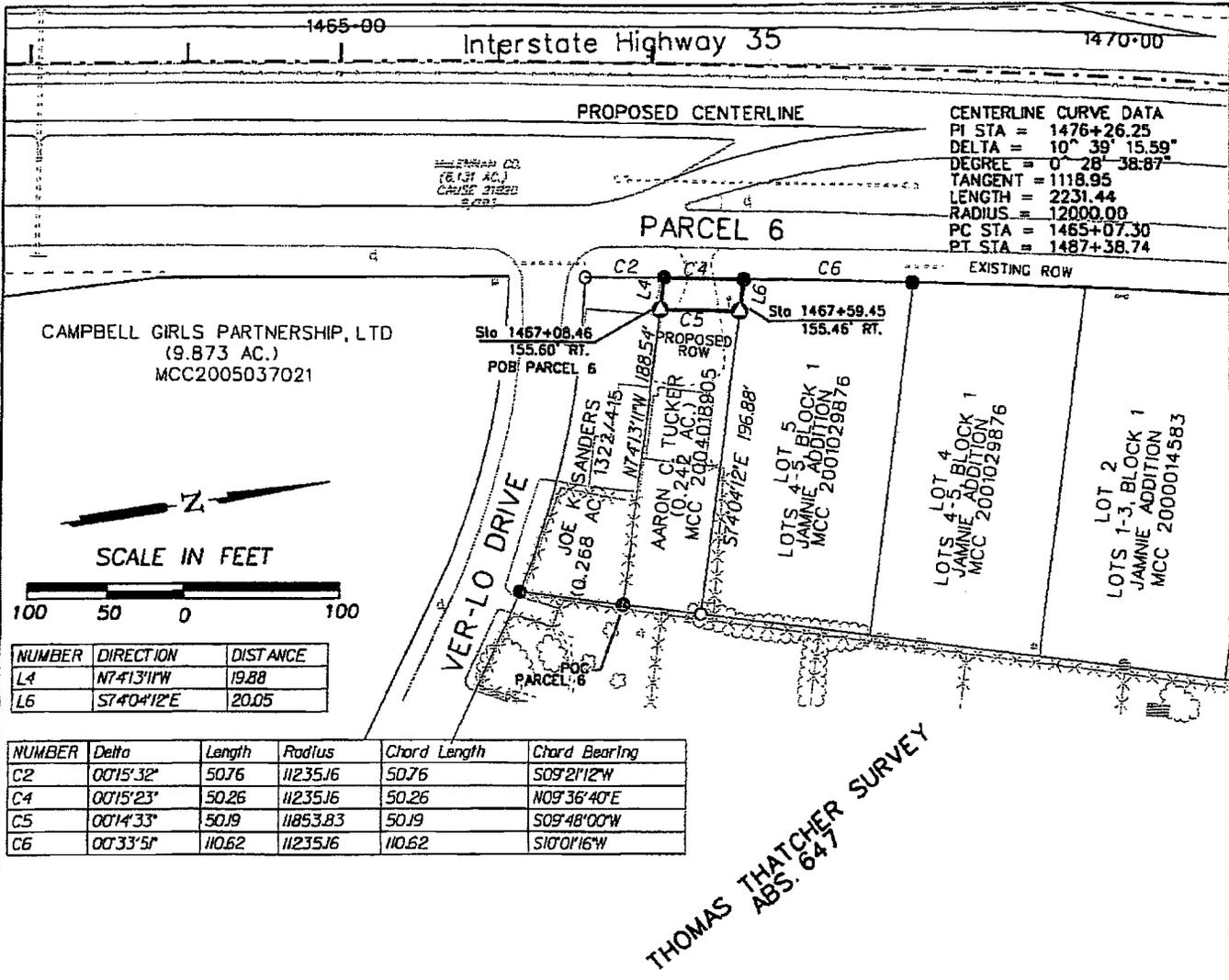
*David R. Hartman*

*5/15/10*

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

Date





**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/ "TXDOT" CAP UNLESS NOTED
- = 1/2" IRON ROD FOUND UNLESS NOTED
- ⊙ = IRON PIPE FOUND
- △ = CALCULATED POINT
- P = PROPERTY LINE
- C = CENTER LINE
- ( ) = RECORD INFORMATION
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- ||| = ACCESS DENIAL LINE

**NOTES:**

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

ACCESS IS PERMITTED TO 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* 5/15/10

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



**LANDESIGN SERVICES, INC.**

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

PARCEL: 6 ACRES 0.023  
 HIGHWAY: IH 35 COUNTY: McLENNAN  
 ROW CSJ: 0015-01-220 DATE: 08/5/08  
 SCALE: 1" = 100' SHEET: 3 of 3

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

Rev. 5/15/10

County: McLennan  
Highway: IH 35  
CSJ: 0015-01-220  
Parcel: 6

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

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

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 11

BEING 0.260 OF ONE ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE THOMAS THATCHER SURVEY, ABSTRACT NO. 647 IN MCLENNAN COUNTY, TEXAS AND PART OF A CALLED 2.0000 ACRE TRACT DESCRIBED IN WARRANTY DEED TO LORENA STATE BANK [NOW EXTRACO BANK] RECORDED IN VOLUME 1542, PAGE 412 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a found 1/2" iron rod at the northeast corner of said 2.0000 acres in the existing south right-of-way line of Meadow Lane (dedication not found);

THENCE North 74°10'54" West 191.15 feet with the existing south right-of-way line of Meadow Lane and the north line of said 2.000 acres to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap (see Note 1) in the proposed east right-of-way line of Interstate Highway 35 (IH 35) and the **POINT OF BEGINNING**;

- (1) THENCE South 63°42'24" West 47.68 feet through said 2.0000 acres with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (see Note 1);
- (2) THENCE 302.00 feet along a curve to the left having a radius of 3970.33 feet, a delta angle of 04°21'30", and chord bears South 16°01'11" West 301.93 feet through said 2.0000 acres with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with a TxDOT aluminum cap in the south line of said 2.0000 acres and the north line of Lot 1, Block 1 of Lots 1-3, Block 1, Jamnie Addition recorded in McLennan County Clerk (MCC) file 2000014583;
- (3) THENCE North 74°21'52" West 23.89 feet with the north line of said Lot 1, Block 1 and the south line of 2.0000 acres to a found 1/2" iron rod in the existing east right-of-way line of IH 35 at the northwest corner of said Lot 1, Block 1, the southwest corner of said 2.0000 acres, and in the east line of a called 6.131 acre tract described in Cause No. 21820 to McLennan County for right-of-way recorded in Volume S, Page 193 of the Civil Court Records of McLennan County, Texas;

- (4) THENCE 334.44 feet along a curve to the right having a radius of 11235.16 feet, a delta angle of 01°42'20" and chord bears North 12°50'54" East 334.43 feet with the existing east right-of-way line of IH 35 and the west line of said 2.0000 acres to a found 1/2" iron rod in the existing south right-of-way line of Meadow Lane at the northwest corner of said 2.0000 acres;
- (5) THENCE South 74°10'54" East 77.64 feet with the existing south right-of-way line of Meadow Lane and the north line of said 2.0000 acres to the **POINT OF BEGINNING.**

This parcel contains 0.260 of one acre of land, more or less, out of the Thomas Thatcher Survey, Abstract No. 647 in McLennan County, Texas.

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

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.

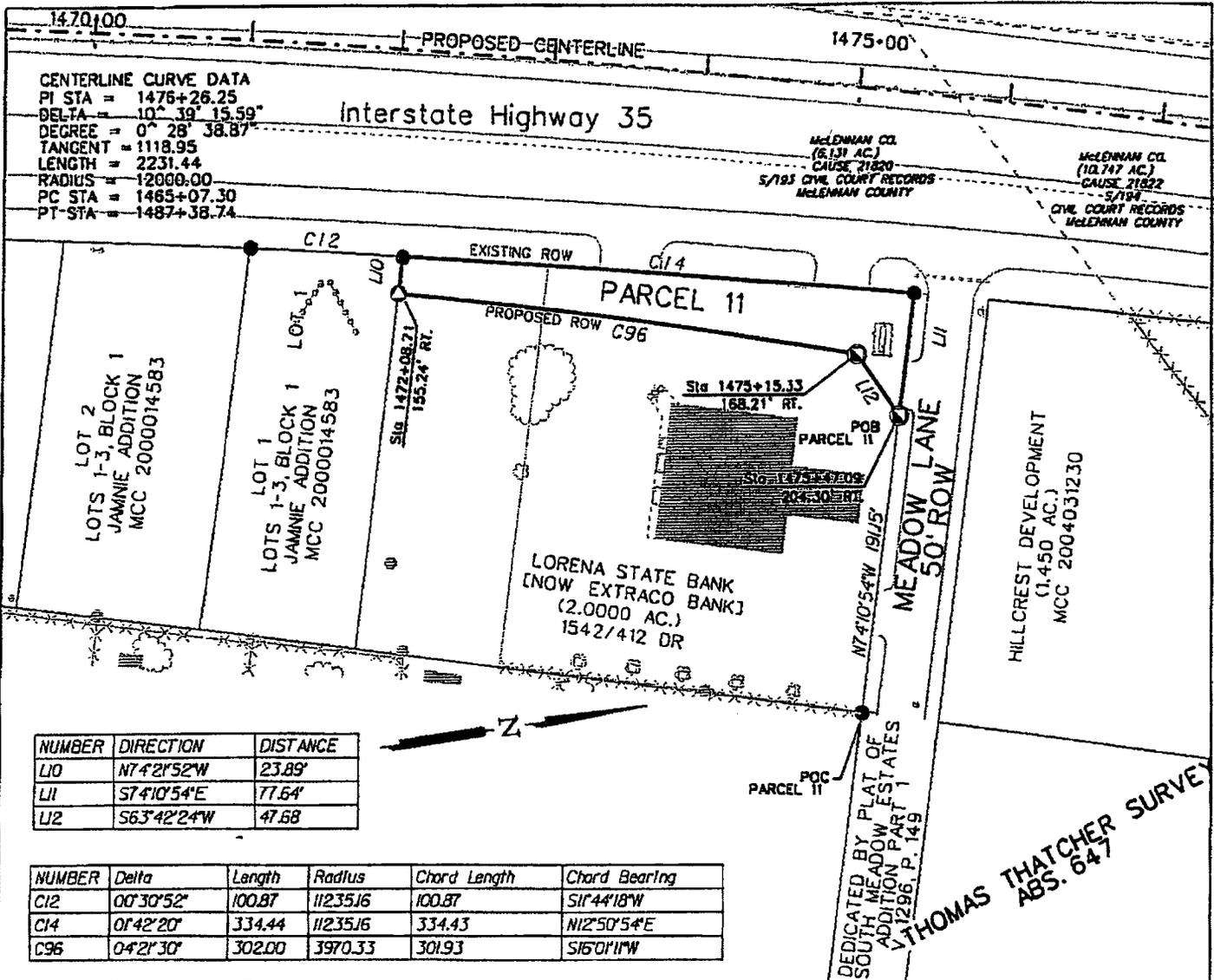
Access is permitted to highway facility from the remainder of the abutting property.

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 5/15/10  
Date  
David R. Hartman  
Registered Professional Land Surveyor  
State of Texas No. 5264



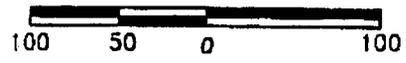


NUMBER	DIRECTION	DISTANCE
LI0	N74°21'52"W	23.89'
LI1	S74°10'54"E	77.64'
LI2	S63°42'24"W	47.68'

NUMBER	Delta	Length	Radius	Chord Length	Chord Bearing
C12	00°30'52"	100.87	11235.16	100.87	S11°44'18"W
C14	01°42'20"	334.44	11235.16	334.43	N12°50'54"E
C96	04°21'30"	302.00	3970.33	301.93	S16°01'11"W

**SURVEY LEGEND**

**SCALE IN FEET**



- ⊙ = SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "T+DOT" (MAY BE REPLACED WITH TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF CONSTRUCTION)
- = 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
- Δ = CALCULATED POINT
- P = PROPERTY LINE
- C = CENTER LINE
- ( ) = RECORD INFORMATION
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- ||| = ACCESS DENIAL LINE

**NOTES:**

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

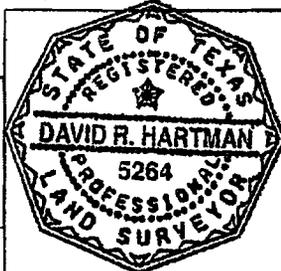
ACCESS IS PERMITTED TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman* 5/15/10

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



**LANDESIGN SERVICES, INC.**

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

Rev 5/15/10

**PARCEL: 11**      **ACRES 0.260**  
**HIGHWAY: IH 35**      **COUNTY: McLENNAN**  
**ROW CSJ: 0015-01-220**      **DATE: 09/19/08**  
**SCALE: 1" = 100'**      **SHEET: 3 of 3**

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

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 34

Being 0.110 of an acre of land situated in the LEVI PREWITT SURVEY, Abstract No. 723, McLennan County, Texas. Being part of that certain called 2.0 acre tract of land conveyed to Bobby N. Patterson, Jr. and wife, Pamela R. Patterson by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 9935535 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 0.110 of an acre being more particularly described by metes and bounds as follows:

**COMMENCING** at a found 1/2-inch iron rod at an angle point in the southwesterly line of that certain called 2.5672 acre tract (designated as Tract 1) of land conveyed to Joe F. Frerich by deed and recorded under M.C.C.F. No. 9709671 of said Official Public Records, being the northerly corner of said 2.0 acre tract;

Thence, South 46°16'10" East, 464.09 feet along the southwesterly line of said 2.5672 acre tract, being the northeasterly line of said 2.0 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed northwesterly right of way line of Interstate Highway 35 (width varies) and for the **POINT OF BEGINNING**;

- 1) **THENCE**, South 46°16'10" East, 16.62 feet continuing along the southwesterly line of said 2.5672 acre tract, being the northeasterly line of said 2.0 acre tract to a found 1/2-inch iron rod in the existing northwesterly right of way line of Interstate Highway 35 (width varies), being the southerly corner of said 2.5672 acre tract, same being the easterly corner of said 2.0 acre tract, said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 810, Page 576 and Volume 738, Page 448 both of the Deed Records of McLennan County, Texas (D.R.M.C.T.);
- 2) **THENCE**, South 14°26'36" West, 58.79 feet along the existing northwesterly right of way line of Interstate Highway 35, being the southeasterly line of said 2.0 acre tract to an angle point, from which a found concrete monument (broken) bears North 73°25' West, 0.42 feet;

- 3) **THENCE, South 25°45'09" West, 143.39 feet** continuing along the existing northwesterly right of way line of Interstate Highway 35, being the southeasterly line of said 2.0 acre tract to a found 1/2-inch iron rod at the easterly corner of that certain called 3.2615 acre tract of land conveyed to Joe F. Frerich by deed and recorded under Volume 1833, Page 300 of said Deed Records, being the southerly corner of said 2.0 acre tract;
- 4) **THENCE, North 42°09'00" West, 26.87 feet** along the northeasterly line of said 3.2615 acre tract, being the southwesterly line of said 2.0 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 in a curve to the left;
- 5) **THENCE, in a northeasterly direction, along the proposed northwesterly right of way line of Interstate Highway 35 and along said curve to left, having a central angle of 00°27'15", a radius of 24,740.33 feet, an arc length of 196.08 feet and a chord bearing and distance of North 25°02'20" East, 196.08 feet to the POINT OF BEGINNING and containing 0.110 of an acre of land, more or less.**

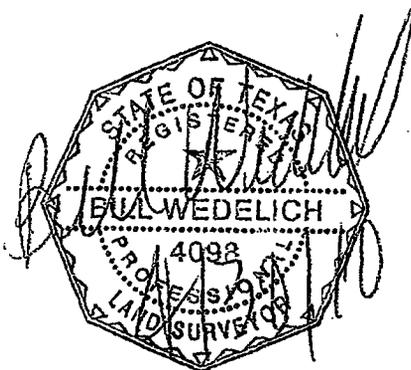
**Horizontal Control** – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD 83 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD 83 (1993) Grid values divide the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

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

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

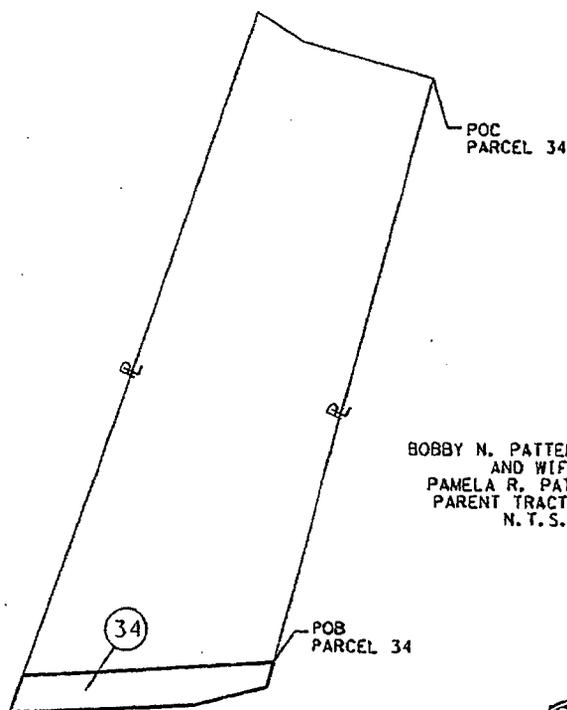
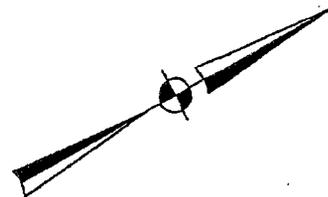
See attached 8 ½" x 11" plat that accompanies.

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

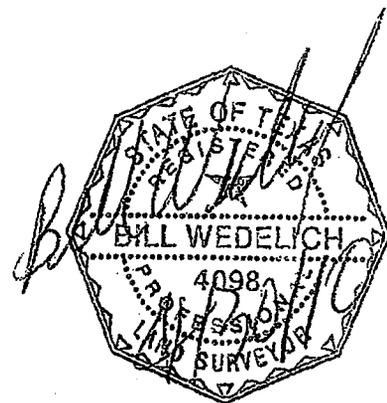


LEGEND

- 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



BOBBY N. PATTERSON, JR.  
AND WIFE  
PAMELA R. PATTERSON  
PARENT TRACT INSET  
N. T. S.



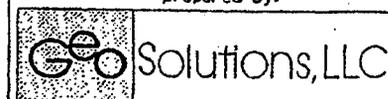
NOTES:

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

PARCEL 34  
0.110 ACRES  
4,789 SQ. FT.

PAGE 3 OF 4

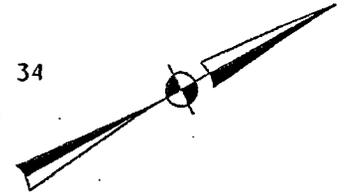
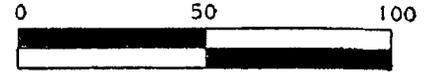
BOBBY N. PATTERSON, JR. AND  
WIFE PAMELA R. PATTERSON  
1/4-35 SOUTH  
C.S.J. 0015-02-058  
McLENNAN COUNTY APRIL, 2010  
prepared by:



REVISED:

Doc# 1435-070 Parcel 34.dwg

CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	CHORD	CHD
C1	00° 27' 15"	24,740.33'	196.08'	N25° 02' 20"E	196.08'



# LEVI PREWITT SURVEY A-7 23

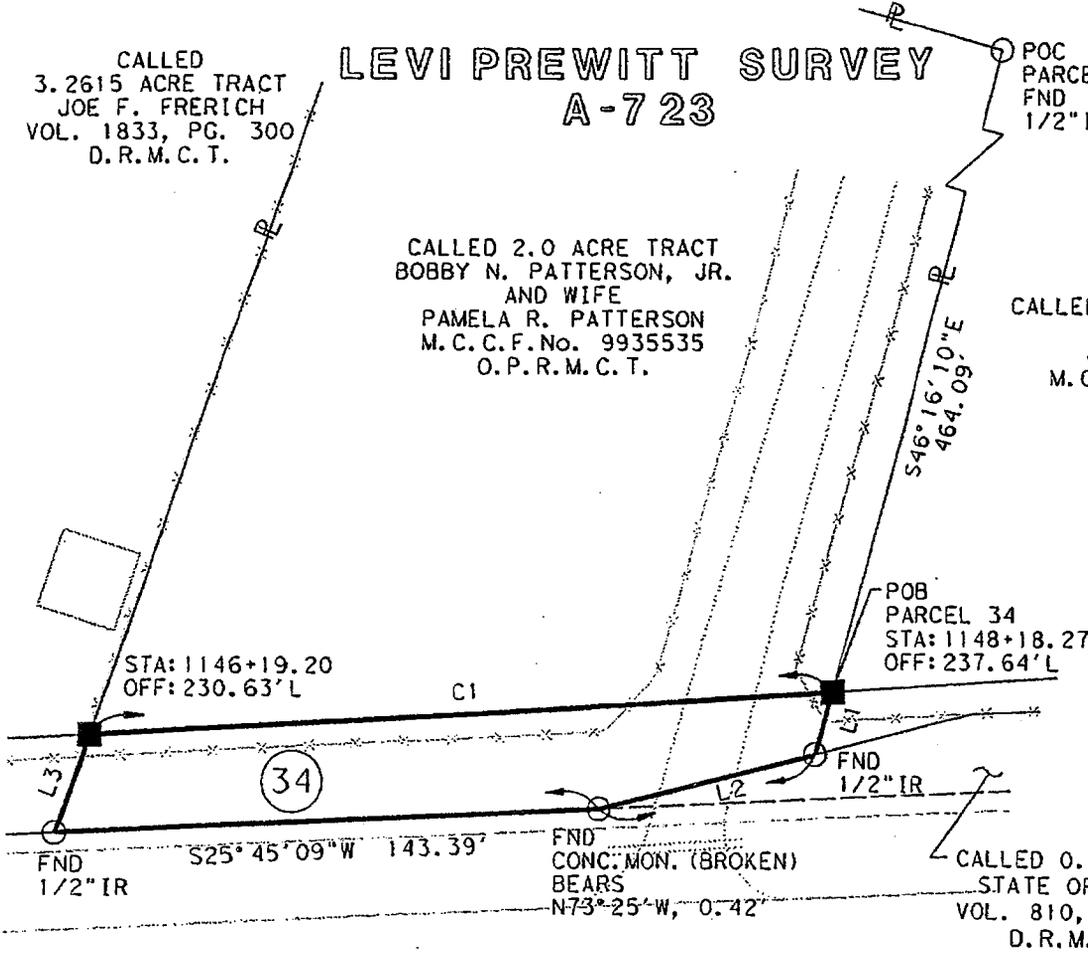
CALLED  
3.2615 ACRE TRACT  
JOE F. FRERICH  
VOL. 1833, PG. 300  
D.R.M.C.T.

CALLED 2.0 ACRE TRACT  
BOBBY N. PATTERSON, JR.  
AND WIFE  
PAMELA R. PATTERSON  
M.C.C.F.No. 9935535  
O.P.R.M.C.T.

CALLED 2.5672 ACRE TRACT  
(TRACT 1)  
JOE F. FRERICH  
M.C.C.F.No. 9709671  
O.P.R.M.C.T.

PROPOSED BASELINE  
CURVE DATA

$\Delta = 02^{\circ} 58' 45" \text{LT}$   
 $R = 15,000.00'$   
 $L = 779.92'$   
 $\text{CHB} = N27^{\circ} 15' 37" \text{E}$   
 $\text{CHD} = 779.83'$   
 $\text{PI}$   
 $\text{STA: } 1146+73.77$   
 $N = 10,452,392.12$   
 $E = 3,260,679.57$



CALLED 3.37 ACRES  
STATE OF TEXAS  
VOL. 738, PG. 448  
D.R.M.C.T.

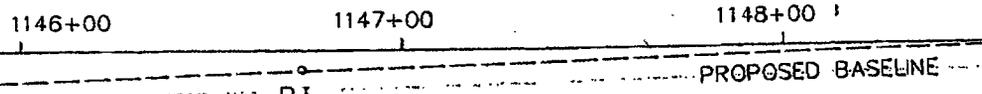
CALLED 2.051 ACRES  
STATE OF TEXAS  
VOL. 427, PG. 582  
D.R.M.C.T.

CALLED 0.201 ACRE  
STATE OF TEXAS  
VOL. 810, PG. 578  
D.R.M.C.T.

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	S46° 16' 10"E	16.62'
L2	S14° 26' 36"W	58.79'
L3	N42° 09' 00"W	26.87'

PARCEL 34  
0.110 ACRES  
4,789 SQ. FT.

PAGE 4 OF 4

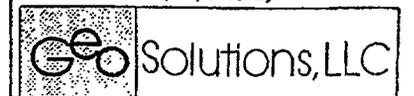


CALLED 3.37 ACRES  
STATE OF TEXAS  
VOL. 738, PG. 448  
D.R.M.C.T.

REVISED:

DGN: 1435-010 000001 148 400

BOBBY N. PATTERSON, JR. AND  
WIFE PAMELA R. PATTERSON  
1H-35 SOUTH  
C. S. J. 0015-02-058  
MCLENNAN COUNTY APRIL, 2010  
prepared by:



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 40**

**BEING 0.850 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE B. STRUNK SURVEY, ABSTRACT 784 IN BELL COUNTY, TEXAS AND BEING PART OF THAT CALLED 1.336 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO ROBERT DODDS RECORDED IN VOLUME 4704, PAGE 211 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a found 1/2" iron rod at the northwest corner of said 1.336 acres and the southwest corner of a 1.000 acre tract described in deed to Craig Murphy recorded in Volume 3763, Page 675 of the Official Public Records of Bell County, Texas;

**THENCE** South 72°58'53" East 124.55 feet with the north line of said 1.336 acres and the south line of said 1.000 acres tract to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed west right-of-way line of Interstate Highway 35 (IH 35) for the **POINT OF BEGINNING**;

- (1) **THENCE** South 72°58'53" East 242.21 with the north line of said 1.336 acres and the south line of said 1.000 acre tract to a found 1/2" iron rod in the existing west right-of-way line of IH 35 and the west line of a 2.341 acre tract described in deed to the State of Texas recorded in Volume 767, Page 195 of the Official Public Records of Bell County, Texas, at the northeast corner of said 1.336 acres and the southeast corner of said 1.000 acre tract;
- (2) **THENCE** South 26°25'01" West 92.37 feet with the existing west right-of-way line of IH 35 and the east line of said 1.336 acres to a found 1/2" iron rod;
- (3) **THENCE** South 35°26'01" West 79.77 feet with the existing west right-of-way line of IH 35 and the east line of said 1.336 acres to a found 1/2" iron rod at the southeast corner of said 1.336 acres and the northeast corner of a 3.001 acre tract described in deed to A.C. Boston Recorded in Volume 2264, Page 569 of the Deed Records of Bell County, Texas;
- (4) **THENCE** North 72°50'33" West 195.10 feet with the south line of said 1.336 acres and the north line of said 3.001 acres to a set 5/8" iron rod with TxDOT aluminum cap in the proposed west right-of-way line of IH 35 and the beginning of an Access Denial Line;

- (5) THENCE North 14°40'12" East 128.78 feet through said 1.336 acres with the proposed west right-of-way line of IH 35 and the Access Denial Line to a set 5/8" iron rod with TxDOT aluminum cap stamped "Control of Access Point" and the end of the Access Denial Line;
- (6) THENCE North 14°40'12" East 37.71 feet through said 1.336 acres and with the proposed west right-of-way line of IH 35 to the **POINT OF BEGINNING**;

This parcel contains 0.850 of an acre of land, more or less, out of the B. Strunk Survey, Abstract No. 784 in Bell County, Texas.

This parcel contains 128.78 linear feet of Access Denial Line.

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

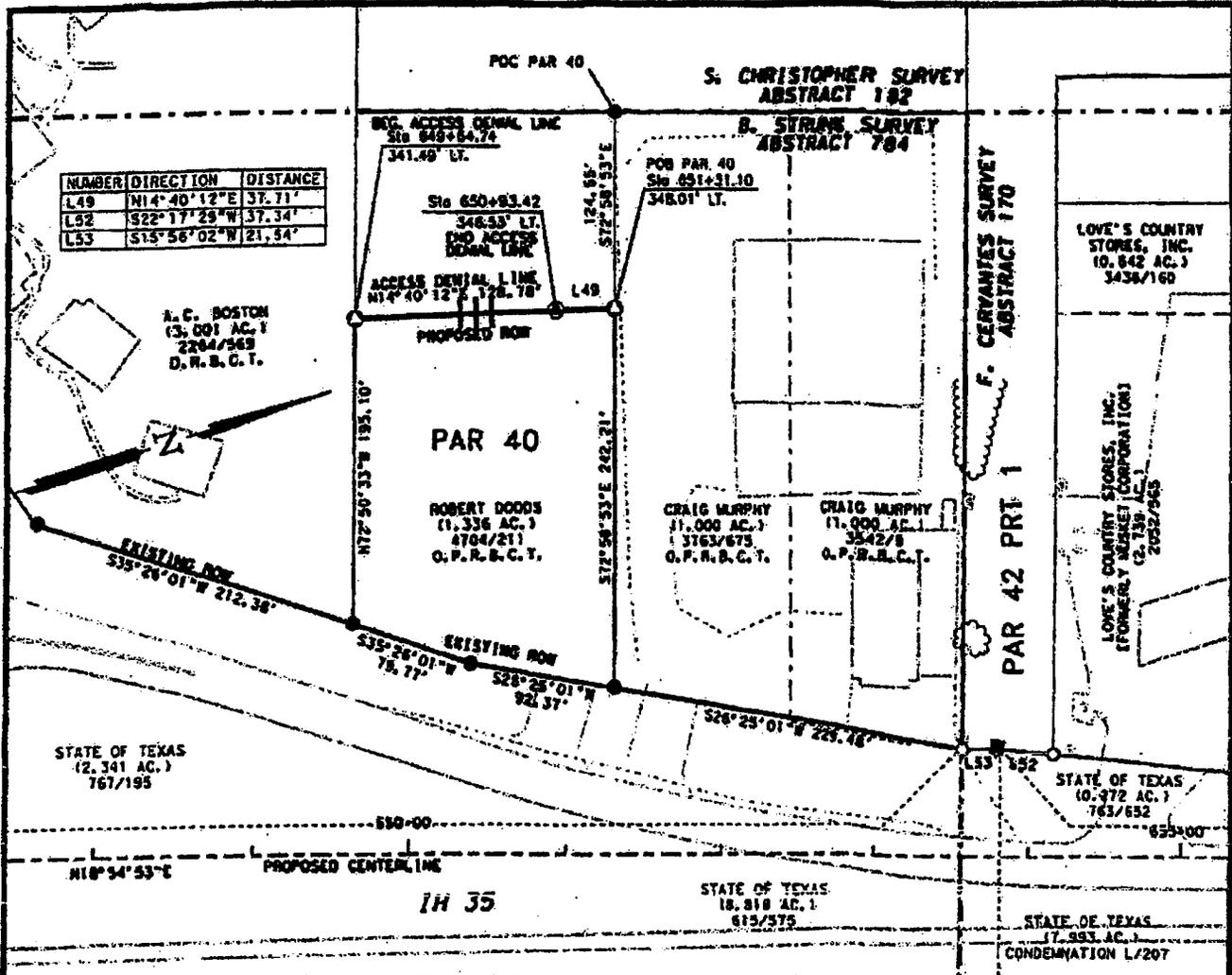
Access is prohibited across the Access Denial Line to highway facility from the remainder of the abutting property.

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

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

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

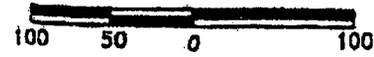




**SURVEY LEGEND**

- ⊙ = SET 3/8" IRON WITH 1/2" FOOT ALUMINUM CAP STAMPED "CONTROL OF ACCESS POINT"
  - = TYPE II MONUMENT SET
  - ▣ = TYPE I MONUMENT FOUND
  - = 5/8" IRON ROD SET W/ "LANDSIGN" CAP UNLESS NOTED
  - ⊙ = 5/8" IRON ROD SET W/ "1/2" FOOT" CAP UNLESS NOTED
  - ⊙ = 1/2" IRON ROD FOUND UNLESS NOTED
  - ⊙ = IRON PIPE FOUND
  - △ = CALCULATED POINT
  - P = PROPERTY LINE
  - C = CENTER LINE
  - ( ) = RECORD INFORMATION
  - P.C. = POINT OF CURVATURE
  - P.T. = POINT OF TANGENT
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - = ACCESS DENIAL LINE
- O.P.R.B.C.T. = DEED RECORDS BELL COUNTY, TEXAS  
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS  
R.P.R.B.C.T. = REAL PROPERTY RECORDS BELL COUNTY, TEXAS

**SCALE IN FEET**



**NOTES:**

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

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman* 4/16/10

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



**LANDESIGN SERVICES, INC.**

512-298-7901  
555 ROUND ROCK WEST DR.  
BUILDING D, SUITE 170  
ROUND ROCK, TEXAS 78681

PARCEL: 40 ACRES 0.850  
HIGHWAY: IH 35 COUNTY: Bell  
ROW CSJ: 0015-04-083 DATE: 04/16/10  
SCALE: 1" = 100' SHEET: 3 of 3

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

Page 1 of 3  
May 15, 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 65

BEING 0.082 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE THOS. THATCHER SURVEY, ABSTRACT NO. 647 IN MCLENNAN COUNTY, TEXAS AND BEING A PART OF A TRACT DESCRIBED IN DEED TO WILBUR COOK AND WIFE, SHERON COOK RECORDED IN VOLUME 383, PAGE 309 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS (D.R.M.C.T); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a found 1/2" iron rod at the northwest corner of said Cook tract, the northeast corner of a tract described in deed to John C. Nicosia and Elicia Ann Nicosia recorded in Volume 1519, Page 683 of the D.R.M.C.T and on the south line of a called 2.96 acre tract described in deed to the First Baptist Church of Lorena recorded in Volume 1837, Page 895 of the D.R.M.C.T;

THENCE North 81°11'00" East 49.20 feet with the north line of said Cook tract and the south line of said 2.96 acre tract to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the proposed west right-of-way line of Interstate Highway 35 (IH 35) and the **POINT OF BEGINNING**;

- (1) THENCE North 81°11'00" East 20.00 feet with the north line of said Cook tract and the south line of said 2.96 acre tract to a set 5/8" iron rod with Landesign cap at the northeast corner of said Cook tract, the southeast corner of said 2.96 acre tract, the west line of a called 2.95 acre tract described in deed to McLennan County recorded in Volume 413, Page 614 of the D.R.M.C.T and the existing west right-of-way line of IH 35;
- (2) THENCE 210.35 feet along a curve to the left having a radius of 11509.16 feet, a delta angle of 01°02'50" and a chord bears South 01°29'02" West 210.35 feet with the east line of said Cook tract and the existing west right-of-way line of IH 35 to a set 5/8" iron rod with Landesign cap at the south corner of said Cook tract, the northeast corner of the remainder of a called 1.91 acre tract described in deed to Rilda L. Aeri recorded in Volume 309, Page 31 of the D.R.M.C.T and the southeast corner of said Nicosin tract;
- (3) THENCE North 08°43'27" West 67.61 feet with the west line of said Cook tract and the east line of said Nicosin tract to a set 5/8" iron rod with TxDOT aluminum cap on the proposed west right-of-way line of IH 35;

(4) THENCE North 11°51'42" East 139.93 feet through said Cook tract with the proposed west right-of-way line of IH 35 to the **POINT OF BEGINNING**.

This parcel contains 0.082 acres of land, more or less, out of the Thos. Thatcher Survey, Abstract No. 647 in McLennan County, Texas.

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

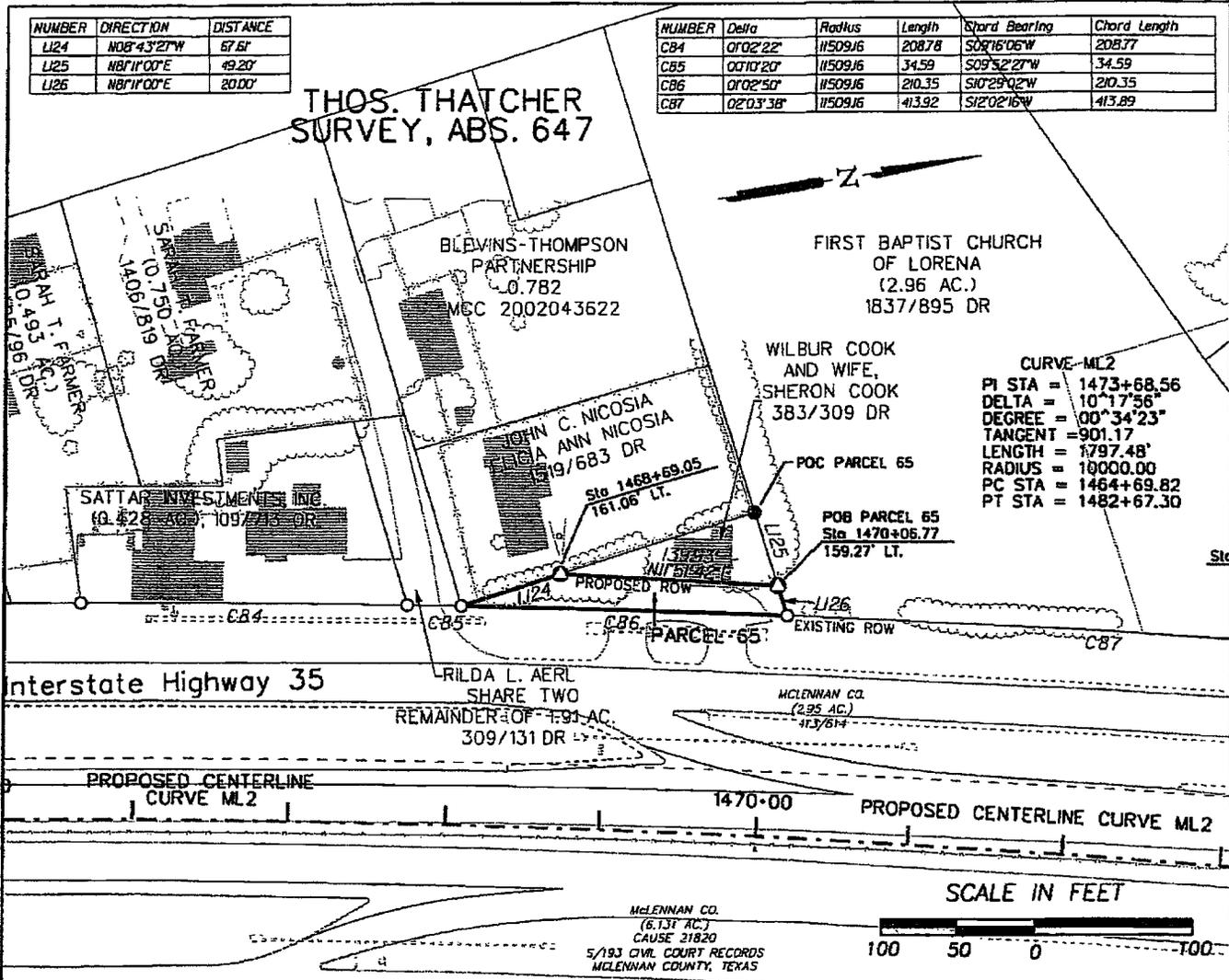
Access is permitted to highway facility from the remainder of the abutting property.

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

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

David R. Hartman 5/15/10  
David R. Hartman Date  
Registered Professional Land Surveyor  
State of Texas No. 5264





**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
- ⊕ = CENTER LINE
- ( ) = RECORD INFORMATION
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- +++ = ACCESS DENIAL LINE

**NOTES:**

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

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

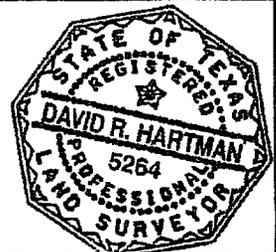
PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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* 5/15/10  
 David R. Hartman  
 Registered Professional Land Surveyor, No. 5264, State of Texas

PARCEL: 65                      ACRES 0.082  
 HIGHWAY: IH 35              COUNTY: McLENNAN  
 ROW CSJ: 0015-01-220      DATE: 05/15/10  
 SCALE: 1" = 100'            SHEET: 3 of 3

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

County: McLennan  
Highway: Interstate Highway 35  
CSJ: 0015-01-220  
Parcel: 65

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

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

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

Page 1 OF 7  
March 19, 2010  
REVISED: June 7, 2010

PROPERTY DESCRIPTION FOR PARCEL 4

BEING a 4.322 acre (188,246 square feet) parcel of land situated in the H.W. Hurd Survey, Abstract 398, Bell County, Texas, and being a part of a 3.33 acre tract of land referred to in an instrument to Bob Howerton, Billie Hanks, Jr., Terry Weaver, and Freda Nutt Hanks, Trustees, recorded in Volume 5719, Page 37, of the Official Public Records of Bell County, Texas, and described in instrument to Freda Nutt Hanks, recorded in Volume 1610, Page 113, of the Deed Records of Bell County, Texas, a part of a 10.377 acre tract of land referred to in an instrument to Bob Howerton, Billie Hanks, Jr., Terry Weaver, and Freda Nutt Hanks, Trustees, recorded in Volume 5719, Page 37, of the Official Public Records of Bell County, Texas, and described in an instrument to Freda Nutt Hanks, recorded in Volume 1584, Page 118, of the Deed Records of Bell County, Texas, and also a part of a 20.36 acre tract of land referred to in an instrument to Bob Howerton, Billie Hanks, Jr., Terry Weaver, and Freda Nutt Hanks, Trustees, recorded in Volume 5719, Page 37, of the Official Public Records of Bell County, Texas, and described in an instrument recorded in Volume 2500, Page 175, of the Official Public Records of Bell County, Texas, the aforementioned 4.322 acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2" iron rod lying in the existing South right-of-way line of College Hill Drive (right-of-way width varies, public maintained, no record description found) for the Northeast corner of a 1.037 acre tract of land described in an instrument to Charles Allen and Suzanne Allen, recorded in Volume 4201, Page 446, of the Official Public Records of Bell County, Texas, being also Lot 1 of Stone Creek at College Hill, described by plat recorded in Cabinet C, Slide 204-A, of the Plat Records of Bell County, Texas;

THENCE NORTH 70°20'58" West, 152.10 feet, along the North line of the aforementioned 1.037 acre tract and the aforementioned existing South right-of-way line of College Hill Drive, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 2) lying in the proposed East right-of-way line of Interstate Highway 35 for a Northeast corner of the aforementioned 3.33 acre tract, the Northwest corner of the said 1.037 acre tract and the Northeast corner and POINT OF BEGINNING of the herein described 4.322 acre parcel;

Page 2 OF 7

- (1) **THENCE** SOUTH 16°16'11" West, 303.39 feet, leaving the aforementioned existing South right-of-way line of College Hill Drive along the East line of the aforementioned 3.33 acre tract, the West line of the aforementioned 1.037 acre tract, and the proposed East right-of-way line of Interstate Highway 35, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 2) for the Northwest corner of the aforementioned 10.337 acre tract, the Southwest corner of the said 1.037 acre tract, and an angle corner of the herein described 4.322 acre parcel, from which a found 1/2" iron rod bears South 54°10'10" West, 0.51 feet;
- (2) **THENCE** SOUTH 00°53'06" West, 100.00 feet, leaving the East line of the aforementioned 3.33 acre tract along the proposed East right-of-way line of Interstate Highway 35, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 2) for the beginning of a proposed "Denial of Access Line" (see Note 1) and an angle corner of the herein described 4.322 acre parcel;
- (3) **THENCE** SOUTH 10°36'42" West, 350.27 feet, along the proposed "Denial of Access Line" (see Note 1) and continuing along the proposed East right-of-way line of Interstate Highway 35, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 2) for an angle corner of the proposed "Denial of Access Line" (see Note 1) and an angle corner of the herein described 4.322 acre parcel;
- (4) **THENCE** SOUTH 23°13'27" West, 347.50 feet, continuing along the proposed "Denial of Access Line" (see Note 1) and the proposed East right-of-way line of Interstate Highway 35, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 2) for an angle corner of the proposed "Denial of Access Line" (see Note 1) and an angle corner of the herein described 4.322 acre parcel;
- (5) **THENCE** SOUTH 27°30'05" West, 88.30 feet, continuing along the proposed "Denial of Access Line" (see Note 1) and the proposed East right-of-way line of Interstate Highway 35, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 2) for the end of the proposed "Denial of Access Line" (see Note 1) and for an angle corner of the herein described 4.322 acre parcel;
- (6) **THENCE** SOUTH 10°52'49" West, 183.94 feet, continuing along the proposed East right-of-way line of Interstate Highway 35, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 2) lying in a Southwest line of the aforementioned 20.36 acre tract and in the existing East right-of-way line of Interstate Highway 35 (right-of-way width varies), described in a document of a 2.609 acre "Parcel No. 23" to the State of Texas, recorded in Volume 779, Page 344, of the Deed Records of Bell County, Texas, for the South corner of the herein described 4.322 acre parcel, from which a point for a Southwest corner of the aforementioned 20.36 acre tract bears South 23°07'53" East, 186.68 feet;

Page 3 OF 7

- (7) **THENCE** NORTH 23°07'53" West, 129.57 feet, leaving the proposed East right-of-way line of Interstate Highway 35 along a Southwest line of the aforementioned 20.36 acre tract and the aforementioned existing East right-of-way line of Interstate Highway 35, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX." for an angle corner of the said 20.36 acre tract and an angle corner of the herein described 4.322 acre parcel;
- (8) **THENCE** NORTH 00°36'54" East, 374.63 feet, along a West line of the aforementioned 20.36 acre tract, a West line of the aforementioned 3.33 acre tract, the aforementioned existing East right-of-way line of Interstate Highway 35, and the existing East right-of-way line of Interstate Highway 35, described in a document of a 0.232 of an acre tract of land to the State of Texas, recorded in Volume 779, Page 239, of the Deed Records of Bell County, Texas, to a point lying in the existing East right-of-way line of F.M. Highway 2268 (100' wide right-of-way), described in a document of a 1.168 acre tract of land to the State of Texas, recorded in Volume 396, Page 326, of the Deed Records of Bell County, Texas, for a non-tangent point of curvature of the herein described 4.322 acre parcel, from which a found Texas Department of Transportation "Type I" concrete monument bears South 29°41'31" East, 4.64 feet;
- (9) **THENCE** NORTHEASTERLY an arc distance of 228.37 feet with the arc of a curve to the right having a radius of 2,815.07 feet, a delta angle of 04°38'53", and a chord which bears North 20°08'44" East, 228.31 feet, along a West line of the aforementioned 3.33 acre tract and the aforementioned existing East right-of-way line of F.M. Highway 2268, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX" for a point of tangency of the said 3.33 acre tract and of the herein described 4.322 acre parcel;
- (10) **THENCE** NORTH 22°28'10" East, 682.84 feet, along a West line of the aforementioned 3.33 acre tract and continuing along the aforementioned existing East right of way line of F.M. Highway 2268, to a point lying in the aforementioned existing South right of way line of College Hill Drive for the Northwest corner of the said 3.33 acre tract and a Northwest corner of the herein described 4.322 acre parcel, from which a found 1/2" iron rod bears North 57°43'42" East, 0.41 feet;

(11) **THENCE** SOUTH 70°20'58" East, 75.22 feet, leaving the aforementioned existing East right-of-way line of F.M. Highway 2268 along the North line of the aforementioned 3.33 acre tract and the aforementioned existing South right-of-way line of College Hill Drive, to the **POINT OF BEGINNING** and containing 4.322 acres (188,246 square feet) of land, more or less. The total length of the herein described proposed "Denial of Access Line" is 786.07 feet.

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

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

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

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

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

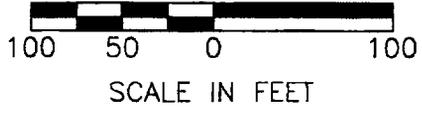
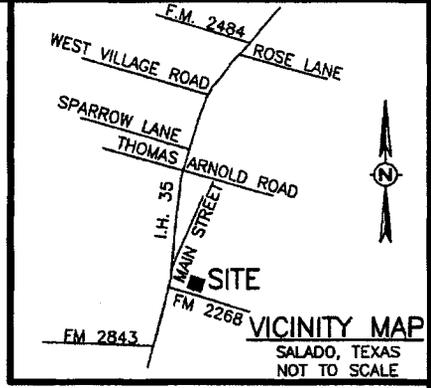
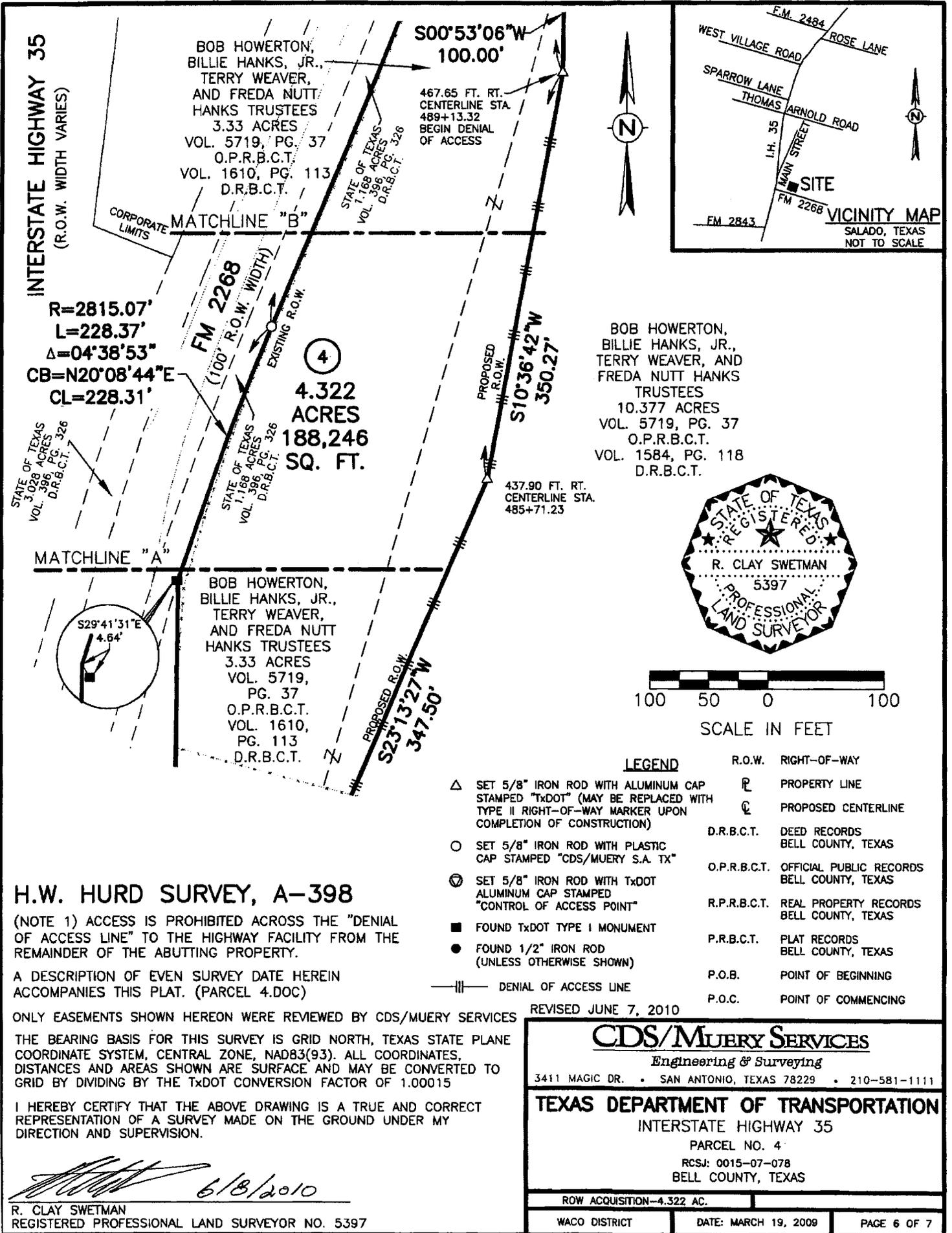
I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 8<sup>th</sup> day of June, 2010 A.D.

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







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

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

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

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL 4.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.

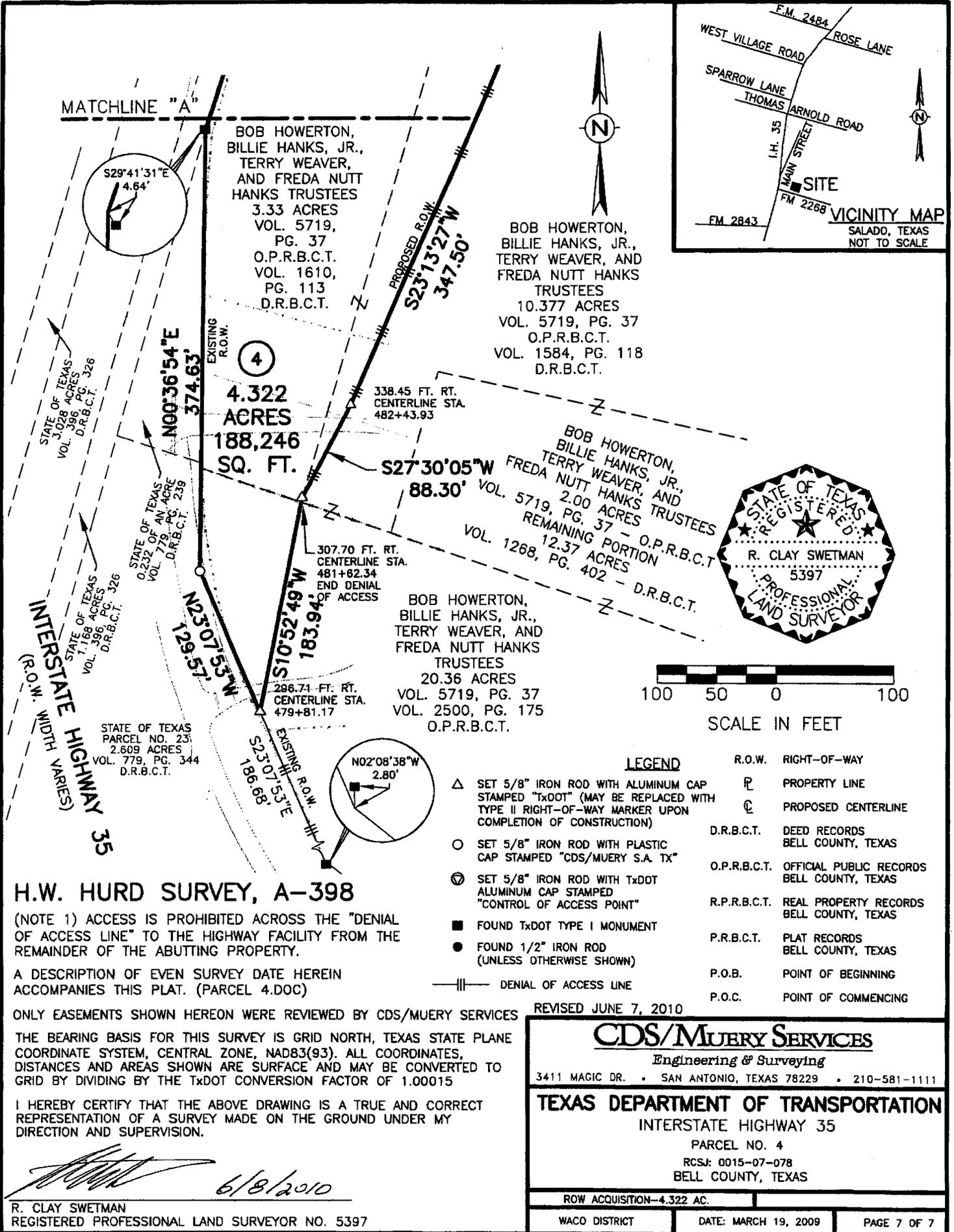
*[Signature]*  
6/8/2010  
R. CLAY SWETMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

REVISED JUNE 7, 2010

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

**TEXAS DEPARTMENT OF TRANSPORTATION**  
INTERSTATE HIGHWAY 35  
PARCEL NO. 4  
RCSJ: 0015-07-078  
BELL COUNTY, TEXAS

ROW ACQUISITION-4.322 AC.	
WACO DISTRICT	DATE: MARCH 19, 2009
	PAGE 6 OF 7



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

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

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL 4.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]*  
6/8/2010  
R. CLAY SWETMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

**LEGEND**

△	SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "TXDOT" (MAY BE REPLACED WITH TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF CONSTRUCTION)	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"	C	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
—  —	DENIAL OF ACCESS LINE	R.P.R.B.C.T.	REAL PROPERTY RECORDS BELL COUNTY, TEXAS
		P.R.B.C.T.	PLAT RECORDS BELL COUNTY, TEXAS
		P.O.B.	POINT OF BEGINNING
		P.O.C.	POINT OF COMMENCING

REVISED JUNE 7, 2010

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

**TEXAS DEPARTMENT OF TRANSPORTATION**  
INTERSTATE HIGHWAY 35  
PARCEL NO. 4  
RCSJ: 0015-07-078  
BELL COUNTY, TEXAS

ROW ACQUISITION-4.322 AC.	
WACO DISTRICT	DATE: MARCH 19, 2009
PAGE 7 OF 7	

Page 1 OF 3

COUNTY: Bell

March 19, 2010

HIGHWAY: Interstate Highway 35

REVISED: June 7, 2010

PROJECT LIMITS: From: F.M. Highway 2843

To: F.M. Highway 2484

RCSJ: 0015-07-078

**PROPERTY DESCRIPTION FOR PARCEL 4AC**

BEING a description of a "Denial of Access Line" (see Note 1) in the H.W. Hurd Survey, Abstract 398, Bell County, Texas, and being a part of a 20.36 acre tract of land referred to in an instrument to Bob Howerton, Billie Hanks, Jr., Terry Weaver, and Freda Nutt Hanks, Trustees, recorded in Volume 5719, Page 37, of the Official Public Records of Bell County, Texas, and described in an instrument recorded in Volume 2500, Page 175, of the Official Public Records of Bell County, Texas, the aforementioned "Denial of Access Line" (see Note 1) being more particularly described by metes and bounds as follows:

**COMMENCING** at a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX" lying in the existing North right-of-way line of F.M. Highway 2268 (100' wide right-of-way), described as a 4.037 acre tract of land in an instrument to the State of Texas, recorded in Volume 753, Page 244, of the Deed Records of Bell County, Texas, at a Southwest corner of the aforementioned 20.36 acre tract;

**THENCE** NORTH 73°28'01" West, 554.87 feet, along the South line of the aforementioned 20.36 acre tract and the aforementioned existing North right-of-way line of F.M. Highway 2268, to a set 5/8" iron rod with aluminum cap stamped "Control of Access Point" for the **POINT OF BEGINNING** of the herein described "Denial of Access Line" (see Note 1);

- (1) **THENCE** NORTH 73°28'01" West, 6.19 feet, along the proposed "Denial of Access Line" (see Note 1) and continuing along the South line of the aforementioned 20.36 acre tract and the aforementioned existing North right-of-way line of F.M. Highway 2268, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 2) lying in the existing East right-of-way line of Interstate Highway 35 (right-of-way width varies), described in a document of a 2.609 acre "Parcel No. 23" to the State of Texas, recorded in Volume 779, Page 344, of the Deed Records of Bell County, Texas, for an angle corner of the said 20.36 acre tract and an angle corner of the herein described proposed "Denial of Access Line" (see Note 1), from which a found Texas Department of Transportation Type I concrete monument bears South 38°16'11" West, 0.51 feet;
- (2) **THENCE** NORTH 51°46'21" West, 348.39 feet, along the proposed "Denial of Access Line" (see Note 1), a Southwest line of the aforementioned 20.36 acre tract, and the aforementioned existing East right-of-way line of Interstate Highway 35, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 2) for an angle corner of the said 20.36 acre tract and an angle corner of the herein described proposed "Denial of Access Line" (see Note 1), from which a found Texas Department of Transportation "Type I" concrete monument bears North 02°08'38" West, 2.80 feet;

(3) **THENCE** NORTH 23°07'53" West, 186.68 feet, along a Southwest line of the aforementioned 20.36 acre tract and continuing along the aforementioned existing East right-of-way line of Interstate Highway 35, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 2) for the end of the herein described proposed "Denial of Access Line" (see Note 1), from which a set 5/8" iron rod with aluminum cap stamped "TxDOT" bears North 10°52'49" East 183.94 feet. The total length of the herein described proposed "Denial of Access Line" (see Note 1) is 541.26 feet.

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

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

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

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

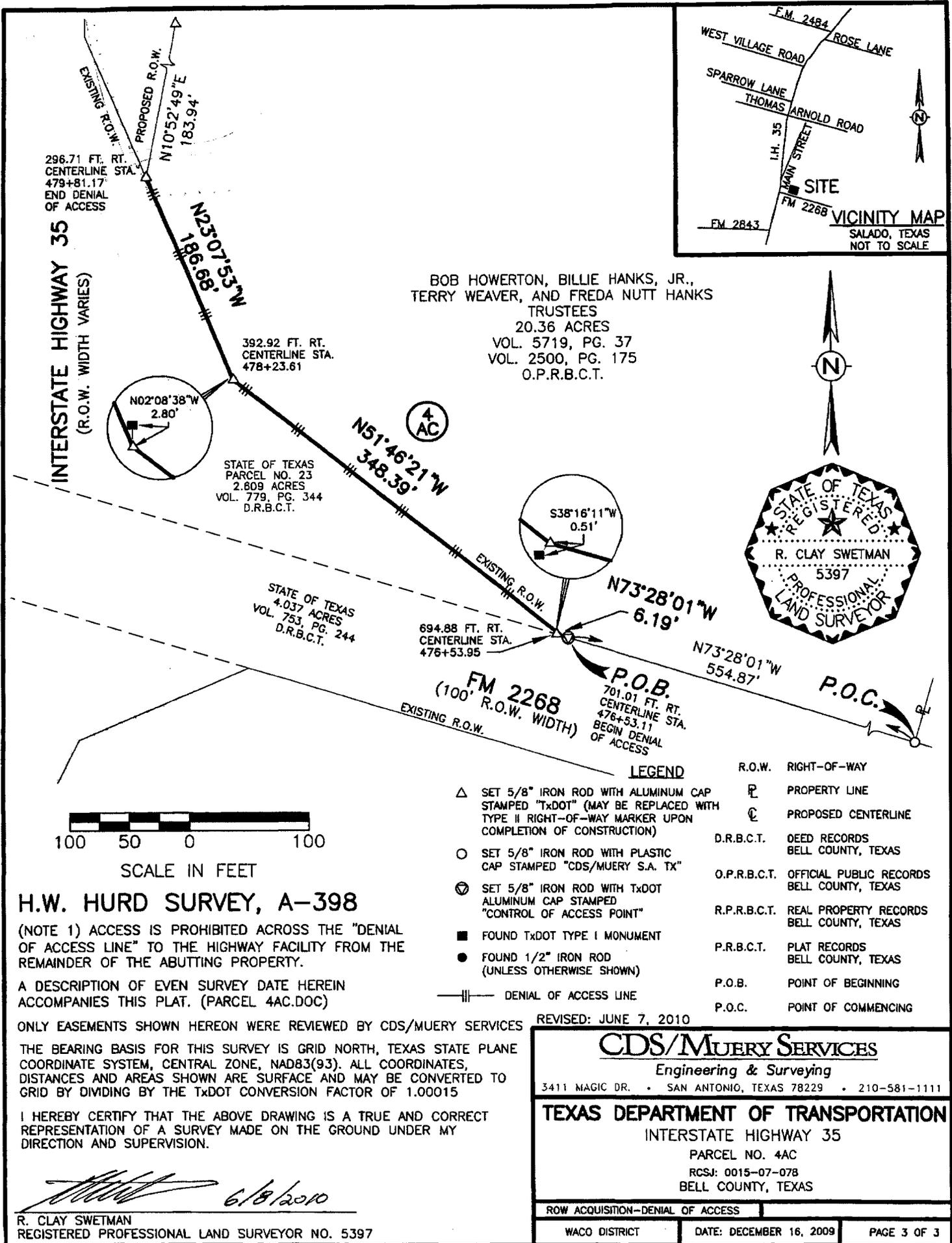
THE STATE OF TEXAS X  
X KNOWN TO ALL MEN BY THESE PRESENTS:  
COUNTY OF BEJAR X

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 8<sup>th</sup> day of June, 2010 A.D.

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





Page 1 OF 6

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

March 19, 2010  
Revised: May 28, 2010  
Revised: January 19, 2011

PROPERTY DESCRIPTION FOR PARCEL 35

BEING a 3.857 acre (167,994 square feet) parcel of land situated in the Young Williams Survey, Abstract 861, Bell County, Texas, and being part of a called 4.01 tract acre of land described in an instrument to Michael V. Walsh and Darlene A. Walsh, recorded in Volume 4075, Page 49, of the Official Public Records of Bell County, Texas, and also being part of Lots 1-3 and all of Lots 4-5, Block 1, Westside Place a subdivision recorded in Cabinet D, Slide 292-C, of the Plat Records of Bell County, Texas, the aforementioned 3.857 acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX." lying at the intersection of the existing South right-of-way line of Blue Jay Lane (right-of-way width varies, public maintained, no record description found) and the existing East right-of-way line of West Village Road (right-of-way width varies, public maintained, no record description found) at the Northwest corner of the remaining portion of a one acre "Tract No. One" of land, described in an instrument to James Warrick and wife, Ruthene Warrick, recorded in Volume 1816, Page 832, of the Deed Records of Bell County, Texas;

THENCE SOUTH 74°12'38" East, 198.00 feet, along the North line of the aforementioned remaining portion of a one acre tract and the aforementioned existing South right-of-way line of Blue Jay Lane, to a found 1" pipe at a Northwest corner of the aforementioned 4.01 acre tract and the POINT OF BEGINNING;

- (1) THENCE SOUTH 72°46'24" East, 179.37 feet (record - S70°04'48"E, 179.41'), along a North line of the aforementioned 4.01 acre tract and the aforementioned existing South right-of-way line of Blue Jay Lane, to a found 1/2" iron rod lying in the existing West right-of-way line of Interstate Highway 35 (right-of-way width varies), described in a document of a 0.004 of an acre Parcel No. 29 of land to the State of Texas, recorded in Volume 800, Page 52, of the Deed Records of Bell County, Texas, at a Northeast corner of the said 4.01 acre tract and a Northeast corner of the herein described 3.857 acre parcel;

- (2) THENCE SOUTH 28°20'50" East, 25.70 feet (record - S25°48'04"E, 25.02'), along a Northeast line of the aforementioned 4.01 acre tract and the aforementioned existing West right-of way line of Interstate Highway 35, to a point lying in the existing West right-of-way line of Interstate Highway 35, described in a document of a 2.028 acre tract of land to the State of Texas, recorded in Volume 615, Page 466, of the Deed Records of Bell County, Texas, at a Northeast corner of the said 4.01 acre tract and a Northeast corner of the herein described 3.857 acre parcel, from which a found Texas Department of Transportation "Type II" monument bears North 24°36'11" West, 0.68 feet;
- (3) THENCE SOUTH 17°20'22" West, 692.50 feet, along the East line of the aforementioned 4.01 acre tract and the aforementioned existing West right-of-way line of Interstate Highway 35, to a point at the Southeast corner of the said 4.01 acre tract, the Northeast corner of a 1.00 acre tract of land described in an instrument to Hamid R. Zarafshani and spouse, Vicki L. Clark, recorded in Volume 5630, Page 448, of the Official Public Records of Bell County, Texas, for the Southeast corner of the herein described 3.857 of an acre parcel;
- (4) THENCE NORTH 74°10'18" West, 255.63 feet, leaving the aforementioned existing West right-of-way line of Interstate Highway 35 along a South line of the aforementioned 4.01 acre tract and the North line of the aforementioned 1.00 acre tract, to a found fence corner lying in the East line of a 0.275 of an acre "Tract One" of land described in an instrument to Albert Y. Lopez and wife Catalina G. Lopez, recorded in Volume 2235, Page 682, of the Deed Records of Bell County, Texas, lying in the proposed West right-of-way line of Interstate Highway 35 at a Southwest corner of the said 4.01 acre tract, for a Southwest corner of the herein described 3.857 acre parcel;
- (5) THENCE NORTH 15°52'16" East, 132.63 feet (record - N18°18'22"E), along the proposed West right-of-way line of Interstate Highway 35 and along a West line of the aforementioned 4.01 acre tract, the East line of the aforementioned 0.275 of an acre "Tract One" and the East line of a 0.275 of an acre "Tract Two" of land described in an instrument to Albert Y. Lopez and wife Catalina G. Lopez, recorded in Volume 2235, Page 682, of the Deed Records of Bell County, Texas, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 2) at an interior corner of the said 4.01 acre tract, the Northeast corner of the said 0.275 of an acre "Tract Two", for a non-tangent point of curvature of the herein described 3.857 acre parcel;

- (6) **THENCE** NORTHEASTERLY an arc distance of 363.83 feet with a curve to the right having a radius of 6,034.00 feet, a delta angle of  $03^{\circ}27'17''$ , and a chord which bears North  $20^{\circ}03'12''$  East, 363.77 feet, continuing along the proposed West right-of-way line of Interstate Highway 35, passing at a distance of 319.18 feet a set  $5/8''$  iron rod with aluminum cap stamped "Control of Access Point" at the beginning of a proposed "Denial of Access Line" (see Note 1), and continuing to a set  $5/8''$  iron rod with aluminum cap stamped "TxDOT" (see note 2) at the end of the proposed "Denial of Access Line" (see note 1), lying in a North line of the aforementioned 4.01 acre tract and a South line of the aforementioned remaining portion of a one acre tract, for a Northwest corner of the of the herein described 3.857 acre parcel;
- (7) **THENCE** SOUTH  $73^{\circ}32'39''$  East, 48.03 feet (record -  $S70^{\circ}43'40''E$ ), leaving the proposed West right-of-way line of Interstate Highway 35, along a North line of the aforementioned 4.01 acre tract, a South line of the aforementioned remaining portion of a one acre tract, to a found  $1/2''$  iron rod at an interior corner of the said 4.01 acre tract, at the Southeast corner of the said remaining portion of a one acre tract, and at an interior corner of the herein described 3.857 acre parcel;

(8) THENCE NORTH 16°16'50" East, 220.19 feet (record - N18°59'24"E, 220.17'), along a West line of the aforementioned 4.01 acre tract and the East line of the aforementioned remaining portion of a one acre tract, to the POINT OF BEGINNING, and containing 3.857 acres (167,994 square feet) of land, more or less. The total length of the herein described "Denial of Access Line" is 44.65 feet.

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

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

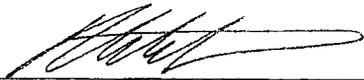
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00015.

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

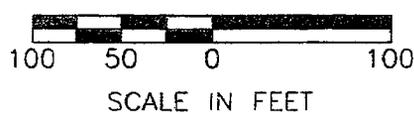
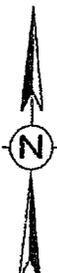
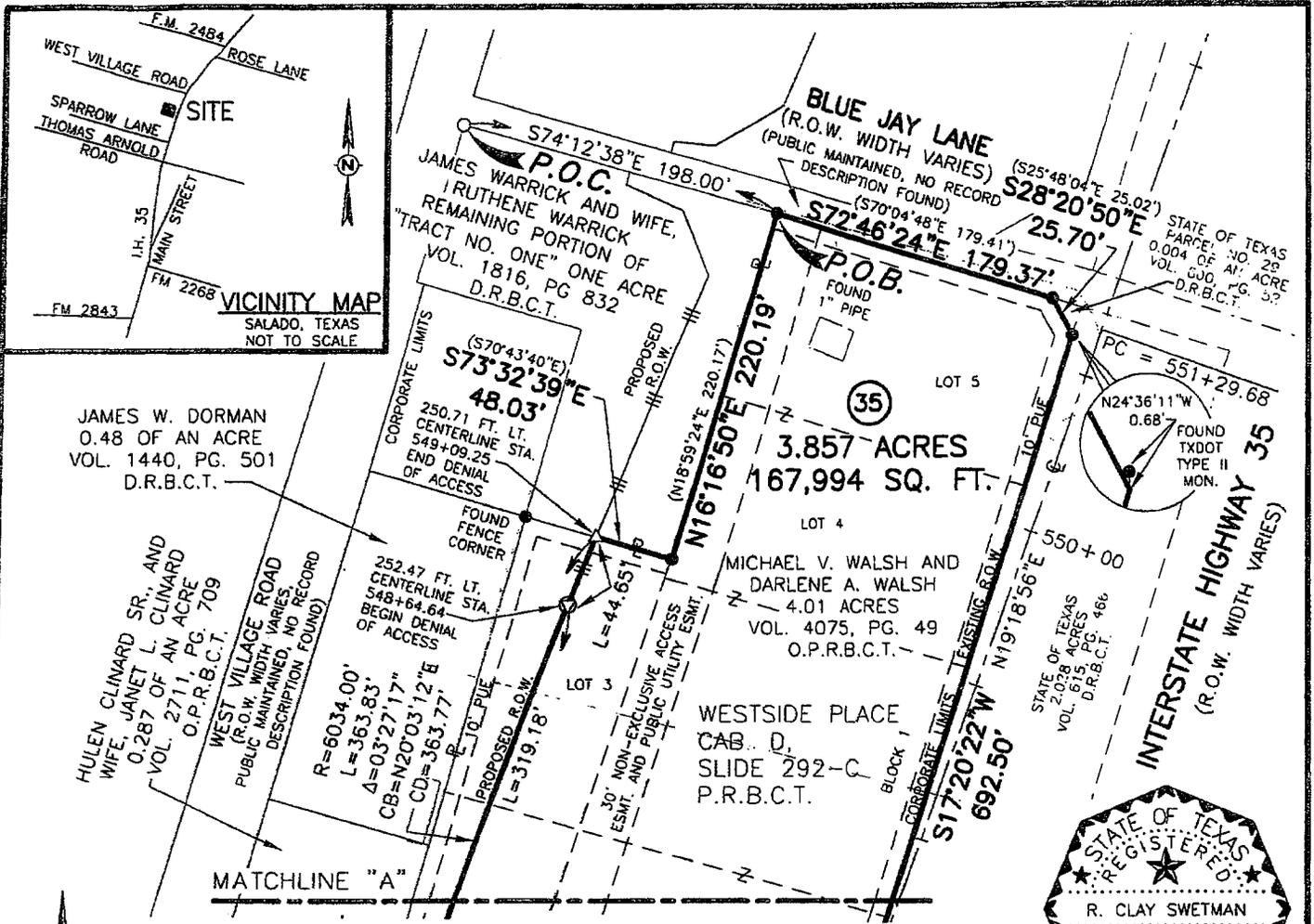
THE STATE OF TEXAS X  
X KNOWN TO ALL MEN BY THESE PRESENTS:  
COUNTY OF BEXAR X

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

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

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





**LEGEND**

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

**YOUNG WILLIAMS SURVEY  
A-861**

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

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL 35.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.

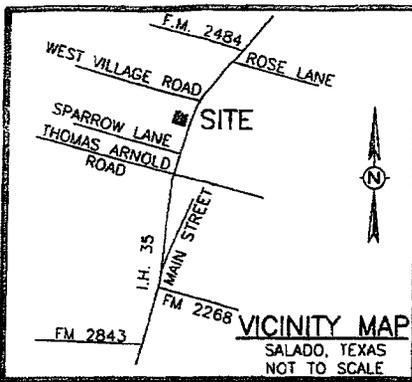
*[Signature]*  
R. CLAY SWETMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

REVISED JAN. 19, 2011  
REVISED MAY 28, 2010

**CDS/MUERY SERVICES**  
Engineering & Surveying  
3411 HAGIG DR. • SAN ANTONIO, TEXAS 78229 • 210-591-1111

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

ROW ACQUISITION - 3.857 AC.	WACO DISTRICT	DATE: MARCH 19, 2010	PAGE 5 OF 6
-----------------------------	---------------	----------------------	-------------



MATCHLINE "A"

HULEN CLINARD SR., AND WIFE, JANET L. CLINARD  
0.287 OF AN ACRE  
VOL. 2711, PG. 709  
O.P.R.B.C.T.

ALBERT Y. LOPEZ AND WIFE, CATALINA G. LOPEZ  
"TRACT TWO"  
0.275 OF AN ACRE  
VOL. 2235, PG. 682  
D.R.B.C.T.

ALBERT Y. LOPEZ AND WIFE, CATALINA G. LOPEZ  
"TRACT ONE"  
0.275 OF AN ACRE  
VOL. 2235, PG. 682  
D.R.B.C.T.

MICHAEL V. WALSH AND DARLENE A. WALSH  
LOT 1  
4.01 ACRES  
VOL. 4075, PG. 49  
O.P.R.B.C.T.

HAMID R. ZARAFSHANI AND SPOUSE, VICKIE L. CLARK  
1.00 ACRE  
VOL. 5630, PG. 448  
O.P.R.B.C.T.

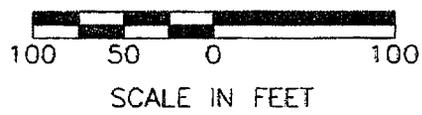
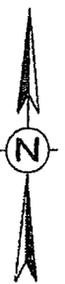
3.857 ACRES  
167,994 SQ. FT.  
WESTSIDE PLACE  
CAB. D,  
SLIDE 292-C  
P.R.B.C.T.

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



WEST VILLAGE ROAD  
(R.O.W. WIDTH VARIES)

CARDINAL LANE (20' WIDE R.O.W.)  
(PUBLIC MAINTAINED, NO RECORD DESCRIPTION FOUND)



LEGEND

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

YOUNG WILLIAMS SURVEY  
A-861

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

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL 35.DOC)

ONLY EASEMENTS SHOWN HEREON WERE REVIEWED BY CDS/MUERY SERVICES

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

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

*R. Clay Swetman*  
R. CLAY SWETMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

REVISED JAN. 19, 2011  
REVISED MAY 28, 2010

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

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

ROW ACQUISITION - 3.857 AC.

WACO DISTRICT      DATE: MARCH 19, 2010      PAGE 6 OF 6