

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 - O. 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 as 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 - 10, in accordance with Transportation Code, Sections 203.002 and 203.003.

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

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

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

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

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VARIOUS Districts

NON-CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Collin	FM 455	8	0816-04-046	28
Collin	FM 455	5	0816-04-046	2
Collin	SH 289	4	0091-03-023	26
Collin	SH 289	2	0091-03-023	18
Collin	SH 289	3	0091-03-023	22
Collin	SH 289	10	0091-04-056	4
Collin	SH 289	6	0091-04-056	9
Jefferson	FM 365	9	0932-01-099	19
Jefferson	FM 365	1	0932-01-099	1
Montgomery	FM 1774	7	1400-04-026	121

CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
Bell	IH 35	B	0015-04-083	104, 104AC
Bell	IH 35	I	0015-04-083	41
Bell	IH 35	N	0015-04-083	6
Bell	IH 35	O	0015-04-083	87
Bell	IH 35	H	0015-04-083	29
Harris	IH 610	K	0271-14-225	316
Harris	IH 610	A	0271-14-225	310
Harris	IH 610	J	0271-14-225	315
McLennan	IH 35	E	0015-01-220	18
McLennan	IH 35	C	0015-01-220	5
McLennan	IH 35	G	0015-01-220	58
McLennan	IH 35	F	0015-01-220	19
McLennan	IH 35	L	0015-01-220	1
McLennan	IH 35	M	0015-01-220	47
McLennan	IH 35	D	0015-02-058	16

Submitted and reviewed by:

[Signature]

Director, Right of Way Division

Recommended by:

[Signature]

Executive Director

112980 JAN 26 12

Minute Number	Date Passed
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October, 2010
Parcel 01
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 01

Being a 0.047 acre (2,039 square feet) parcel of land, part of and out of Lots 3 and 4, Block 1 of the Montrose Addition as recorded in Volume 7, Page 69 of the Map or Plat Records of Jefferson County and being a part of that certain tract of land (called Tract 5) as conveyed by deed dated September 14, 1987 from Murray T. Freeman, et al to Murray T. Freeman, et al, recorded in Film Code No. 101-99-2090 of the Real Property Records of Jefferson County; said 0.047 acre parcel being situated in and a part of the William McFaddin Survey, Abstract No. 416, Jefferson County and being more particularly described as follows;

COMMENCING at a point on the Easterly Right-of-Way line of Sassine Avenue (40 feet wide – Volume 7, Page 69 of the Map or Plat Records of Jefferson County) marking the Southwest corner of said Lot 4, Block 1; thence as follows:

North 31 deg. 12 min. 32 sec. West (North 26 deg. 27 min. West - Plat), along said Easterly Right-of-Way line of Sassine Avenue with the Westerly line of said Lot 4, a distance of 174.65 feet to a concrete monument with TxDOT bronze disk set located on the proposed Southerly Right-of-Way line of F.M. Highway No. 365 marking the Southwest corner and **POINT OF BEGINNING** of the herein described parcel, this point being located 309.21 feet right, radial distance from Engineers Baseline Station 788 + 82.86 of F.M. Highway No. 365, said Point Of Beginning having coordinates of (X=3,545,881.1804, Y=13,915,433.0981);

- (1) **THENCE**, North 36 deg. 39 min. 10 sec. East, along said proposed Southerly Right-of-Way line of F.M. Highway No. 365 with the South line of this parcel, a distance of 163.05 feet to a 5/8" steel rod with TxDOT aluminum cap set located on the common line of Lots 2 and 3, Block 1 and the East line of said Murray T. Freeman, et al tract marking the Southeast corner of the herein described parcel, this point also being located on the West line of that certain tract of land as conveyed by deed dated October 10, 1978 from Spur Land Company to Michael L. Mitchell, recorded in Volume 2162, Page 139 of the Deed Records of Jefferson County;
- (2) **THENCE**, North 53 deg. 22 min. 10 sec. West (North 48 deg. 47 min. West - Plat), along said common line of Lots 2 and 3 with the common line of said Murray T. Freeman, et al and Michael L. Mitchell tracts, a distance of 12.74 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 82, Deed Records of Jefferson County) marking the common North corner of said Murray T. Freeman, et al and Michael L. Mitchell tracts and the Northeast corner of the herein described parcel;

October, 2010
Parcel 01
Page 2 of 4

- (3) **THENCE**, South 36 deg. 37 min. 50 sec. West (South 41 deg. 13 min. West - Plat), along said existing Southerly Right-of-Way line of F.M. Highway No. 365 with the North line of said Murray T. Freeman tract and this parcel, a distance of 157.89 feet to a point located on said Easterly Right-of-Way line of Sassine Avenue and the Westerly line of said Lot 4 marking the Northwest corner of said Murray T. Freeman, et al tract and the herein described parcel;
- (4) **THENCE**, South 31 deg. 12 min. 32 sec. East (South 26 deg. 27 min. East - Plat), along said Easterly Right-of-Way line of Sassine Avenue with the Westerly line of said Lot 4 and this parcel, a distance of 13.69 feet to the **POINT OF BEGINNING** and containing 0.047 acre (2,039 square feet) parcel of land.

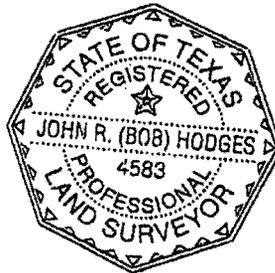
Revised: October 2010 by Landtech Constants, Inc.
Surveyed: April 2001
Job No. 00-CAI-020

SURVEYOR'S CERTIFICATE:

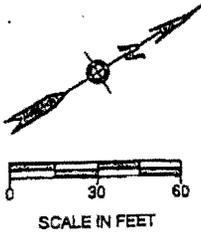
I, John R. Hodges, Registered Professional Land Surveyor No. 4583 in the State of Texas, do hereby certify that the above plat correctly reflects an actual survey made on the ground under my supervision and to the best of my knowledge and belief, the limits, boundaries and corners are truly shown just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

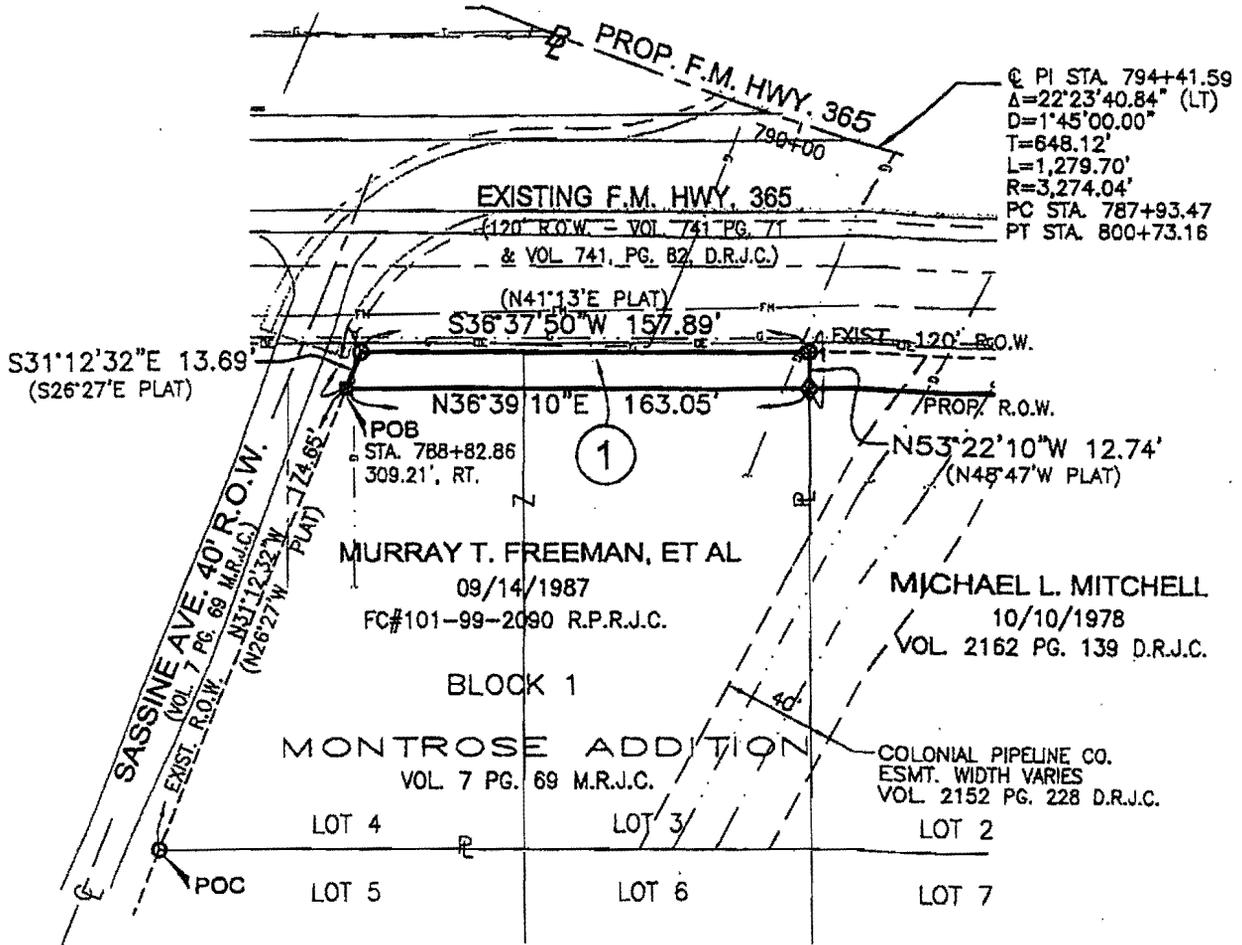
Given under my hand seal this the 25th day of October, 2010.




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



Wm. McFADDIN SURVEY
ABST. No. 416



DATE OF SURVEY: APRIL 2001

<p>PARCEL PLAT SHOWING PARCEL 1 F.M. HWY. 365 JEFFERSON COUNTY, TEXAS</p>			
			PAGE 3 OF 4
DRAWN BY: N/M/K		REVISED: JANUARY, 2010	
CHECKED: JRH		BY LANDTECH CONSULTANTS, INC.	
APPVD. BY: JRH		REVISED BY: BOG	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

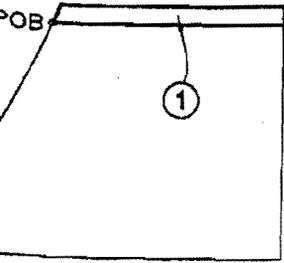
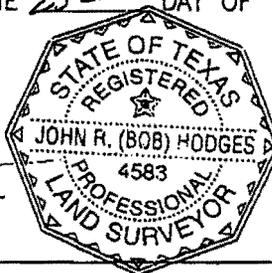
SCALE FACTOR=0.9999161

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 25th DAY OF October, 2010.

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



INSET PARCEL 1
SCALE: N.T.S.

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.)
13915433.0981	3545881.1804	788+82.86	790+24.30	0.772	0.047/2,039	-	0.725
		-	-	-	-	-	-
		-	-	-	-	-	-

<p>Chica & Associates, Inc. 595 Orleans, Suite 508 Beaumont, Texas 77701 Ph: (409) 833-4343 Fax: (409) 833-8326</p>	<p>PARCEL PLAT SHOWING PARCEL 1 F.M. HWY. 365 JEFFERSON COUNTY, TEXAS</p>	<p>PAGE 4 OF 4</p>
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 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. 8020-01-082	R.C.S.J. No. 0932-01-099	

County: Collin
Parcel: 18 PART 1
Highway: S.H. 289
Project Limits: FM 455 to
North of Business SH 289C
CSJ: 0091-03-023

Page 1 of 4
September 2010

LEGAL DESCRIPTION FOR PARCEL 18 PART 1

BEING a 1,612 square foot tract of land situated in the Collin County School Land Survey, Abstract Number 170, Collin County, Texas, and being part of that tract of land described in deed to Bao Qing Huang recorded in Volume 04889, Page 05140 (Instrument No. 2001-0035500), Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

COMMENCING at a calculated point having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,173,491.02 feet, East=2,496,961.82 feet in James Road (private, no deed of record found) for the common southwest corner of that tract of land described in deed to Trude Schoeffler recorded in Volume 05932, Page 04403 (Instrument No. 2005-0073503), O.P.R.C.C.T. and the southeast corner of that tract of land described in deed to Stephen W. Roberts recorded in Volume 5052, Page 2934 (Instrument No. 2001-0150206), O.P.R.C.C.T., from which point a 1/2-inch found iron rod with cap stamped "ALLIANCE" bears North 23 degrees 13 minutes 15 seconds East a distance of 0.27 feet, said point being in the north line of said Huang tract;

THENCE North 89 degrees 53 minutes 19 seconds West, along the common north line of said Huang tract and the south line of said Roberts tract and with said James Road, a distance of 287.38 feet to a 5/8-inch set iron rod with TxDOT 3.25-inch Aluminum Disk (hereinafter referred to as "set A.D.") having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,173,491.58 feet, East=2,496,674.44 feet for the POINT OF BEGINNING, said point being the intersection of said common line with the new east right-of-way line of State Highway 289 (S.H. 289, also known as Preston Road, a variable width right-of-way);**

- 1) THENCE South 07 degrees 22 minutes 40 seconds West, departing said common line and said James Road and along said new east right-of-way line of S.H. 289, a distance of 14.97 feet to a set A.D. for corner;**
- 2) THENCE South 46 degrees 05 minutes 26 seconds West, continuing along said new east right-of-way line of S.H. 289, a distance of 67.47 feet to a set A.D. for an intersection of said new east right-of-way line with the existing east right-of-way line of S.H. 289 (140 feet wide at this point), said point being on a circular curve to the left having a radius of 5799.65 feet, whose chord bears North 07 degrees 46 minutes 16 seconds East, a distance of 62.29 feet;**
- 3) THENCE Northerly, departing said new east right-of-way line of S.H. 289 and along said existing east right-of-way line of S.H. 289 and along said curve, through a central angle of 00 degrees 36 minutes 55 seconds, an arc distance of 62.29 feet to a calculated point for the intersection of said existing east right-of-way line of S.H. 289 with said common line;
- 4) THENCE South 89 degrees 53 minutes 19 seconds East, departing said existing east right-of-way line of S.H. 289 and along said common line, a distance of 42.10 feet to the POINT OF BEGINNING AND CONTAINING 1,612 square feet or 0.0370 acres of land, more or less.

County: Collin
Parcel: 18 PART 1
Highway: S.H. 289
Project Limits: FM 455 to
North of Business SH 289C
CSJ: 0091-03-023

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September 2010

LEGAL DESCRIPTION FOR PARCEL 18 PART 1

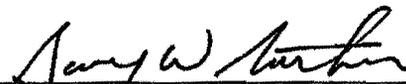
Access is allowed to the transportation facility from the adjacent property.

** The monument described as 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 the line between TxDOT 3.5-inch diameter bronze disk in concrete stamped "D0430066", N 7170048.7704 E 2495670.8396 and TxDOT 3.5-inch diameter bronze disk in concrete stamped "D0430076", N 7186897.1363 E 2498255.1474, which line bears North 08 degrees 43 minutes 14 seconds East. Coordinates shown are based on Texas State Plane Coordinate System, NAD 83 (2002 EPOCH), North Central Zone 4202. Unless otherwise noted, distances and coordinates shown are surface values and may be converted to grid being divided by TxDOT Collin County combined scale factor of 1.000152710.

Station and offset information refers to the baseline described in Control Sheet for TxDOT Right of Way Mapping Project Control-Section-Number 0091-03-023, September, 2010.

I, Gary W. Matthews, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

 9-2-2010

GARY W. MATTHEWS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5534



TRUDE SCHOEFFLER
VOL. 05932, PG. 04403
(INST. NO. 2005-0073503)
O.P.R.C.C.T.

CITY OF CELINA

GONZALEZ PROPERTIES
NO. 2, LTD.
VOL. 5799, PG. 1803
(INST. NO. 2004-0161261)
O.P.R.C.C.T.

STEPHEN W. ROBERTS
VOL. 5052, PG. 2934
(INST. NO. 2001-0150206)
O.P.R.C.C.T.

1/2" FIR W/
ALLIANCE
BEARS
N23°13'45"E
0.27'
C.M.

EXHIBIT "A"
Page 3 of 4

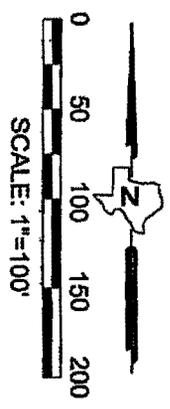
UNINCORPORATED
COLLIN COUNTY
JAMES ROAD
(PRIVATE - NO DEED
OF RECORD FOUND)

BAO QING HUANG
VOL. 04889, PG. 05140
(INST. NO. 2001-0035500)
O.P.R.C.C.T.

P.O.C. 18 Part-11 COORDINATES
NORTHING: 7,173,491.02
EASTING: 2,496,961.92

P.O.B. 18 Part-11 COORDINATES
NORTHING: 7,173,491.58
EASTING: 2,496,674.44

KINNEY DR.
(VOL. 1667, PG. 836)



RICK GAREY AND WIFE
LINDA CAREY
VOL. 4905, PG. 313
(INST. NO. 2001-0046093)
O.P.R.C.C.T.

WALLACE & EDITH KINNEY
VOL. 740, PG. 110
D.R.C.C.T.

STATE OF TEXAS
VOL. 652, PG. 80
D.R.C.C.T.

COLLIN COUNTY SCHOOL
LAND SURVEY
NO. 170
ABST.

R.W. UNDERWOOD
AND WIFE
JONETTA UNDERWOOD
VOL. 623, PG. 492
D.R.C.C.T.

ROBERT G. HAUKE, JR.
INST. NO. 20080319000330560
O.P.R.C.C.T.

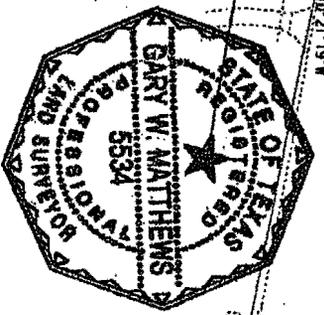
LEGEND

- 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

- △ CALCULATED POINT
- SET TADOT "AD" MONUMENT UNLESS OTHERWISE NOTED
- AD = TADOT 3 1/4-INCH ALUMINUM DISK ON TOP OF A 5/8-INCH ROD
- BD = TADOT 4-INCH BRONZE DISK SET IN CONCRETE
- C.M. CONTROL MONUMENT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.W. POINT OF WAY

THE MONUMENT DESCRIBED IN THIS CALL, IF DESTROYED OR DAMAGED 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

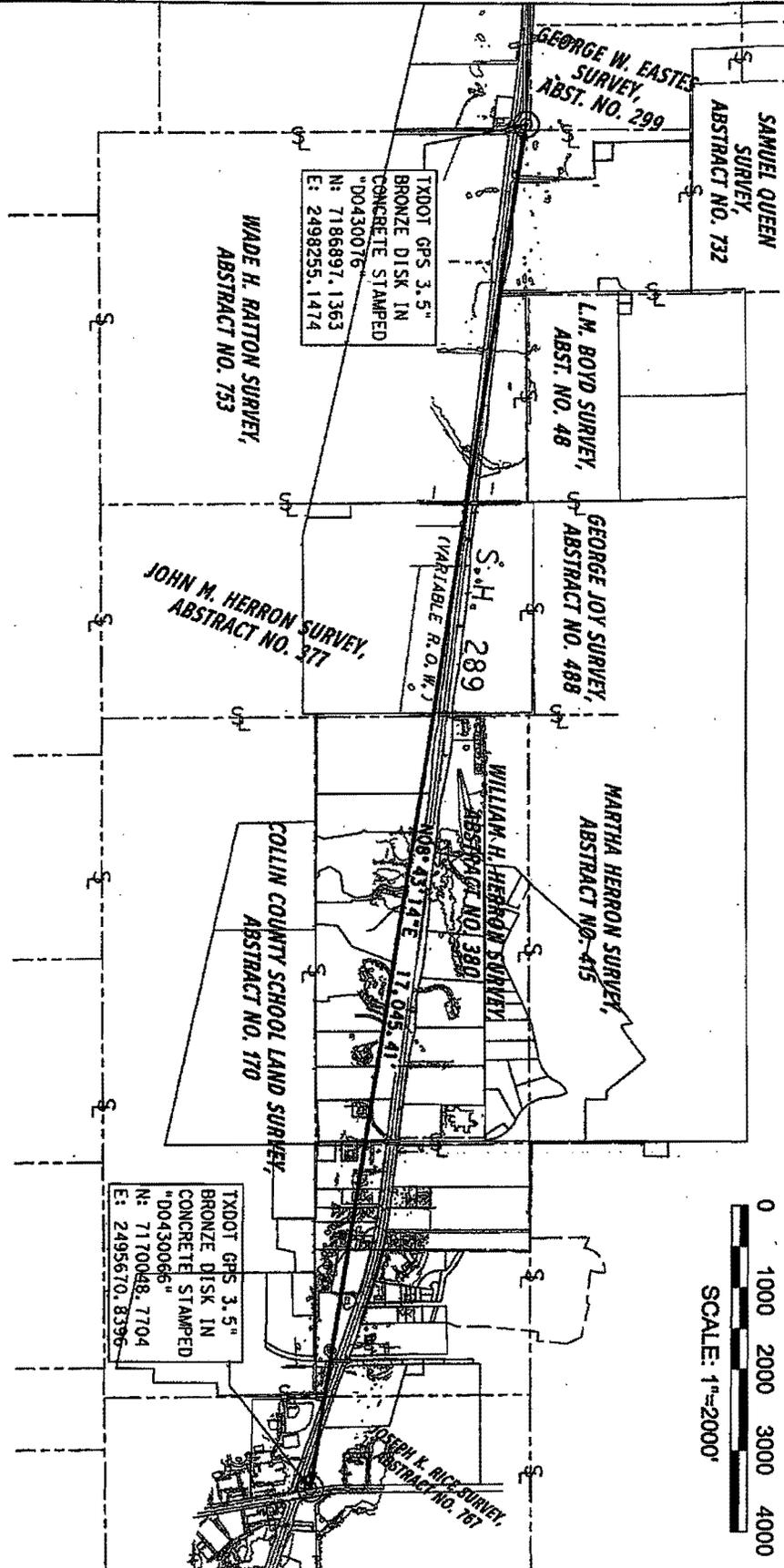
A PLAT OF A SURVEY OF
PARCEL 18, PART 1
FOR STATE HIGHWAY 289
RIGHT OF WAY CSJ: 0091-03-023
A 1,612 SQ. FT. (0.0370 AC)
TRACT OF LAND IN THE
COLLIN COUNTY SCHOOL
LAND SURVEY,
ABSTRACT NUMBER 170
COLLIN COUNTY, TEXAS
SEPTEMBER, 2010



I HEREBY CERTIFY THAT THIS PLAT IS
BASED ON AN ON THE GROUND SURVEY
MADE UNDER MY SUPERVISION AND, TO
THE BEST OF MY KNOWLEDGE, IS TRUE
AND CORRECT.

GARY W. MATTHEWS, R.P.L.S., TEXAS NO. 5534
9-2-2010
9/13/2010

EXHIBIT "A"
Page 4 of 4



A PLAT OF A SURVEY OF
PARCEL 18, PART 1
FOR STATE HIGHWAY 289
RIGHT OF WAY CSJ: 0091-03-023
A 1,612 SQ. FT. (0.0370 AC)
TRACT OF LAND IN THE
COLLIN COUNTY SCHOOL
LAND SURVEY,
ABSTRACT NUMBER 170
COLLIN COUNTY, TEXAS
SEPTEMBER, 2010

BASIS OF BEARINGS IS THE LINE BETWEEN TXDOT
3.5-INCH DIAMETER BRONZE DISK IN CONCRETE
STAMPED "D0430066", N 7170048.7704 E
2495670.8396 and TXDOT 3.5-INCH DIAMETER BRONZE
DISK IN CONCRETE STAMPED "00430076", N
7186897.1363 E 2498255.1474, WHICH LINE BEARS
NORTH 08 DEGREES 43 MINUTES 14 SECONDS EAST.
COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE
COORDINATE SYSTEM, NAD 83 (2002 EPOCH), NORTH
CENTRAL ZONE 4202, UNLESS OTHERWISE NOTED.
DISTANCES AND COORDINATES SHOWN ARE SURFACE
VALUES AND MAY BE CONVERTED TO GRID BEING
DIVIDED BY TXDOT COLLIN COUNTY COMBINED SCALE
FACTOR OF: 1.000152710.

9/10/2010

County: Collin
Parcel: 18 PART 2
Highway: S.H. 289
Project Limits: FM 455 to
North of Business SH 289C
CSJ: 0091-03-023

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September 2010

LEGAL DESCRIPTION FOR PARCEL 18 PART 2

BEING a 1,698 square foot tract of land situated in the Collin County School Land Survey, Abstract Number 170, Collin County, Texas, and being part of that tract of land described in deed to Bao Qing Huang recorded in Volume 04889, Page 05140 (Instrument No. 2001-0035500), Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

COMMENCING at a calculated point having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,173,491.02 feet, East=2,496,961.82 feet in James Road (private, no deed of record found) for the common southwest corner of that tract of land described in deed to Trude Schoeffler recorded in Volume 05932, Page 04403 (Instrument No. 2005-0073503), O.P.R.C.C.T. and the southeast corner of that tract of land described in deed to Stephen W. Roberts recorded in Volume 5052, Page 2934 (Instrument No. 2001-0150206), O.P.R.C.C.T., from which point a 1/2-inch found iron rod with cap stamped "ALLIANCE" bears North 23 degrees 13 minutes 15 seconds East a distance of 0.27 feet, said point being in the north line of said Huang tract;

THENCE North 89 degrees 53 minutes 19 seconds West, along the common north line of said Huang tract and the south line of said Roberts tract and with said James Road, a distance of 329.49 feet to a calculated point for the intersection of said common line with the existing east right-of-way line of State Highway 289 (S.H. 289, also known as Preston Road, 140 feet wide at this point), said point being on a circular curve to the right having a radius of 5,799.65 feet, whose chord bears South 08 degrees 31 minutes 52 seconds West, a distance of 216.14 feet;

THENCE Southerly, departing said common line and said James Road and along said existing east right-of-way line of S.H. 289 and said curve, through a central angle of 02 degrees 08 minutes 07 seconds, an arc distance of 216.15 feet to a 5/8-inch set iron rod with TxDOT 3.25-inch Aluminum Disk (hereinafter referred to as "set A.D.") having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,173,277.92 feet, East=2,496,600.28 feet for the POINT OF BEGINNING, said point being an intersection of said existing east right-of-way line of S.H. 289 with the new east right-of-way line of S.H. 289 (140 feet wide at this point);**

- 1) THENCE South 43 degrees 24 minutes 50 seconds East, departing said existing east right-of-way line of S.H. 289 and along said new east right-of-way line of S.H. 289, a distance of 54.87 feet to a set A.D. for corner;**

County: Collin
Parcel: 18 PART 2
Highway: S.H. 289
Project Limits: FM 455 to
North of Business SH 289C
CSJ: 0091-03-023

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September 2010

LEGAL DESCRIPTION FOR PARCEL 18 PART 2

- 2) THENCE South 00 degrees 21 minutes 26 seconds West, continuing along said new east right-of-way line of S.H. 289, a distance of 17.61 feet to a set A.D. for the intersection of said new east right-of-way line of S.H. 289 with the north line of a private road known as Kinney Drive described in instrument recorded in Volume 1667, Page 836, D.R.C.C.T.;**
- 3) THENCE North 89 degrees 53 minutes 10 seconds West, departing said new east right-of-way line of S.H. 289 and along said north line of Kinney Drive, a distance of 47.60 feet to a calculated point for the intersection of said north line of Kinney Drive with said existing east right-of-way line of S.H. 289 (140 feet wide at this point), said point being on a circular curve to the left having a radius of 5,799.65 feet, whose chord bears North 09 degrees 53 minutes 11 seconds East, a distance of 58.24 feet;
- 4) THENCE Northerly, departing said north line of Kinney Drive and along said existing east right-of-way line of S.H. 289 and along said curve, through a central angle of 00 degrees 34 minutes 31 seconds, an arc distance of 58.24 feet to the POINT OF BEGINNING AND CONTAINING 1,698 square feet or 0.0390 acres of land, more or less.

Access is allowed to the transportation facility from the adjacent property.

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

County: Collin
Parcel: 18 PART 2
Highway: S.H. 289
Project Limits: FM 455 to
North of Business SH 289C
CSJ: 0091-03-023

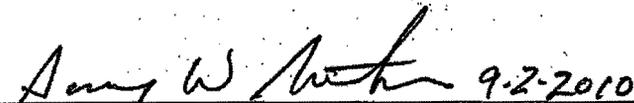
Page 3 of 5
September 2010

LEGAL DESCRIPTION FOR PARCEL 18 PART 2

Basis of bearings is the line between TxDOT 3.5-inch diameter bronze disk in concrete stamped "D0430066", N 7170048.7704 E 2495670.8396 and TxDOT 3.5-inch diameter bronze disk in concrete stamped "D0430076", N 7186897.1363 E 2498255.1474, which line bears North 08 degrees 43 minutes 14 seconds East. Coordinates shown are based on Texas State Plane Coordinate System, NAD 83 (2002 EPOCH), North Central Zone 4202. Unless otherwise noted, distances and coordinates shown are surface values and may be converted to grid being divided by TxDOT Collin County combined scale factor of 1.000152710.

Station and offset information refers to the baseline described in Control Sheet for TxDOT Right of Way Mapping Project Control-Section-Number 0091-03-023, September, 2010.

I, Gary W. Matthews, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.



GARY W. MATTHEWS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5534



EXHIBIT "A"
Page 4 of 5

P.O.C. 18 Part 2 COORDINATES
NORTHING: 7,173,491.02
EASTING: 2,496,961.82

P.O.B. 18 Part 2 COORDINATES
NORTHING: 7,173,277.92
EASTING: 2,496,600.28

TRUDE SCHOEFFLER
VOL. 05932, PG. 04403
(INST. NO. 2005-0073503)
O.P.R.C.C.T.
CITY OF CELINA

GONZALEZ PROPERTIES
NO. 2, LTD.
VOL. 5799, PG. 1803
(INST. NO. 2004-0167261)
O.P.R.C.C.T.

STEPHEN W. ROBERTS
VOL. 5052, PG. 2934
(INST. NO. 2001-0150206)
O.P.R.C.C.T.

UNINCORPORATED
COLLIN COUNTY

WALLACE & EDDITH KINNEY
VOL. 740, PG. 110
D.R.C.C.T.

BAO QING HUANG
VOL. 04889, PG. 05140
(INST. NO. 2001-0035500)
O.P.R.C.C.T.

JAMES ROAD
(PRIVATE - NO DEED
OF RECORD FOUND)

KINNEY DR.
(VOL. 1667, PG. 836)

RICK GAREY AND WIFE
LINDA CAREY
VOL. 4905, PG. 313
(INST. NO. 2001-0046093)
O.P.R.C.C.T.

R.W. UNDERWOOD
AND WIFE
JONETTA UNDERWOOD
VOL. 623, PG. 492
D.R.C.C.T.

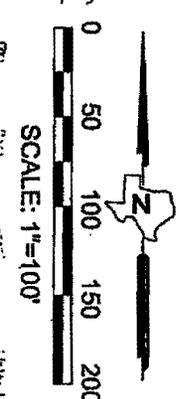
ROBERT G. HAUK, JR.
INST. NO. 20080319000330660
O.P.R.C.C.T.

STATE OF TEXAS
VOL. 652, PG. 60
D.R.C.C.T.

SET A.D.
P.O.B. 18
Part 2
STA 270+22.00
70.09' LT

SET A.D.
P.O.B. 18
Part 2
STA 270+79.54
70.08' LT

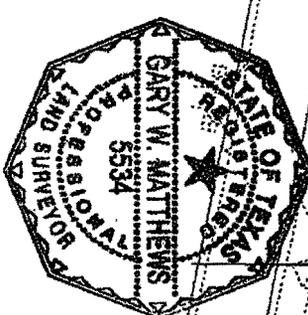
1/2" FIR
C.M.



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
- △ CALCULATED POINT
- SET 1200T "AD" ALIGNMENT UNLESS OTHERWISE NOTED
- AD = 600T 1/4-INCH ALUMINUM DISK ON TOP OF A 3/8-INCH ROD
- BD = 1200T 4-INCH BRONZE DISK SET IN CONCRETE 1200T TYPE II REINFORCEMENT
- CONTROL MONUMENT
- C.M. CONTROL MONUMENT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REVERSE CURVE
- P.O.C. POINT OF COMMENCEMENT

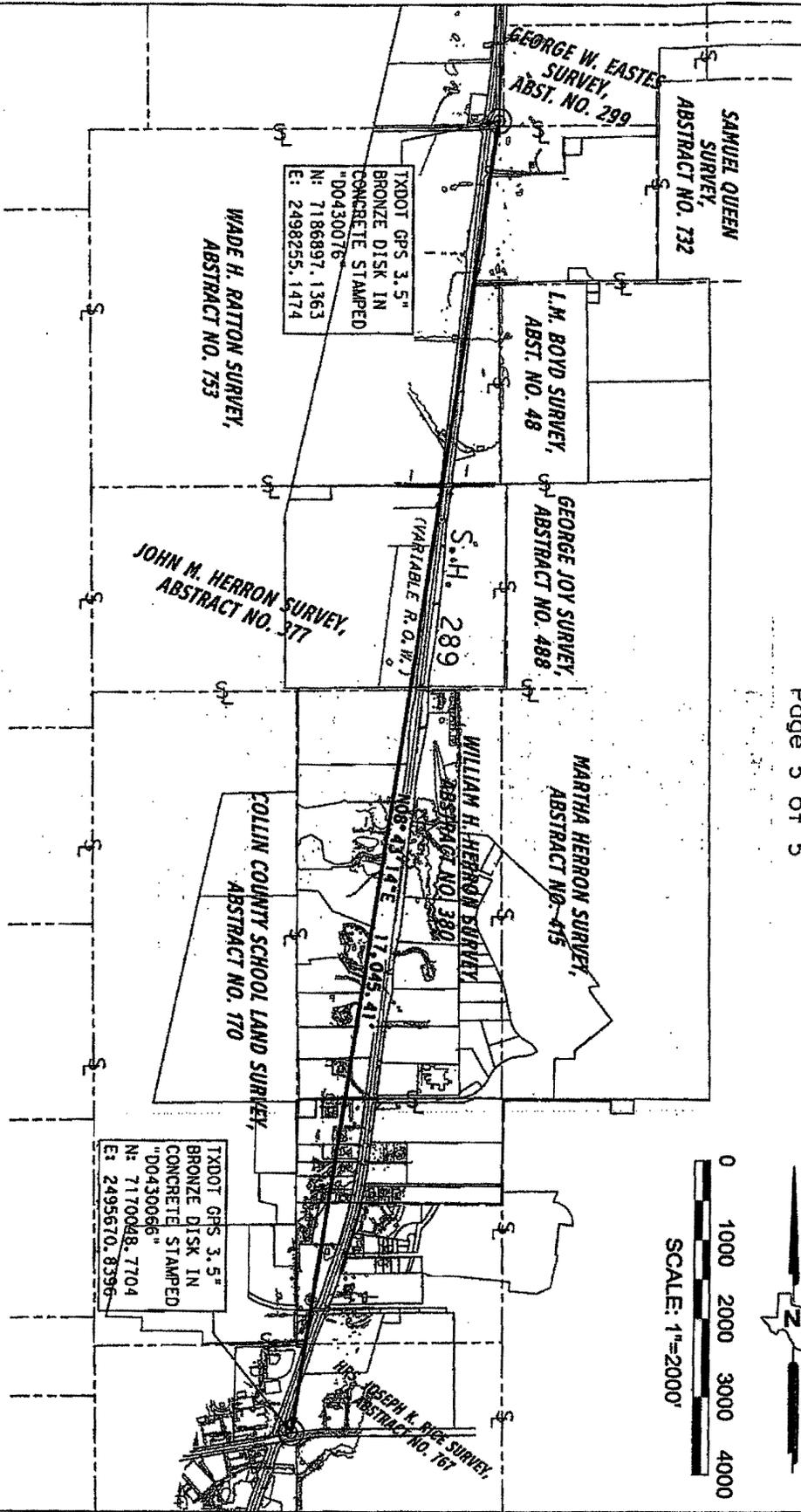
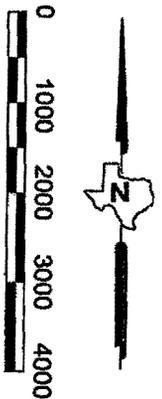
A PLAT OF A SURVEY OF
PARCEL 18, PART 2
FOR STATE HIGHWAY 289
RIGHT OF WAY CSJ: 0091-03-023
A 1,698 SQ. FT. (0.0390 AC)
TRACT OF LAND IN THE
COLLIN COUNTY SCHOOL
LAND SURVEY,
ABSTRACT NUMBER 170
CITY OF CELINA
COLLIN COUNTY, TEXAS
SEPTEMBER, 2010



I HEREBY CERTIFY THAT THIS PLAT IS
BASED ON AN ON THE GROUND SURVEY
MADE UNDER MY SUPERVISION AND
THE BEST OF MY KNOWLEDGE, IS TRUE
AND CORRECT.

GARY W. MATTHEWS, R.P.L.S., TEXAS NO. 5534
9-2-2010 9/13/2010

EXHIBIT "A"
Page 5 of 5



A PLAT OF A SURVEY OF
PARCEL 18, PART 2
FOR STATE HIGHWAY 289
RIGHT OF WAY CSJ: 0091-03-023
A 1,698 SQ. FT. (0.0390 AC)
TRACT OF LAND IN THE
COLLIN COUNTY SCHOOL
LAND SURVEY,
ABSTRACT NUMBER 170
CITY OF CELINA
COLLIN COUNTY, TEXAS
SEPTEMBER, 2010

BASIS OF BEARINGS IS THE LINE BETWEEN TXDOT
3.5-INCH DIAMETER BRONZE DISK IN CONCRETE
STAMPED "D0430066", N 7170048.7704 E
2495670.8396 and TXDOT 3.5-INCH DIAMETER BRONZE
DISK IN CONCRETE STAMPED "D0430076" N
7186897.1363 E 2498255.1474, WHICH LINE BEARS
NORTH 08 DEGREES 43 MINUTES 14 SECONDS EAST.
COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE
COORDINATE SYSTEM, NAD 83 (2002 EPOCH), NORTH
CENTRAL ZONE 4202. UNLESS OTHERWISE NOTED,
DISTANCES AND COORDINATES SHOWN ARE SURFACE
VALUES AND MAY BE CONVERTED TO GRID BEING
DIVIDED BY TXDOT COLLIN COUNTY COMBINED SCALE
FACTOR OF 1.000152710.

9/13/2010

County: Collin
Parcel: 22
Highway: S.H. 289
Project Limits: FM 455 to
North of Business SH 289C
CSJ: 0091-03-023

Page 1 of 4
September 2010

LEGAL DESCRIPTION FOR PARCEL 22

BEING a 568 square foot tract of land situated in the Collin County School Land Survey, Abstract Number 170, City of Celina, Collin County, Texas, and being part of Lot 1 of The Estates on Preston, Phase II, an addition to the City of Celina as shown on plat thereof recorded in Cabinet I, Slide 294, Map Records of Collin County, Texas (M.R.C.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,172,286.28 feet, East=2,497,032.43 feet for the common northwest corner of Lot 28, Block J of Heritage, Phase I, an addition to the City of Celina as shown on plat thereof recorded in Cabinet O, Slide 591, M.R.C.C.T. and northeast corner of Lot 29, Block J of said Heritage addition, said point being in the south right-of-way line of Founders Lane (60 foot right-of-way);

THENCE South 88 degrees 46 minutes 06 seconds West, along said south right-of-way line of Founders Lane, a distance of 693.31 feet to a calculated point for the intersection of said south right-of-way line of Founders Lane with the existing east right-of-way line of State Highway 289 (S.H. 289, also known as Preston Road, 140 feet wide at this point), from which point a 1/2-inch found iron rod bears South 87 degrees 11 minutes 42 seconds West a distance of 0.53 feet;

THENCE North 17 degrees 28 minutes 17 seconds East, departing said south right-of-way line of Founders Lane and along said existing east right-of-way line of S.H. 289, a distance of 63.35 feet to a calculated point having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,172,331.80 feet, East=2,496,358.30 feet for the POINT OF BEGINNING, from which point a 1/2-inch found iron rod bears South 75 degrees 01 minute 50 seconds West a distance of 0.78 feet, said point being the intersection of said existing east right-of-way line of S.H. 289 with the north right-of-way line of Founders Lane;**

- 1) THENCE North 17 degrees 28 minutes 17 seconds East, departing said north right-of-way line of Founders Lane and continuing along said existing east right-of-way line of S.H. 289, a distance of 40.00 feet to an "X" cut in concrete for the intersection of said existing east right-of-way line of S.H. 289 with the new east right-of-way line of S.H. 289;**
- 2) THENCE South 25 degrees 36 minutes 55 seconds East, departing said existing east right-of-way line of S.H. 289 and along said new east right-of-way line of S.H. 289, a distance of 41.60 feet to a 5/8-inch set iron rod with Aluminum Disk for the intersection of said new east right-of-way line of S.H. 289 with said north right-of-way line of Founders Lane;**
- 3) THENCE South 88 degrees 46 minutes 06 seconds West, departing said new east right-of-way line of S.H. 289 and along said north right-of-way line of Founders Lane, a distance of 30.00 feet to the POINT OF BEGINNING AND CONTAINING 568 square feet or 0.0130 acres of land, more or less.

County: Collin
Parcel: 22
Highway: S.H. 289
Project Limits: FM 455 to
North of Business SH 289C
CSJ: 0091-03-023

Page 2 of 4
September 2010

LEGAL DESCRIPTION FOR PARCEL 22

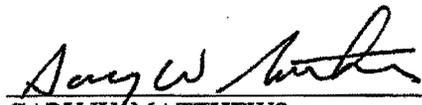
Access is allowed to the transportation facility from the adjacent property.

** The monument described as 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 the line between TxDOT 3.5-inch diameter bronze disk in concrete stamped "D0430066", N 7170048.7704 E 2495670.8396 and TxDOT 3.5-inch diameter bronze disk in concrete stamped "D0430076", N 7186897.1363 E 2498255.1474, which line bears North 08 degrees 43 minutes 14 seconds East. Coordinates shown are based on Texas State Plane Coordinate System, NAD 83 (2002 EPOCH), North Central Zone 4202. Unless otherwise noted, distances and coordinates shown are surface values and may be converted to grid being divided by TxDOT Collin County combined scale factor of 1.000152710.

Station and offset information refers to the baseline described in Control Sheet for TxDOT Right of Way Mapping Project Control-Section-Number 0091-03-023, September, 2010.

I, Gary W. Matthews, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

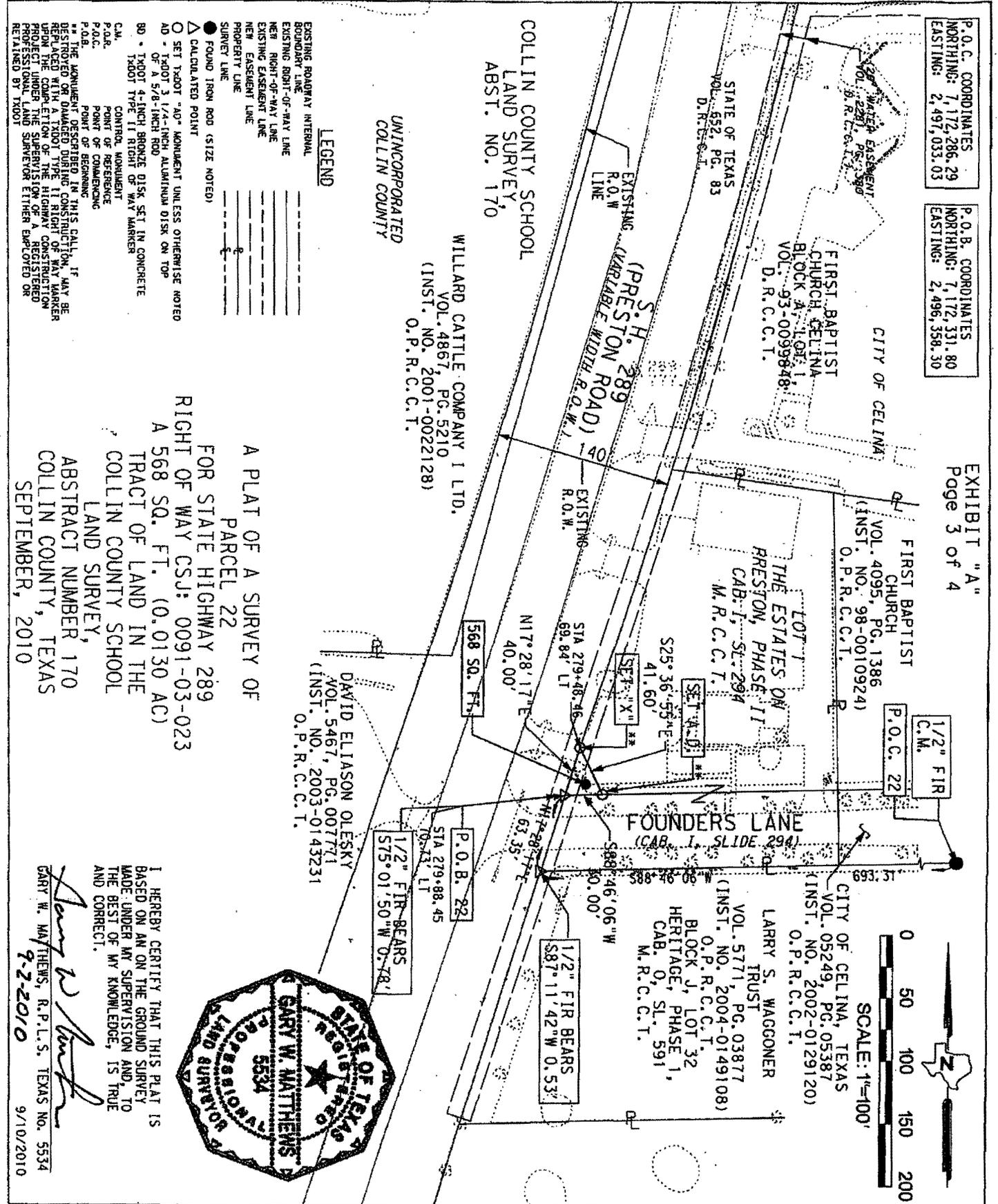
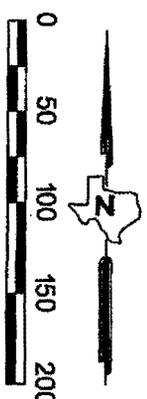
 9-2-2010
GARY W. MATTHEWS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5534



P.O.C. COORDINATES
NORTHING: 7,172,286.29
EASTING: 2,497,033.03

P.O.B. COORDINATES
NORTHING: 7,172,331.80
EASTING: 2,496,358.30

EXHIBIT "A"
Page 3 of 4



UNINCORPORATED
COLLIN COUNTY

WILLARD CATTLE COMPANY I LTD.
VOL. 4867, PG. 5210
(INST. NO. 2001-0022128)
O.P.R.C.C.T.

DAVID ELIASON OLESKY
VOL. 5467, PG. 007771
(INST. NO. 2003-0143231)
O.P.R.C.C.T.

LARRY S. WAGGONER
TRUST
VOL. 5771, PG. 03877
(INST. NO. 2004-0149108)
O.P.R.C.C.T.

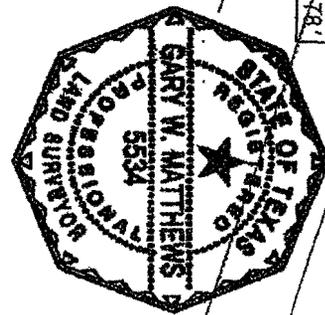
BLOCK J, LOT 32
HERITAGE, PHASE 1,
CAB. O, SL. 591
M.R.C.C.T.

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
- FOUND IRON ROD (SIZE NOTED)
- △ CALCULATED POINT
- SET TPOOT "AD" MONUMENT UNLESS OTHERWISE NOTED
- AD - TPOOT 3 1/4" INCH ALUMINUM DISK ON TOP OF A 5/8" INCH ROD
- 80 - TPOOT 4 INCH BRONZE DISK SET IN CONCRETE TPOOT TYPE II RIBBON OR MAY MARKER
- C.M. CONTROL MONUMENT
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING

** THE MONUMENT DESCRIBED IN THIS CALLOUT MAY BE REPRODUCED BY ANY PARTY AT THE CONCLUSION OF ANY HARBER PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TPOOT

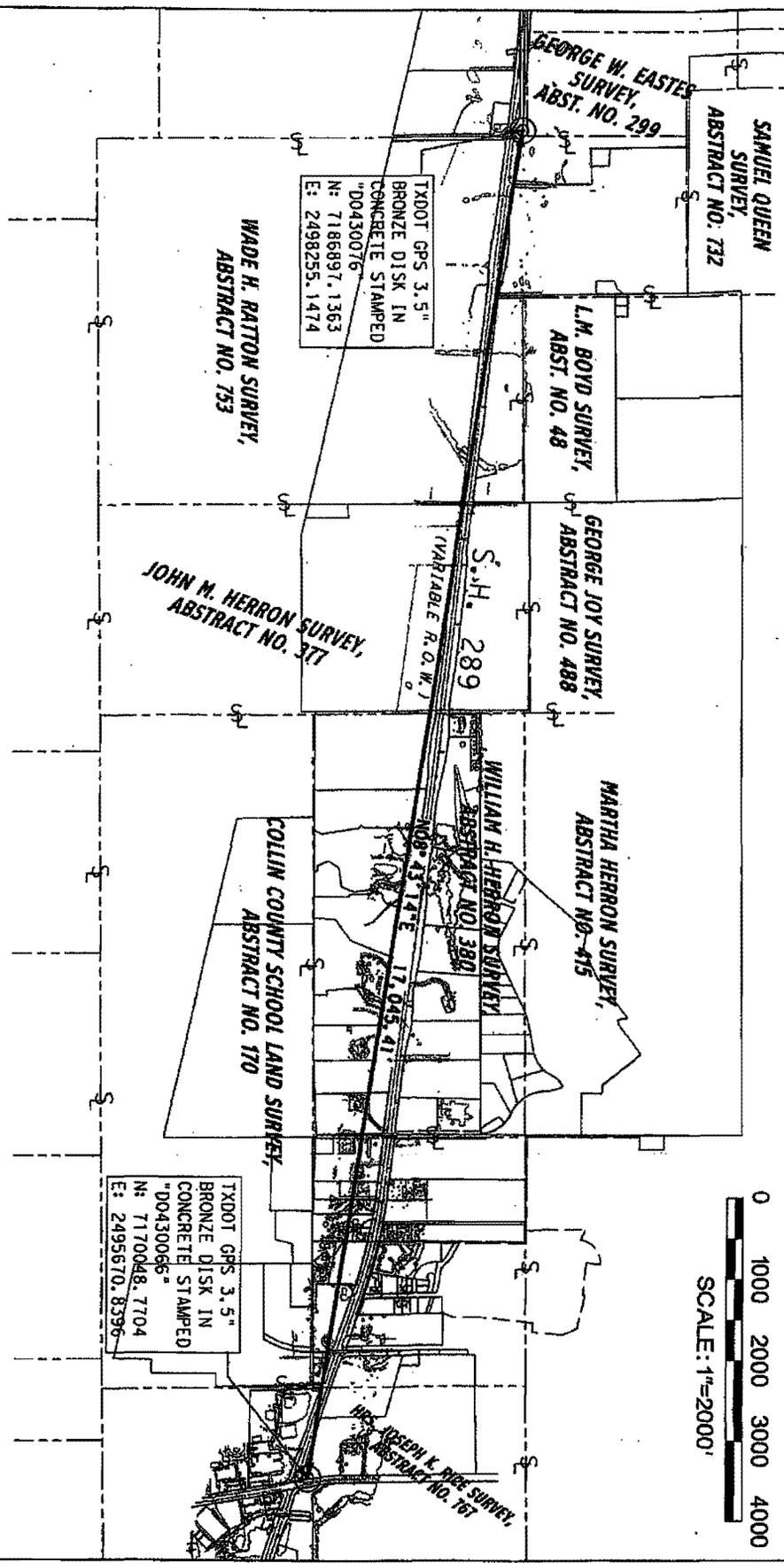
A PLAT OF A SURVEY OF
PARCEL 22
FOR STATE HIGHWAY 289
RIGHT OF WAY CSJ: 0091-03-023
A 568 SQ. FT. (0.0130 AC)
TRACT OF LAND IN THE
COLLIN COUNTY SCHOOL
LAND SURVEY,
ABSTRACT NUMBER 170
COLLIN COUNTY, TEXAS
SEPTEMBER, 2010



I HEREBY CERTIFY THAT THIS PLAT IS
BASED ON AN ON THE GROUND SURVEY
MADE UNDER MY SUPERVISION AND,
TO THE BEST OF MY KNOWLEDGE, IS TRUE
AND CORRECT.

Gary W. Matthews
GARY W. MATTHEWS, R.P.L.S., TEXAS NO. 5534
9-2-2010 9/10/2010

EXHIBIT "A"
Page 4 of 4



A PLAT OF A SURVEY OF
PARCEL 22
FOR STATE HIGHWAY 289
RIGHT OF WAY CSJ: 0091-03-023
A 568 SQ. FT. (0.0130 AC)
TRACT OF LAND IN THE
COLLIN COUNTY SCHOOL
LAND SURVEY,
ABSTRACT NUMBER 170
COLLIN COUNTY, TEXAS
SEPTEMBER, 2010

BASIS OF BEARINGS IS THE LINE BETWEEN TXDOT
3.5-INCH DIAMETER BRONZE DISK IN CONCRETE
STAMPED "D0430066", N 7170048.7704 E
2495670.8396 and TXDOT 3.5-INCH DIAMETER BRONZE
DISK IN CONCRETE STAMPED "D0430076", N
7186897.1363 E 2498255.1474, WHICH LINE BEARS
NORTH 08 DEGREES 43 MINUTES 14 SECONDS EAST.
COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE
COORDINATE SYSTEM, NAD 83 (2002 EPOCH), NORTH
CENTRAL ZONE 4202. UNLESS OTHERWISE NOTED,
DISTANCES AND COORDINATES SHOWN ARE SURFACE
VALUES AND MAY BE CONVERTED TO GRID BEING
DIVIDED BY TXDOT COLLIN COUNTY COMBINED SCALE
FACTOR OF 1.000152710.

9/10/2010

County: Collin
Parcel: 26
Highway: S.H. 289
Project Limits: FM 455 to
North of Business SH 289C
CSJ: 0091-03-023

Page 1 of 4
September 2010

LEGAL DESCRIPTION FOR PARCEL 26

BEING a 3,658 square foot tract of land situated in the Collin County School Land Survey, Abstract Number 170 and the Joseph K. Rice Survey, Abstract No. 767, City of Celina, Collin County, Texas, and being part of that tract of land described in deed to Celina Tork, Ltd. recorded in Volume 5601, Page 01535 (Instrument No. 2004-0017944), Official Public Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at 1/2-inch found iron rod with an illegible red plastic cap having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,171,578.27 feet, East=2,496,849.25 feet for the northeast corner of said Celina Tork tract, said point being in the south right-of-way line of County Road 94 (C.R. 94, a variable width right-of-way), said point being on a circular curve to the left having a radius of 22,858.00 feet, whose chord bears South 88 degrees 51 minutes 44 seconds West, a distance of 142.96 feet;

THENCE Westerly, along the common north line of said Celina Tork tract and said south right-of-way line of C.R. 94 and along said curve, through a central angle of 00 degrees 21 minutes 30 seconds, an arc distance of 142.96 feet to a calculated point for the end of said curve;

THENCE South 88 degrees 40 minutes 59 seconds West, continuing along said common line, a distance of 561.84 feet to a 5/8-inch found iron rod for corner;

THENCE South 55 degrees 00 minutes 04 seconds West, continuing along said common line, a distance of 82.79 feet to a calculated point for the intersection of said common line with the existing east right-of-way line of State Highway 289 (S.H. 289, also known as Preston Road, a variable width right-of-way), from which point a 1/2-inch found iron rod bears South 46 degrees 54 minutes 45 seconds West a distance of 0.39 feet;

THENCE South 21 degrees 36 minutes 17 seconds West, departing said common line and along said existing east right-of-way line of S.H. 289, a distance of 30.16 feet to a 5/8-inch set iron rod with TxDOT 3.25-inch Aluminum Disk (hereinafter referred to as "set A.D.") having NAD 83 (1993) Texas State Plane North Central Zone 4202 surface coordinates North=7,171,486.99 feet, East=2,496,065.70 feet for the POINT OF BEGINNING, said point being an intersection of said existing east right-of-way line of S.H. 289 with the new east right-of-way line of S.H. 289;**

- 1) THENCE South 18 degrees 44 minutes 11 seconds West, departing said existing east right-of-way line of S.H. 289 and along said new east right-of-way line of S.H. 289, a distance of 725.27 feet to a set A.D. for the intersection of said new east right-of-way line of S.H. 289 with the south line of said Celina Tork tract;**
- 2) THENCE South 88 degrees 29 minutes 36 seconds West, departing said new east right-of-way line of S.H. 289 and along said south line, a distance of 5.81 feet to a 1/2-inch found iron rod for the intersection of said south line with said existing east right-of-way line of S.H. 289;

County: Collin
Parcel: 26
Highway: S.H. 289
Project Limits: FM 455 to
North of Business SH 289C
CSJ: 0091-03-023

Page 2 of 4
September 2010

LEGAL DESCRIPTION FOR PARCEL 26

- 3) THENCE North 18 degrees 44 minutes 17 seconds East, departing said south line and along said existing east right-of-way line of S.H. 289, a distance of 618.77 feet to a 5/8-inch iron rod found for corner;
- 4) THENCE North 21 degrees 36 minutes 17 seconds East, continuing along said existing east right-of-way line of S.H. 289, a distance of 108.65 feet to the POINT OF BEGINNING AND CONTAINING 3,658 square feet or 0.0840 acres of land, more or less.

Access is allowed to the transportation facility from the adjacent property.

**** The monument described as 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 the line between TxDOT 3.5-inch diameter bronze disk in concrete stamped "D0430066", N 7170048.7704 E 2495670.8396 and TxDOT 3.5-inch diameter bronze disk in concrete stamped "D0430076", N 7186897.1363 E 2498255.1474, which line bears North 08 degrees 43 minutes 14 seconds East. Coordinates shown are based on Texas State Plane Coordinate System, NAD 83 (2002 EPOCH), North Central Zone 4202. Unless otherwise noted, distances and coordinates shown are surface values and may be converted to grid being divided by TxDOT Collin County combined scale factor of 1.000152710.

Station and offset information refers to the baseline described in Control Sheet for TxDOT Right of Way Mapping Project Control-Section-Number 0091-03-023, September, 2010.

I, Gary W. Matthews, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

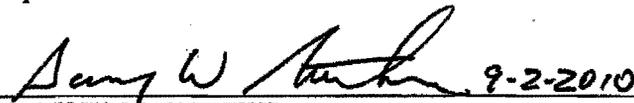
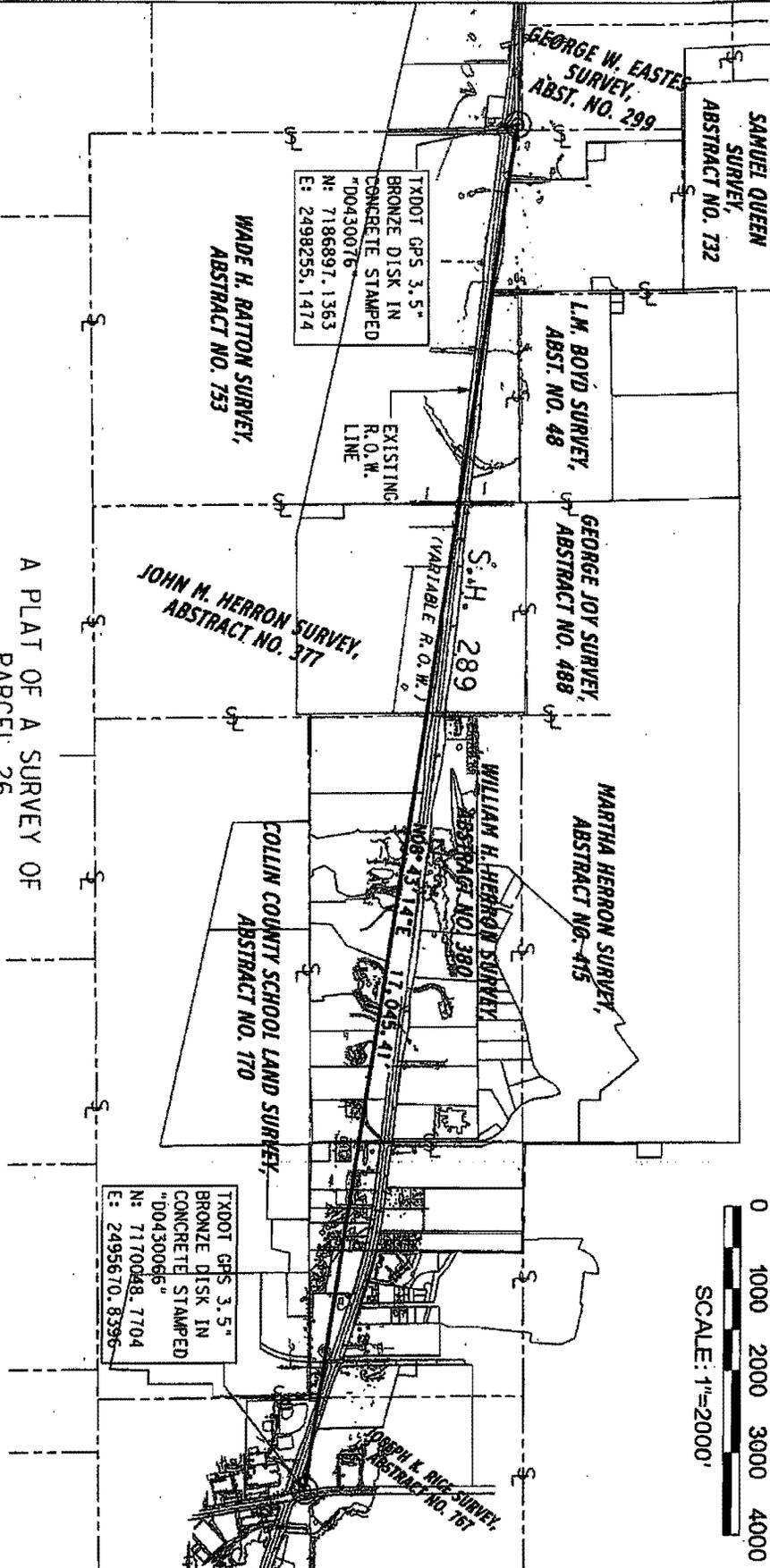

GARY W. MATTHEWS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5534



EXHIBIT "A"
Page 4 of 4



TXDOT GPS 3.5"
BRONZE DISK IN
CONCRETE STAMPED
"D0430076"
N: 7186897.1363
E: 2498255.1474

TXDOT GPS 3.5"
BRONZE DISK IN
CONCRETE STAMPED
"D0430066"
N: 7170048.7704
E: 2495670.8396

A PLAT OF A SURVEY OF
PARCEL 26
FOR STATE HIGHWAY 289
RIGHT OF WAY CSJ: 0091-03-023
A 3,658 SQ. FT. (0.0840AC)
TRACT OF LAND IN THE
COLLIN COUNTY SCHOOL
LAND SURVEY,
ABSTRACT NUMBER 170, AND
HRS. JOSEPH K. RICE SURVEY,
ABSTRACT NUMBER 767
CITY OF CELINA
COLLIN COUNTY, TEXAS
SEPTEMBER, 2010

BASIS OF BEARINGS IS THE LINE BETWEEN TXDOT
3.5-INCH DIAMETER BRONZE DISK IN CONCRETE
STAMPED "D0430066", N 7170048.7704 E
2495670.8396 and TXDOT 3.5-INCH DIAMETER BRONZE
DISK IN CONCRETE STAMPED "D0430076", N
7186897.1363 E 2498255.1474, WHICH LINE BEARS
NORTH 08 DEGREES 43 MINUTES 14 SECONDS EAST,
COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE
COORDINATE SYSTEM, NAD 83 (2002 EPOCH), NORTH
CENTRAL ZONE 4202, UNLESS OTHERWISE NOTED,
DISTANCES AND COORDINATES SHOWN ARE SURFACE
VALUES AND MAY BE CONVERTED TO GRID BEING
DIVIDED BY TXDOT COLLIN COUNTY COMBINED SCALE
FACTOR OF 1.000152710.

9/13/2010

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

Page 1 of 3
May 1, 2009

Description for Parcel 2

BEING 5,655 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 that certain called 5.8017 acre tract of land conveyed to Seminole Anna 6, Ltd., by deed as recorded in Document Number 20080731000931560 of the Official Public Records of Collin County Texas; said 5,655 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 Northeast corner of said 5.8017 acres, same being a re-entrant corner in the South line of that certain called 4.0982 acre tract of land conveyed by deed to Seminole Anna 4, Ltd., as recorded in Document Number 20080731000931550 of the Official Public Records of Collin County Texas;

THENCE South 01° 00' 37" East with the common line of said 5.8017 acre and said 4.0982 acre tracts, a distance of 497.03 feet to a set 5/8-inch iron rod with aluminum disk on a curve 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 7,178,990.002, East 2,554,102.266;

- 1) THENCE continuing South 01° 00' 37" East with the common line of said 5.8017 acre and said 4.0982 acre tracts, a distance of 8.10 feet to a found 5/8-inch iron rod in the Existing North Right-of-way line of FM 455 as recorded in Volume 3927, Page 991 of the Official Public Records of Collin County Texas;
- 2) THENCE South 85° 23' 43" West with the Existing North Right-of-way line of FM 455, a distance of 356.13 feet to a found bronze disk for the Existing East Right-of-way line of US Highway 75 as recorded in Volume 655, Page 446 of the Official Public Records of Collin County Texas;
- 3) THENCE North 45° 54' 25" West with the Existing North Right-of-way line of FM 455, a distance of 42.31 feet to a found 1/2-inch iron rod for an angle point;
- 4) THENCE North 06° 08' 44" West with the Existing East Right-of-way line of US Highway 75, a distance of 17.87 to a set 5/8-inch iron rod with aluminum disk in the New North Right-of-way line of FM 455; **
- 5) THENCE South 47° 49' 20" East with the New North Right-of-way line of FM 455, a distance of 40.62 feet to a set 5/8-inch iron rod with aluminum disk for an angle point; **

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

Page 2 of 3
May 1, 2009

Description for Parcel 2

- 6) THENCE North 87° 10' 40" East with the New North 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 the beginning of a curve to the right; **
- 7) THENCE with said New North Right-of-way line and curve to the right, having a radius of 5060.00 feet, an arc length of 92.69 feet, a central angle of 01° 02' 58", and a chord bearing North 87° 42' 10" East, a chord length of 92.69 feet to the PLACE OF BEGINNING and containing 5,655 square feet (0.130 Acres) of land, more or less.

Notes:

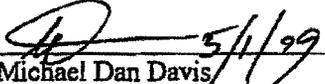
Survey plat to accompany this legal description.

** 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.

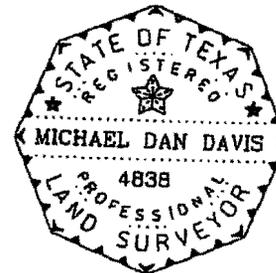
Basis of Bearings is a line between CORS Station TXAR (North 6,962,112.4020 East 2,411,057.5050 Grid Coordinates) and TXDE (North 6,978,860.0908 East 2,529,861.8823 Grid Coordinates), North American Datum 1983 (1993), which is North 81 degrees 58 minutes 33 seconds East – Texas State Plane, North Central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



THOMAS RATTAN SURVEY ABSTRACT NO. 782

EXHIBIT "A"
Page 3 of 3

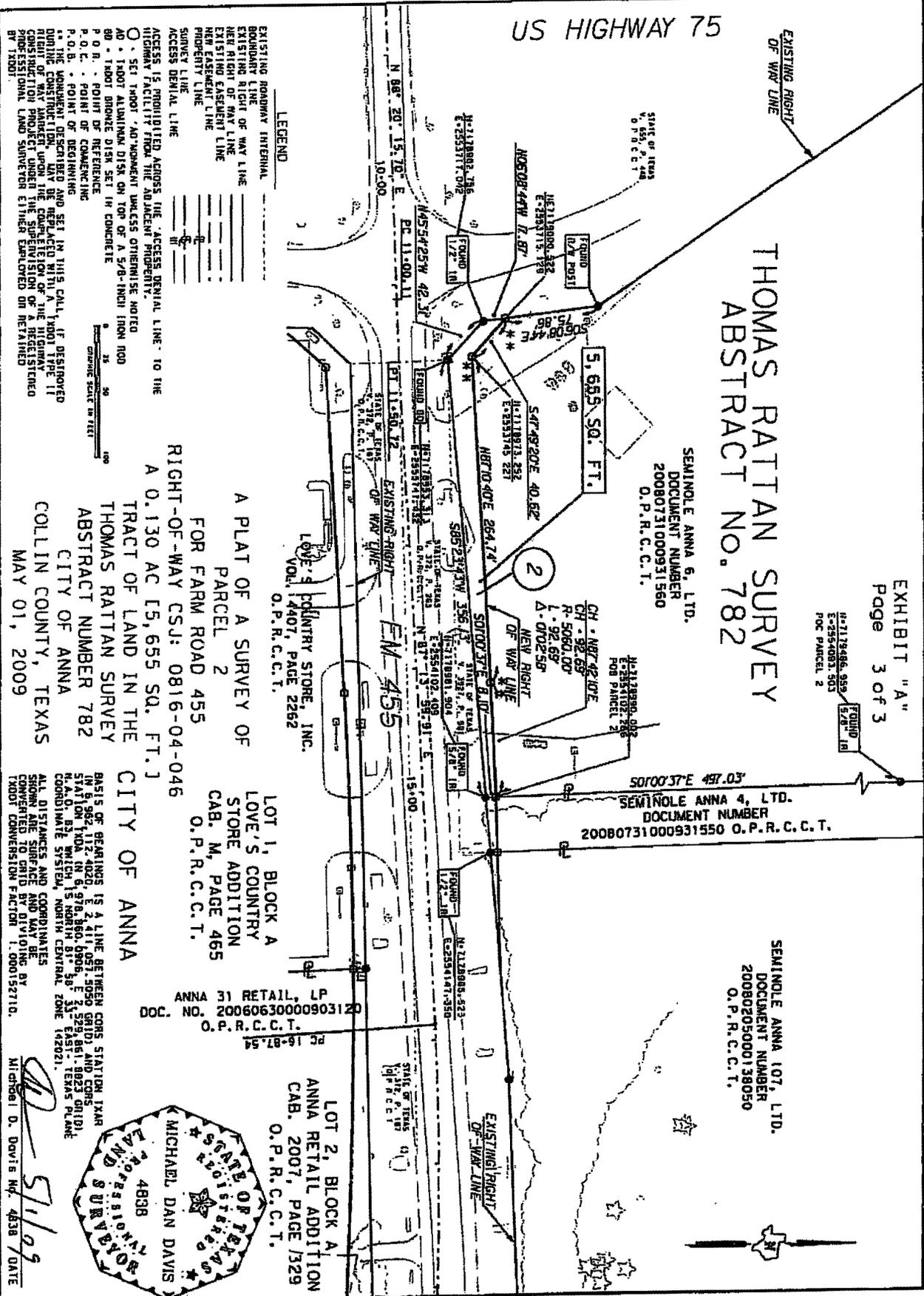
H-7179486, 959
E-2554083, 503
POC PARCEL 2

FIGURE 18
5/8" = 1"

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

SEMINOLE ANNA 4, LTD.
DOCUMENT NUMBER
20080731000931550 O.P.R.C.C.T.

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



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.

○ SET TADPOUT ADJACENT MARKERS OTHERWISE NOTED
AD - TADPOUT ALUMINUM DISK ON TOP OF A 5/8" INCH IRON ROD
SB - TADPOUT BRONZE DISK SET IN CONCRETE
P.O.N. - POINT OF NECESSITY
P.O.C. - POINT OF COMMENCING
P.O.B. - POINT OF BEGINNING

ON THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED OR THE MONUMENT IS LOST, THE SURVEYOR SHALL RE-LOCATE THE POINT OF BEGINNING WITHIN THE CORNER OF THE ADJACENT PROPERTY. THE RESULT OF ANY RE-LOCATION SHALL BE THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TADPO.

A PLAT OF A SURVEY OF
PARCEL 2
FOR FARM ROAD 455
RIGHT-OF-WAY CSJ: 0816-04-046
A 0.130 AC (5,655 SQ. FT.)
TRACT OF LAND IN THE
THOMAS RATTAN SURVEY
ABSTRACT NUMBER 782
CITY OF ANNA
COLLIN COUNTY, TEXAS
MAY 01, 2009

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

LOT 2, BLOCK A
ANNA RETAIL ADDITION
CAB. 2007, PAGE 1329
O.P.R.C.C.T.

ANNA 31 RETAIL, LP
NO. 2006063000903120
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.

LOT 2, BLOCK A
ANNA RETAIL ADDITION
CAB. 2007, PAGE 1329
O.P.R.C.C.T.

ANNA 31 RETAIL, LP
NO. 2006063000903120
O.P.R.C.C.T.

STATE OF TEXAS
COUNTY OF COLLIN
I, MICHAEL DAN DAVIS
LAND SURVEYOR
NO. 4838
5/1/09
DATE

County: Collin
Highway: State Highway 289
STA. 369+33.20 to 370+00.00
R.O.W. CSJ: 0091-04-056

Page 1 of 3
August 30, 2010

Description for Parcel 9

BEING 246 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 Lot 1, Block 1 as shown on the plat of Bawa Addition, an addition to the City of Celina recorded in Volume P, Page 809 of the Plat Records of Collin County, Texas and same being part of a tract of land conveyed by deed to Anise Bawa, as recorded in Volume 5103, Page 3077, Deed Records, Collin County, Texas; said 246 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 southwest corner of said Lot 1 and being at the intersection point of the existing western right of way line of State Highway Number 289 and the existing eastern right of way line of Oklahoma Drive;

THENCE along said existing western right of way line, South 76 degrees 25 minutes 08 seconds East for a distance of 124.92 feet to an X cut in concrete set at the southeast corner of said Lot 1 and the beginning of a non-tangent curve to the right with a radius of 5789.58 feet, a central angle of 01 degrees 53 minutes 31 seconds, a chord of which bears North 14 degrees 29 minutes 43 seconds East for a distance of 191.17 feet;

THENCE, continuing along said existing western right of way line and along said curve to the right for an arc distance of 191.18 feet to a 5/8 inch iron rod with TxDOT 3-1/4 inch aluminum disk set in the new western right of way line of State Highway Number 289 at the **POINT OF BEGINNING** at Station 370+00.00, 60.78 feet Right; and having a Texas State Plane Coordinate System, N.A.D.83(2002), North Central Zone (4202), surface coordinate of North 7,163,834.06, East 2,493,346.67; **

- 1) **THENCE**, along said new western right of way line, North 09 degrees 41 minutes 49 seconds East for a distance of 67.95 feet to a 5/8 inch iron rod with TxDOT 3-1/4 inch aluminum disk set for corner on the north line of said Lot 1 and the south line of a tract of land conveyed by deeds to Haskell Lemmon Partners, Ltd., as recorded in Volume 5662, Pages 2719 and 2724, Deed Records at Station 369+33.20, 68.08 feet Right;
- 2) **THENCE**, along said north line of Lot 1 and said south line the Haskell Lemmon Partners tract of land, North 89 degrees 08 minutes 10 seconds East for a distance of 7.52 feet to a point for corner in said existing western right of way line of State Highway Number 289 and at the beginning of a non-tangent curve to the left with a radius of 5789.58 feet, a central angle of 00 degrees 41 minutes 24 seconds and a chord of which bears South 15 degrees 47 minutes 10 seconds West for a distance of 69.72 feet, from which a 1/2 inch iron rod found bears South 89 degrees 08 minutes 10 seconds West for a distance of 0.34 feet;

County: Collin
Highway: State Highway 289
STA. 369+33.20 to 370+00.00
R.O.W. CSJ: 0091-04-056

Page 2 of 3
August 30, 2010

Description for Parcel 9

- 3) **THENCE**, along said existing western right of way line and along said curve to the left for a distance of 69.72 feet to the **POINT OF BEGINNING** and containing 246 square feet or 0.0056 acres of land, more or less.

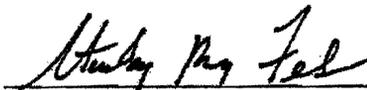
** The monument described in this call, if destroyed or damaged during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

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



March, 2010
Parcel 121
Page 1 of 6

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

PROPERTY DESCRIPTION FOR PARCEL 121

Being a 0.0609 acre (2,652 square feet) parcel of land located in the Wm. T. Dunlavy Survey, Abstract No. 168 in Montgomery County, Texas, said 0.0609 acre parcel being all of a 0.0609 acre remainder from a 30 acre tract described in a deed dated June 11, 1938 from Mrs. Anna McDonald, et al to R. E. Hanrick and recorded in Volume 198, Page 422 of the Montgomery County Deed Records (M.C.D.R.), a 50% interest in said 30 acre tract being described in a deed dated June 20, 1938 from R. E. Hanrick to T. F. Green, Jr. and recorded in Volume 224, Page 271 of the M.C.D.R., a 25% interest in said 30 acre tract being described in a deed dated September 11, 1958 from R. E. Hanrick to Ruel F. Sanders and recorded in Volume 455, Page 465 of the M.C.D.R., a 25% interest in said 30 acre tract being described in a deed dated December 8, 1958 from R. H. Hannon to Ruel F. Sanders and recorded in Volume 455, Page 464 of the M.C.D.R., the Ruel F. Sanders 50% interest in said 0.0609 acre parcel being a portion of lands described in a deed dated March 12, 2002, from Joyce N. Sanders to Jimmy W. Murphy, Trustee, and recorded under Document No. 2002026369 of the Montgomery County Official Public Records of Real Property (M.C.O.P.R.R.P.), it appears that title to the T. F. Green, Jr. 50% interest in said 0.0609 acre parcel has passed to the T. F. Green, Jr. estate pursuant to probates filed under Cause Number 130866, Harris County, Texas and recorded under County Clerk's File No. (C.C.F.N.) 8208418 of the M.C.O.P.R.R.P., said 0.0609 acre parcel being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with TxDOT aluminum disk set at the POINT OF BEGINNING of the herein described parcel having surface coordinates of N=10,072,474.13 and E=3,737,042.34, said point also being the northwesterly corner of the herein described parcel, in the proposed southerly right-of-way line of F.M. 1774 (130 feet wide) and in the existing northerly right-of-way line of the Missouri Pacific Railroad (140 feet wide), said right-of-way being described in an Indenture to the Missouri Pacific Railroad Company, dated March 1, 1956, recorded in Volume 413, Page 41 of the M.C.D.R. and described in a deed to the International & Great Northern Railroad Company (I.&G.N. R.R. Co.) dated August 29, 1901, recorded in Volume 26, Page 340 of the M.C.D.R. and in the existing westerly right-of-way line of Thomas Lane (50 feet wide) recorded in Volume 83, Page 214 of the M.C.D.R.); **

March, 2010
Parcel 121
Page 2 of 6

1. THENCE, NORTH 05°21'35" WEST, along the westerly line of said 0.0609 acre tract a distance of 10.28 feet to the northwesterly corner of the herein described parcel, said point being in the existing southerly right-of-way line of F.M. 1774 (variable width – approximately 70 feet wide as occupied) recorded in Volume 83, Page 412, Volume 208, Page 415 and in Volume 206, Page 480 of the M.C.D.R.;**
2. THENCE, SOUTH 74°03'30" EAST, along the existing southerly right-of-way line of said F.M. 1774, a distance of 553.43 feet to a 5/8 inch iron rod with TxDOT aluminum disk set at the northeasterly corner of the herein described parcel, said point also being the intersection of the existing southerly right-of-way line of said F.M. 1774 and said Missouri Pacific Railroad right-of-way; **
3. THENCE, NORTH 75°03'25" WEST, along said Missouri Pacific Railroad right-of-way a distance of 549.77 feet to the POINT OF BEGINNING and containing 0.0609 acres (2,652 square feet) of land.

The Missouri Pacific Railroad Company merged into the Union Pacific Railroad Company on January 1, 1997, no recorded instrument found.

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

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

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

March, 2010
Parcel 121
Page 3 of 6

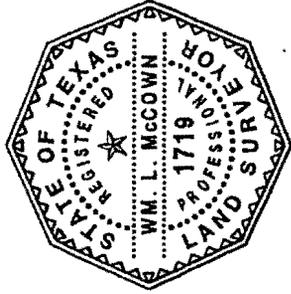
I do hereby certify that this metes and bounds description and accompanying parcel plat conform to the current General Rules of Procedures and Practices as promulgated by the Texas Board of Professional Land Surveyors.

William L. McCown, R.P.L.S. #1719
RODS Surveying, Inc.
6810 Lee Road
Spring, Texas 77379
281-257-4020



Date 4-7-10





Wm. L. McCown
4-7-10

NOTES:

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

EXISTING	TAKING	REMAINING
0.0609 AC.	0.0609 AC.	0.0 AC.
		2,652 S.F.

RODS
Surveying, Inc.

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

PARCEL PLAT
SHOWING
PARCEL 121

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

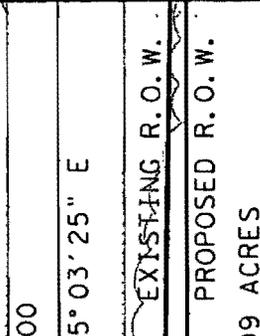
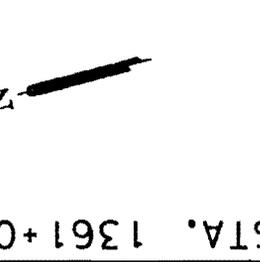
SCALE: 1" = 50'

SHEET
4 OF 6

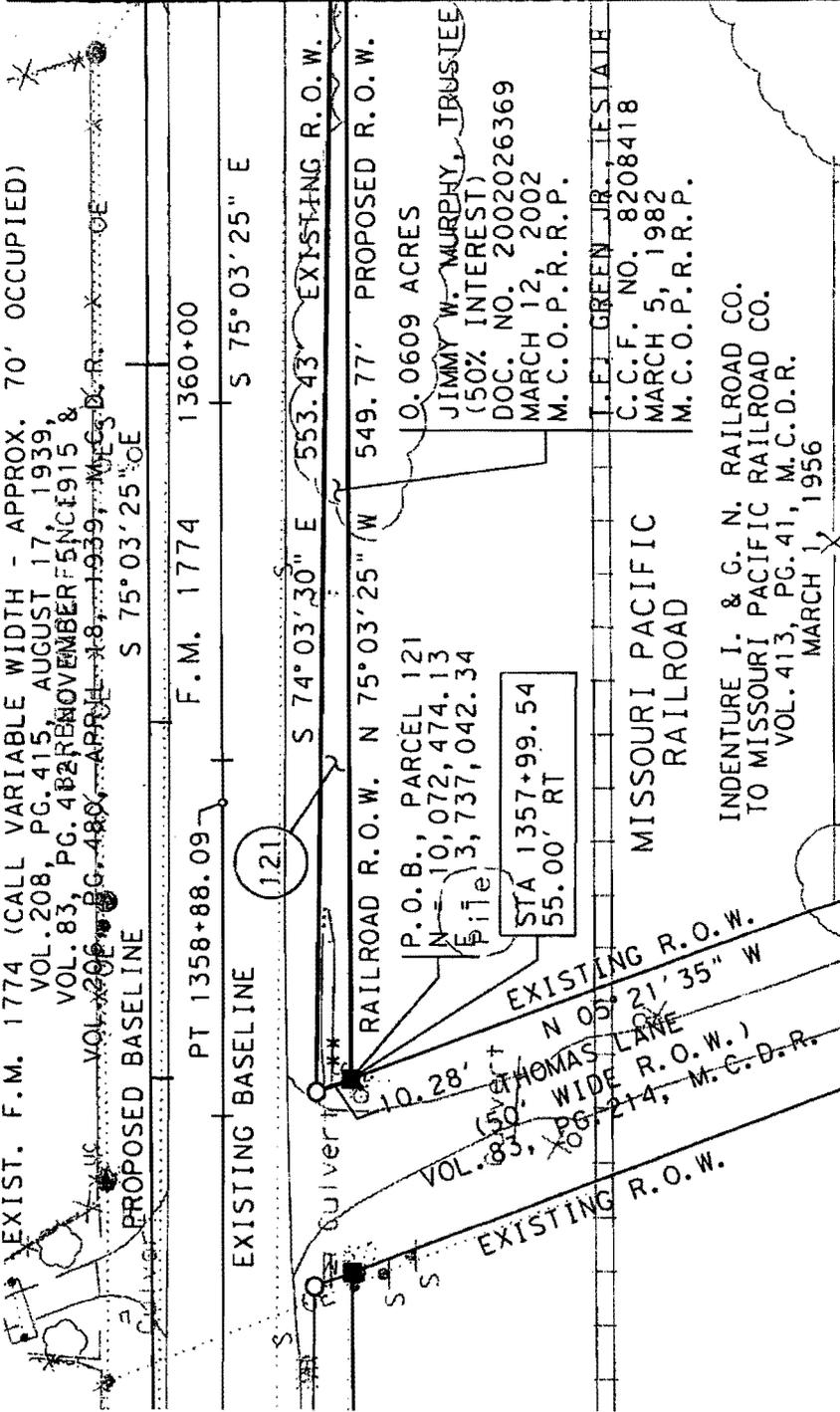
WM. T. DUNLAVY SURVEY, ABSTRACT 168

EXIST. F.M. 1774 (CALL VARIABLE WIDTH - APPROX. 70' OCCUPIED)
VOL. 208, PG. 415, AUGUST 17, 1939,
VOL. 83, PG. 482, NOVEMBER 5, 1915 &
VOL. 208, PG. 480, APRIL 18, 1939, M.C.D.R.

SCALE: 1" = 50'



MATCH LINE STA. 1361+00



EXISTING BASELINE
 CURVE DATA
 PI STA 1357+17.71
 N = 10,072,531.79
 E = 3,736,962.01
 R = 14,591.93'
 D = 01° 20' 17"
 T = 170.39'
 L = 340.77'
 CHB = S 74° 23' 17" E
 CHD = 340.77'
 PC STA 1355+47.32
 PT STA 1358+88.09

P.O.B., PARCEL 121
 N = 10,072,474.13
 E = 3,737,042.34
 File

STA 1357+99.54
 55.00' RT

0.0609 ACRES
 JIMMY W. MURPHY, TRUSTEE
 (50% INTEREST)
 DOC. NO. 2002026369
 MARCH 12, 2002
 M.C.O.P.R.R.P.

T. E. GREEN JR. TESTATE
 C.C.F. NO. 8208418
 MARCH 5, 1982
 M.C.O.P.R.R.P.

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

I. & G. N. RAILROAD CO.
 VOL. 26, PG. 340, M.C.D.R.
 AUGUST 29, 1901

RODS
 Surveying, Inc.

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

PARCEL PLAT
 SHOWING
 PARCEL 121
 F.M. 1774 MONTGOMERY COUNTY
 RCSJ 1400-04-026
 MARCH, 2010
 SCALE: 1" = 50'

SHEET
 5 OF 6

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

Page 1 of 3
May 1, 2009

Description for Parcel 28

BEING 3,706 square feet of land, more or less, in the John C. Farris Survey, Abstract Number 331, City of Anna, Collin County, Texas, and being part of that certain called 2.00 acre tract of land conveyed to Amon Brian Roper by deed as recorded in Volume 5660, Page 2013 of the Official Public Records of Collin County Texas; said 3,706 square feet of land being more particularly described by the metes and bounds as follows:

COMMENCING at a found 1-inch iron rod for the Northeast corner of said 2.00 acre tract, same being in the West line of Willow Creek Phase 1, according to the plat thereof recorded in Cabinet "P", Page 405 of the Official Public Records of Collin County Texas;

THENCE South 00° 38' 30" West with the common line of said 2.00 acres and said Willow Creek Phase 1, at 288.96 feet passing the Northwest corner of Lot 1, Block F of said Willow Creek Phase 1A, according to the plat thereof recorded in Cabinet "P", Page 59 of the Official Public Records of Collin County Texas, at 458.95 feet passing the Southwest corner of said Lot 1, in all a distance of 463.27 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 7,178,697.216, East 2,561,628.502;

- 1) THENCE South 00° 38' 30" West with the East line of said 2.00 acre tract, a distance of 20.97 feet to a found ½-inch iron rod for the Southeast corner of said 2 acre tract; same being in the Existing North Right-of-way line of FM 455 as recorded in Volume 372, Page 163 of the Official Public Records of Collin County Texas;
- 2) THENCE North 89° 11' 49" West with the Existing South Right-of-way line of FM 455, a distance of 180.06 feet to a point for the Southwest corner of said 2.00 acre tract and the Southeast corner of that certain called Tract 1, being a 1.997 acre tract of land conveyed to IGW Management, L.P. by deed as recorded in Volume 5878, Page 509 of the Official Public Records of Collin County Texas;
- 3) THENCE North 00° 38' 30" East, with the common line of said 2.00 acre tract and said Tract 1, a distance of 20.19 feet to a set 5/8-inch iron rod with aluminum disk in the New North Right-of-way line of FM 455;
- 4) THENCE South 89° 26' 49" East with New North Right-of-way line of FM 455, a distance of 180.06 feet to the PLACE OF BEGINNING and containing 3,706 square feet (0.085 Acres) of land, more or less.

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

Page 2 of 3
May 1, 2009

Description for Parcel 28

Notes:

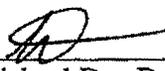
Survey plat to accompany this legal description.

** 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.

 5/1/09
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 19

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 19

Being a 0.206 acre (8,955 square feet) parcel of land, being the East 50 feet of Lot 3, Block 6 of the Montrose Addition No. 2, as recorded in Volume 10, Page 20 of the Map or Plat Records of Jefferson County and being all of that certain tract of land as conveyed by deed dated October 7, 1982 from Vinson Millender Estate to Vinson Millender, recorded in Volume 2418, Page 143 of the Deed Records of Jefferson County; said 0.206 acre parcel also being situated in and a part of the William McFaddin Survey, Abstract No. 416 and 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 located on the South line of a 20 feet wide public dedicated alley (Volume 10, Page 20 of the Map or Plat Records, Jefferson County) and the North line of said Lot 3 marking the Northeast corner of that certain tract of land as conveyed by Sheriff's Deed dated May 1, 2001 from G. Mitch Woods, Sheriff of Jefferson County, by virtue of an Order of Sale to Waleed A. Khan, recorded in Clerk's File No. 2001022516 of the Official Public Records of Jefferson County, this point also marks the Northwest corner of said Vinson Millender tract and the herein described parcel, this point being located 157.31 feet left, radial distance from Engineers Baseline Station No. 793 + 30.94 of F.M. Highway No. 365, said Beginning Point having coordinates of (X=3,545,973.3038, Y=13,916,079.6337);

- (1) **THENCE**, South 53 deg. 22 min. 08 sec. East (South 48 deg. 47 min. East - Plat), along the common line of said Vinson Millender and Waleed A. Khan tracts, a distance of 179.15 feet to a point located on the existing Northerly Right-of-Way line of F.M. Highway 365 (120 feet wide - Volume 741, Page 71 and Volume 741, Page 73, Deed Records of Jefferson County) marking the common Southerly corner of said Vinson Millender and Waleed A. Khan tracts and the Southwest corner of the herein described parcel;
- (2) **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 365 with the South line of Lot 3 and this parcel, a distance of 50.00 feet to a 1/2" steel rod found marking the Southeast corner of Lot 3, said Vinson Millender tract and the herein described parcel, this point also marks the Southwest corner of that certain tract of land as conveyed by deeds dated October 12, 2007 from Richard J. Daley, et ux to Dudley R. Richerson, recorded in Clerk's File No. 2008003690 of the Official Public Records of Jefferson County;

FINAL 4/5/10

January, 2010
Parcel 19
Page 2 of 4

- (3) **THENCE**, North 53 deg. 22 min. 08 sec. West (North 48 deg. 47 min. West - Plat), along the common line of said Vinson Millender and Dudley R. Richerson tracts with the East line of this parcel, a distance of 179.05 feet to a 1/2" steel rod with plastic cap marked "J.R. Hodges #4583" set located on the South line of said alley marking the common Northerly corner of said Vinson Millender and Dudley R. Richerson tracts and the Northeast corner of the herein described parcel;
- (4) **THENCE**, South 36 deg. 44 min. 23 sec. West (South 41 deg. 13 min. West - Plat), along the South line of said alley with the North line of said Vinson Millender tract and this parcel, a distance of 50.00 feet to the **POINT OF BEGINNING** and containing 0.206 acre (8,955 square feet) parcel of land.

Acquisition Area Summary

T.& N.O.R.R. Survey <u>Section 7, Abstract No. 239</u>	0.176 Ac.	7,631 sq. ft.
William McFaddin Survey <u>Abstract No. 416</u>	0.030 Ac.	1,324 sq. ft.
<hr/> Total	0.206 Ac.	8,955 sq. ft.

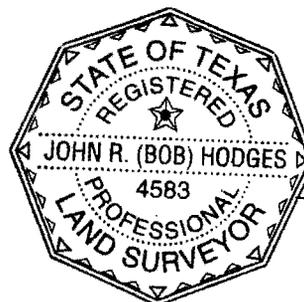
Revised: January 2010 by Landtech Constants, Inc.
Surveyed: April 2001
Job No. 00-CAI-020

SURVEYOR'S CERTIFICATE:

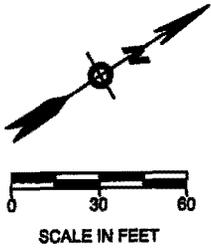
I, John R. Hodges, Registered Professional Land Surveyor No. 4583 in the State of Texas, do hereby certify that the above plat correctly reflects an actual survey made on the ground under my supervision and to the best of my knowledge and belief, the limits, boundaries and corners are truly shown just 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 31ST day of MARCH, 2010.

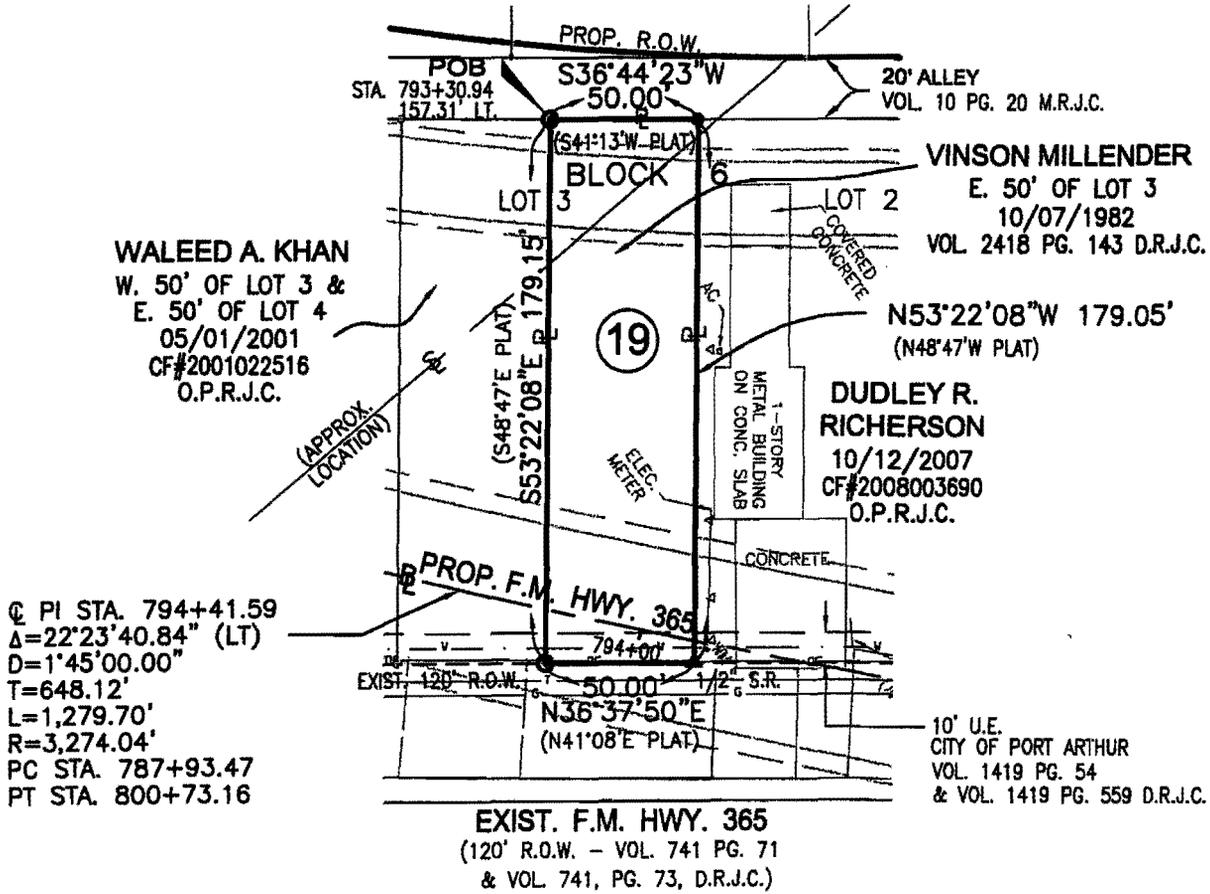



John R. Hodges, R.P.L.S. #4583



Wm. McFADDIN SURVEY
ABST. No. 416

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



© 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

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

DATE OF SURVEY: APRIL 2001

<p>PARCEL PLAT SHOWING PARCEL 19 F.M. HWY. 365 JEFFERSON COUNTY, TEXAS</p>			
		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

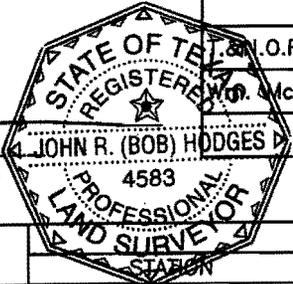
SCALE FACTOR=0.9999161

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 31ST DAY OF March, 2010.

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



AQUISITION AREA SUMMARY		
JO. RR. SURVEY SEC.7 A-239	0.176 AC.	7,631 S.F.
McFADDIN SURVEY A-416	0.030 AC.	1,324 S.F.
TOTAL	0.206 AC.	8,955 S.F.

DATE OF SURVEY: APRIL 2001

POINT OF BEGINNING		CONVEYANCE DATA CHART				
		FROM	TO	CURRENT TRACT AC.	NEW ACQUIRED AC./S.F.	APPROX. REMAINDER LEFT(RIGHT) AC.
- NORTHING	X - EASTING	793+30.94	794+19.81	0.206	0.206/8,955	0.000 -
3916079.6337	3545973.3038	-	-	-	-	-

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

**PARCEL PLAT
SHOWING PARCEL 19
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: 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. 343+10.00 to 343+77.44
R.O.W. CSJ: 0091-04-056

Page 1 of 3
August 30, 2010
Revised: May 16, 2011

Description for Parcel 4

BEING 2,555 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 Underwood Financial, L.P., as recorded in Volume 4815, Page 925, Deed Records, Collin County, Texas; said 2,555 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 southeast corner of said Underwood Financial tract of land and in the existing north right of way line of E. Sunset Boulevard (a 45 foot wide right of way);

THENCE, along the south line of said Underwood Financial tract of land and said north right of way line, South 89 degrees 01 minutes 46 seconds West for a distance of 1,428.36 feet to a PK nail set in the new eastern right of way line of State Highway Number 289 at the **POINT OF BEGINNING** at Station 343+77.44, 119.53 feet Left; and having a Texas State Plane Coordinate System, N.A.D.83(2002), North Central Zone (4202), surface coordinate of North 7,166,265.71, East 2,494,352.27; **

- 1) **THENCE**, continuing along said south line and north right of way line, South 89 degrees 01 minutes 46 seconds West for a distance of 53.62 feet to a point for corner in the existing eastern right of way line of State Highway Number 289 (a variable width right of way);
- 2) **THENCE**, along said existing eastern right of way line, North 18 degrees 44 minutes 40 seconds East for a distance of 85.52 feet to a 5/8 inch iron rod with TxDOT 3-1/4 inch aluminum disk set for corner at Station 343+10.00, 69.06 feet Left; **
- 3) **THENCE**, South 27 degrees 39 minutes 11 seconds East for a distance of 56.53 feet to a 5/8 inch iron rod with TxDOT 3-1/4 inch aluminum disk set for corner; **
- 4) **THENCE**, South 00 degrees 12 minutes 13 seconds West for a distance of 30.01 feet to the **POINT OF BEGINNING** and containing 2,555 square feet or 0.0587 acres of land, more or less.

County: Collin
Highway: State Highway 289
STA. 343+10.00 to 343+77.44
R.O.W. CSJ: 0091-04-056

Page 2 of 3
August 30, 2010
Revised: May 16, 2011

Description for Parcel 4

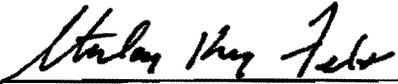
** The monument described in this call, if destroyed or damaged during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

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

5-16-11
Date



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

Property Description for Parcel 310

Being a 0.2614 acre (11,385 square feet) parcel of land situated in the John Flowers Survey, Abstract 269, Harris County, Texas and being out of a called 0.6254 acre tract of land conveyed to Morgan Land Company in deed dated September 03, 2004 and recorded under File Number Y095717, Film Code Number 596-42-1516 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.), and being a portion of Block 30 of the Sauer Subdivision, a subdivision situated in said Harris County according to the map or plat thereof recorded under Volume 7, Page 67 of the Harris County Map Records (H.C.M.R.), said 0.2614 acre tract being more particularly described as follows, with all bearings based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983 (1993 Adjustment). All distances and coordinates are surface and may be converted to grid by dividing by the combined adjustment factor of 1.00013.

COMMENCING at a 3/4-inch iron rod found for the northeast corner of said 0.6254 acre tract, also being the northwest corner of the residue of a called 8.6285 acre tract of land conveyed to Treeline Partners, Ltd. in deed recorded under File Number P779552, Film Code Number 093-80-0931 of said H.C.O.P.R.R.P., also being the northwest corner of Restricted Reserve "A", Two Ninety-Thirty Fourth Center, a subdivision situated in said Harris County according to the map or plat thereof recorded under Film Code Number 359095 of said H.C.M.R., and being in the southerly right-of-way line of 34th Street (width varies) as recorded in Volume 7, Page 67 of said H.C.M.R.; thence as follows:

South 86°58'09" West, along said southerly right-of-way line of 34th Street, a distance of 121.80 feet to an "X" in concrete set at the point of intersection with the proposed easterly right-of-way line of U.S. 290 (width varies), and being the POINT OF BEGINNING (N=13,864,170.06, E=3,088,872.89), and being at Baseline Station 2850+81.01, 237.71 feet left;**

THENCE, along said proposed easterly right-of-way line of U.S. 290, the following courses:

- 1) South 20°53'20" West, a distance of 56.09 feet to a PK nail set for an angle point at Baseline Station 2851+04.00, 186.54 feet left;**

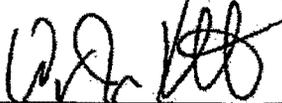
- 2) South 44°55'13" East, a distance of 141.97 feet to a PK nail set at the intersection with the line common to said 0.6254 acre tract and the residue of said 8.6285 acre tract, being at Baseline Station 2852+45.96, 186.54 feet left;
- 3) THENCE, South 45°02'42" West, along the line common to said 0.6254 acre tract and the residue of said 8.6285 acre tract, a distance of 49.87 feet to a point for the most southerly corner of said 0.6254 acre tract, also being the most westerly corner of the residue of said 8.6285 acre tract, and being in the existing easterly right-of-way line of U.S. 290 (width varies) conveyed to the State of Texas as Parcel 22Y described in deed recorded in Volume 7449, Page 576 of the Harris County Deed Records (H.C.D.R.);
- 4) THENCE, North 44°55'13" West, along said existing easterly right-of-way line of U.S. 290, a distance of 180.64 feet to a 3/4-inch iron rod found for a southerly cut-back corner;
- 5) THENCE, North 18°23'45" East, along an existing cut-back line, a distance of 59.94 feet to a 1/2-inch iron rod found for a northerly cut-back corner in the aforementioned existing southerly right-of-way line of 34th Street;
- 6) THENCE, North 86°58'09" East, along said northerly right-of-way line of 34th Street, a distance of 63.78 feet POINT OF BEGINNING, containing an area of 0.2614 of one acre (11,385 square feet) of land.

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

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

September, 2010
Parcel 310
Page 3 of 5 Pages

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

 9-30-10

Wayne J. McKittrick, R.P.L.S. September, 2010
Texas Registration No. 4875
Survcon Inc.
5757 Woodway Avenue
Houston, Texas 77057
713-780-4123
Job No. 60019718



LEGEND

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

NOTES:

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

REVISIONS

No.	DATE	DESCRIPTION
EXISTING	TAKING	REMAINING
0.6254 AC.	0.2614 AC. 11,385 S.F.	0.3640 AC. LT.

PARCEL PLAT SHOWING

PARCEL 310

RCSJ: 0271-14-225

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



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

County: Harris
Parcel: 310
ROW CSJ: 0271-14-225
I.H. 610: West of West 34th St. on US 290
To North and South of US 290 on IH 610 (Segment 3)

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

Title to all of that Masonry/Wood Main Building located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed northeasterly right of way line, with the result that the portion of the said improvement lying adjacent to the 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 of the said improvements.

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

Property Description
For Parcel 104

BEING 2.630 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE TALLIFERRO HUGHES SURVEY, ABSTRACT NO. 385 IN BELL COUNTY, TEXAS AND PART OF A CALLED 4.28 ACRE TRACT DESCRIBED IN WARRANTY DEED TO JOE R. RAMIREZ AND WIFE, HELEN H. RAMIREZ AND RALPH RAMIREZ RECORDED IN VOLUME 1606, PAGE 639 OF THE DEED RECORDS OF BELL COUNTY, TEXAS (D.R.B.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a set 5/8" iron rod with "Landesign" cap at the southwest corner of said 4.28 acre tract and the northwest corner of a called 1.87 acre tract described in deed to Jose Ramirez recorded in Volume 840, Page 385 of the Deed Records of Bell County, Texas (D.R.B.C.T.);

THENCE South 73°28'35" East 158.05 feet with the south line of said 4.28 acre tract and the north line of said 1.87 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 22°22'01" East 210.18 feet through said 4.28 acre tract with the proposed west right-of-way line of IH 35 to a set Type II monument;
- (2) THENCE 230.94 feet along a curve to the right having a radius of 8205.23 feet, a delta angle of 01°36'45" and a chord bears North 23°08'03" East 230.93 feet through said 4.28 acre tract with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap stamped "Control of Access Point" at the beginning of an Access Denial Line;
- (3) THENCE 33.81 feet along a curve to the right having a radius of 8205.23, a delta angle of 00°14'10" and a chord bears North 24°03'31" East 33.81 feet through said 4.28 acre tract with the proposed west right-of-way line of IH 35 and the Access Denial Line to a set Type II monument on the north line of said 4.28 acre tract and the south line of a called 0.477 acre tract described in deed to Paul H. Ramirez and wife, Margaret Ramirez recorded in Volume 3578, Page 6 of the Official Public Records of Bell County, Texas (O.P.R.B.C.T) and the end of the Access Denial Line;

- (4) THENCE South 65°05'39" East 257.61 feet with the north line of said 4.28 acre tract and the south line of said 0.477 acre tract to a found 1/2" iron rod at the northeast corner of said 4.28 acre tract, the southeast corner of said 0.477 acre tract, the west line of a called 1.414 acre tract described in deed to the State of Texas recorded in Volume 767, Page 73 of the D.R.B.C.T. and the existing west right-of-way line of IH 35;
- (5) THENCE South 24°55'09" West 439.16 feet with the east line of said 4.28 acre tract and the existing west right-of-way line of IH 35 to a found Type I monument at the southeast corner of said 4.28 acre tract, the northwest corner of a called 0.168 acre tract described in deed to the State of Texas recorded in Volume 766, Page 366 in the D.R.B.C.T. and the northeast corner of said 1.87 acre tract;
- (6) THENCE North 73°28'35" West 243.16 feet with the south line of said 4.28 acre tract and the north line of said 1.87 acre tract to the **POINT OF BEGINNING.**

This parcel contains 2.630 acres of land, more or less, out of the Talliferro Hughes Survey, Abstract No. 385 in Bell County, Texas.

This parcel contains 33.81 linear feet of Access Denial Line

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

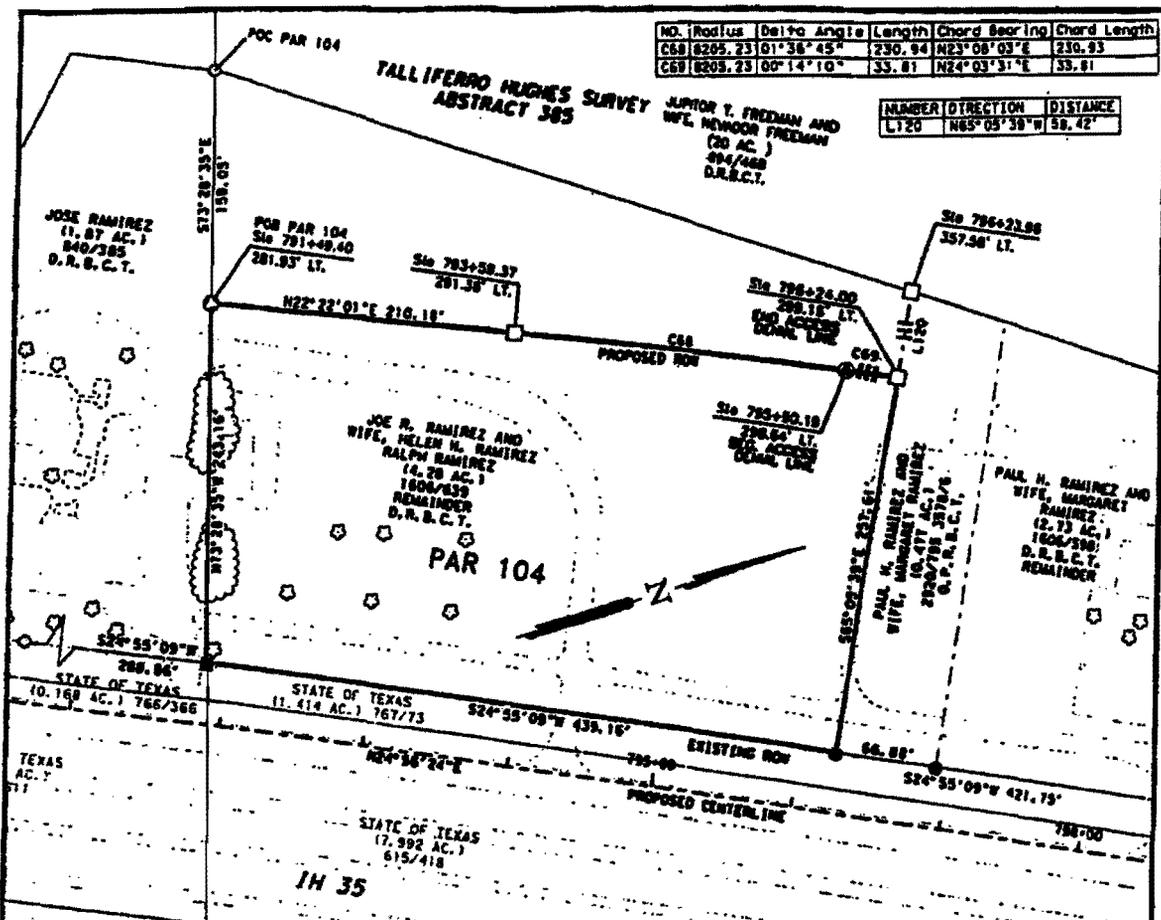
Access is prohibited across the Access Denial Line to highway facility from the remainder of the abutting property.

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

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

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





SURVEY LEGEND

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

NOTES:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING HAD 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

SCALE IN FEET

100 50 0 100

STATE OF TEXAS
DAVID R. HARTMAN
5264
REGISTERED PROFESSIONAL LAND SURVEYOR

LANDESIGN SERVICES, INC.

512-258-7901
555 ROUND ROCK WEST DR.
BUILDING D, SUITE 170
ROUND ROCK, TEXAS 78681

PARCEL: 104 ACRES 2.830
HIGHWAY: IH 35 COUNTY: Bell
ROW CSJ: 0015-04-083 DATE: 04/16/10
SCALE: 1" = 100' SHEET: 3 of 3

PROJECT NAME: 8335 Temple Troy JOB NUMBER: 101-07-04

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

Property Description
For Parcel 104AC

BEING AN ACCESS DENIAL LINE, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE TALLIFERRO HUGHES SURVEY, ABSTRACT NO. 385 IN BELL COUNTY, TEXAS AND ALONG A CALLED 4.28 ACRE TRACT DESCRIBED IN WARRANTY DEED TO JOE R. RAMIREZ AND WIFE, HELEN H. RAMIREZ AND RALPH RAMIREZ RECORDED IN VOLUME 1606, PAGE 639 OF THE DEED RECORDS OF BELL COUNTY, TEXAS (D.R.B.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a set 5/8" iron rod with "Landesign" cap at the southwest corner of said 4.28 acre tract and the northwest corner of a called 1.87 acre tract described in deed to Jose Ramirez recorded in Volume 840, Page 385 of the Deed Records of Bell County, Texas (D.R.B.C.T.) and the southeast corner of a called 20.00 acre tract described in deed to Jupiter T. Freeman and wife, Nevador Freeman recorded in Volume 694, Page 468 of the Deed Records of Bell County, Texas (D.R.B.C.T.);

THENCE North 34°09'00" East 504.19 feet with the west line of said 4.28 acre tract and the east line of said 20.00 acre tract to a set Type II monument at the northwest corner of said 4.28 acre tract, the southwest corner of a called 0.477 acre tract described in deed to Paul H. Ramirez and wife, Margaret Ramirez recorded in Volume 3578, Page 6 of the Official Public Records of Bell County, Texas (O.P.R.B.C.T), and the **POINT OF BEGINNING** of the Access Denial Line;

- (1) THENCE South 65°05'39" East 58.42 feet with the north line of said 4.28 acre tract, the south line of said 0.477 acre tract and the Access Denial Line to a set Type II monument and the **END** of the Access Denial Line;

This parcel contains 58.42 linear feet of Access Denial Line, more or less, out of the Talliferro Hughes Survey, Abstract No. 385 in Bell County, Texas.

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

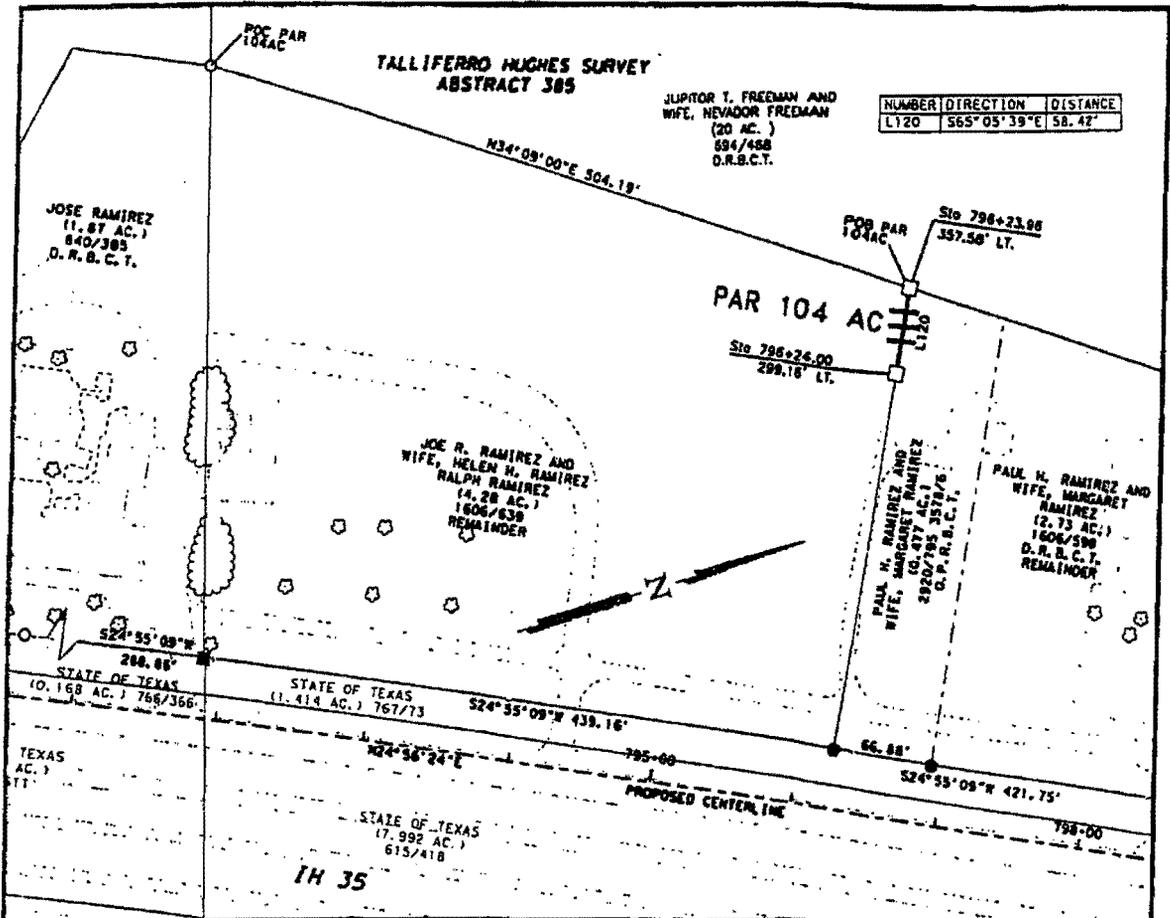
Access is prohibited across the Access Denial Line to highway facility from the remainder of the abutting property.

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

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

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

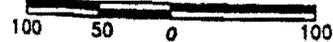




SURVEY LEGEND

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

SCALE IN FEET



NOTES:

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

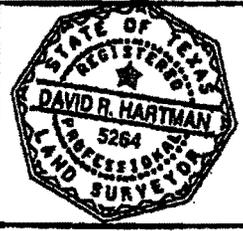
ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

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

PARCEL: 104AC ACCESS DENIAL LINE
HIGHWAY: IH 35 COUNTY: Bell
ROW CSJ: 0015-04-083 DATE: 04/16/10
SCALE: 1" = 100' SHEET: 3 of 3



LANDESIGN SERVICES, INC.

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

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

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 5

BEING 0.027 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 0.268 ACRE TRACT DESCRIBED IN WARRANTY DEED TO JOE K. SANDERS RECORDED IN VOLUME 1322, PAGE 415 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 northeast corner of said 0.268 acres and the southeast corner of a called 0.242 acre tract described in deed to Aaron C. Tucker recorded in McLennan County Clerk (MCC) file 2004018905;

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 26.75 feet along a curve to the left having a radius of 11881.00 feet, a delta angle of 00°07'45", and chord bears South 09°36'50" West 26.75 feet through said 0.268 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 South 25°50'15" East 28.81 feet through said 0.268 acres with the proposed east right-of-way line of IH 35 to a set Type II monument in the south line of said 0.268 acres at the intersection of the proposed east right-of-way line of IH 35 and the existing south right-of-way line of Ver-Lo Drive (50' Right-of-Way) dedicated by plat of south Meadow Estates Addition Part 1 recorded in Volume 1296, Page 149 of the D.R.M.C.T.;
- (3) THENCE 18.76 feet along a curve to the left having a radius of 541.43 feet, a delta angle of 01°59'07", and chord bears North 77°24'05" West 18.76 feet with the existing north right-of-way line of Ver-Lo Drive and the south line of said 0.268 acres to a set 5/8" iron rod with a plastic cap stamped "Landesign";
- (4) THENCE North 78°22'19" West 17.52 feet with the existing north right-of-way line of Ver-Lo Drive and the south line of said 0.268 acres to a set 5/8" iron rod

with a plastic cap stamped "Landesign" at the southwest corner of said 0.268 acres in the existing east right-of-way line of IH 35 and 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;

- (5) THENCE 50.76 feet along a curve to the right having a radius of 11235.16 feet, a delta angle of 00°15'32", and chord bears North 09°21'12" East 50.76 feet with the existing east right-of-way line of IH 35 and the west line of said 0.268 acres to a found 1/2" iron rod at the northwest corner of said 0.268 acres and the southwest corner of said 0.242 acres;
- (6) THENCE South 74°13'11" East 19.88 feet with the north line of said 0.268 acres and the south line of said 0.242 acres to the **POINT OF BEGINNING**.

This parcel contains 0.027 of one acre of land, more or less, out of the Thomas Thatcher Survey, Abstract No. 847 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.

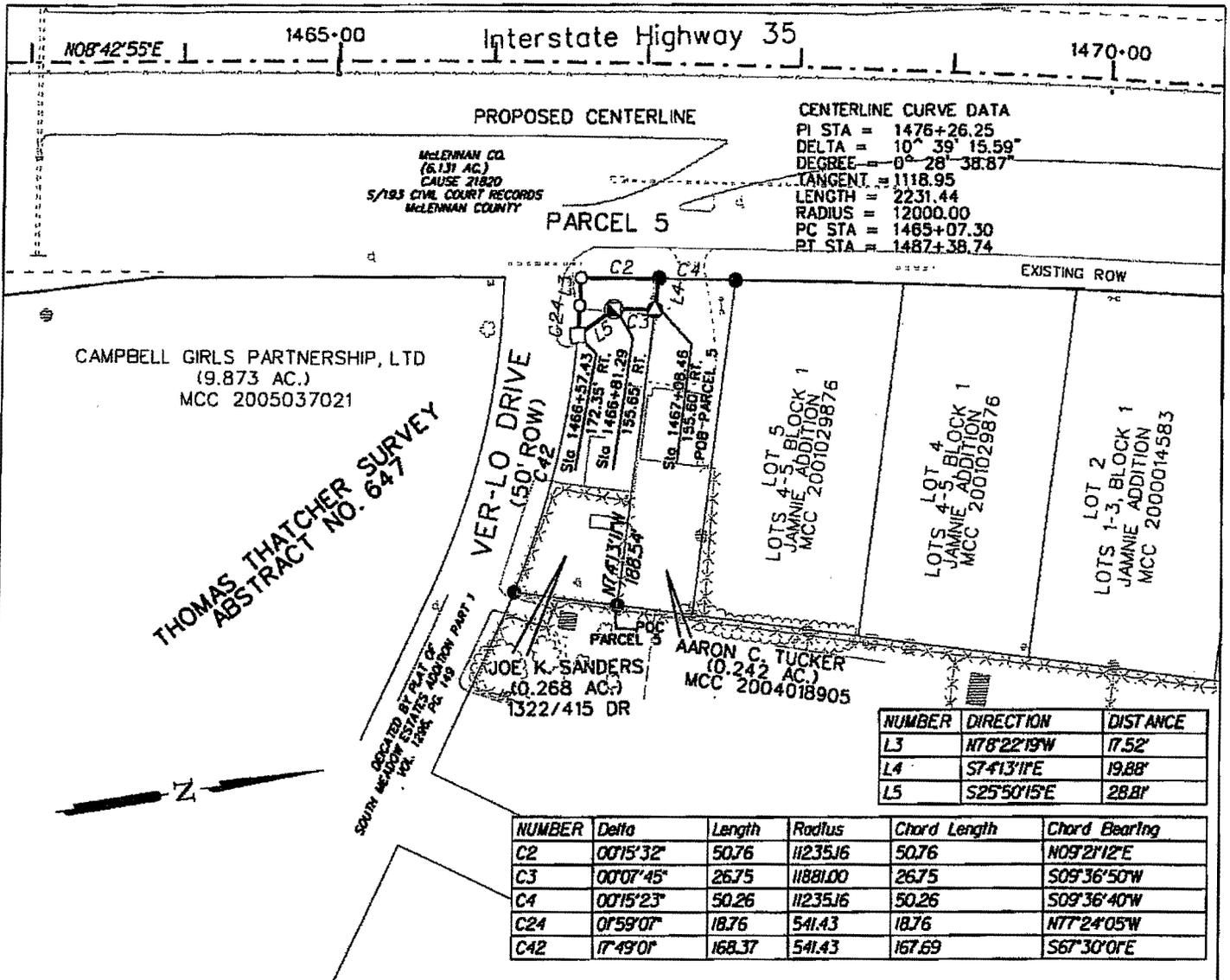
Access is permitted to highway facility from the remainder of the abutting property.

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

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

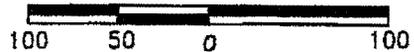
David R. Hartman 5/15/10
David R. Hartman Date
Registered Professional Land Surveyor
State of Texas No. 5264





SURVEY LEGEND

SCALE IN FEET



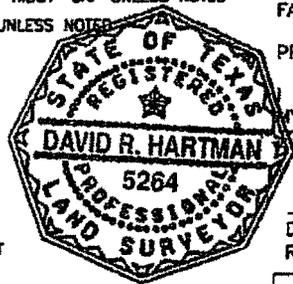
- ⊙ = SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "TxDOT" (MAY BE REPLACED WITH TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF CONSTRUCTION)
- = TYPE II MONUMENT SET
- = TYPE I MONUMENT FOUND
- = 5/8" IRON ROD SET W/ "LANDESIGN" CAP UNLESS NOTED
- ⊙ = 5/8" IRON ROD SET W/ "TxDOT" CAP UNLESS NOTED
- = 1/2" IRON ROD FOUND UNLESS NOTED
- ⊙ = IRON PIPE FOUND
- △ = CALCULATED POINT
- P = PROPERTY LINE
- C = CENTER LINE
- () = RECORD INFORMATION
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- +++ = ACCESS DENIAL LINE

NOTES:

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

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.



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

Rev. 05/15/10

PARCEL: 5 ACRES 0.027
 HIGHWAY: IH 35 COUNTY: McLENNAN
 ROW CSJ: 0015-01-220 DATE: 08/05/08
 SCALE: 1" = 100' SHEET: 3 of 3



LANDESIGN SERVICES, INC.

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

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

Page 1 of 4
April, 2010
Revised: July, 2010

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

Property Description
Parcel 16

Being 0.098 of an acre of land situated in the S.W. DAVIS SURVEY, Abstract No. 1087 and the LEVI PREWITT SURVEY, Abstract No. 723, McLennan County, Texas. Being all of the residue of Lots 1, 2, 3 and 4 Block 5, the north 21' of the residue of Lot 5, Block 5 of the Town of Eddy, a subdivision of record under Volume 87, Page 90 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), said residue of Lots 1, 2 and 4, the north 21' of the residue of Lot 5, and a portion of the residue of Lot 3 having been conveyed to Michael Hawkins and Patricia Helena Hawkins as two (2) tracts by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2002039489 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 0.098 of an acre being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of the existing easterly right of way line of a 20' Alley of record under Volume 87, Page 90 of said Deed Records with the existing southerly right of way line of 3rd Street (100' R.O.W.)(A.K.A. Farm to Market Road 107) of record under Volume 87, Page 90 of said Deed Records, being the northwesterly corner of said residue of Lot 1, from which a found 1/2" iron rod bears North 73°56' West, 1.01 feet;

- 1) **THENCE, South 66°10'06" East, 35.11 feet** along the existing southerly right of way line of 3rd Street, being the northerly line of said Lot 1 to a found brass disk at the intersection of the existing southerly right of way line of 3rd Street with the existing westerly right of way line of Interstate Highway 35 (width varies), being the northeasterly corner of said residue of Lot 1, said existing right of way conveyed to the State of Texas by deed and recorded Volume 778, Page 415 and Volume 725, Page 92 both of said Deed Records;
- 2) **THENCE, South 23°34'06" West, 99.92 feet** along the existing westerly right of way line of Interstate Highway 35, being the easterly lines of said residue of Lots 1 thru 4, passing at 75.00 feet a found concrete monument, continuing to a found 1/2-inch iron rod at the northeasterly corner of said residue of Lot 5, being the southeasterly line of said residue of Lot 4;

Page 2 of 4
April, 2010
Revised: July, 2010

- 3) **THENCE, South 29°34'48" West, 21.19 feet** continuing along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said residue of Lot 5 to a set 5/8-inch iron rod with "GS" cap at the northeasterly corner of that certain tract of land conveyed to Bennie Sauseda by deed and recorded under Volume 1412, Page 93 of said Deed Records, being the southeasterly corner of said Hawkins tract;
- 4) **THENCE, North 66°10'06" West, 33.45 feet** along the northerly line of said Sauseda tract, being the southerly line of said Hawkins tract to a set 5/8-inch iron rod with "GS" cap in the existing easterly right of way line of a 20' Alley, being the westerly line of said residue of Lot 5, same being the northwesterly corner of said Sauseda tract, also being the southwest corner of said Hawkins tract;
- 5) **THENCE, North 23°49'54" East, 121.00 feet** along the existing easterly right of way line of a 20' Alley, being the westerly lines of said residue of Lots 1-5 and the westerly line of said Hawkins tract to the **POINT OF BEGINNING** and containing 0.098 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.

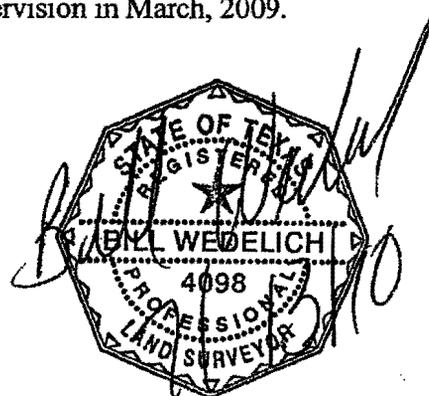
Approximately 0.098 acres (4,248 square feet) of Parcel 16 lies within the Levi Prewitt Survey, A-723.

Approximately 10 square feet of Parcel 16 lies within the S.W. Davis Survey, A-1087.

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 1H 35 R.O.W.
- PROPOSED R.O.W. LINE
- P.R.M.C.T. PLAT RECORDS OF McLENNAN COUNTY, TEXAS
- PIPELINE MARKER ⊠ TELE. PEDESTAL
- POWER POLE | FIBER OPTIC SIGN
- GUY ⊠ TELE. MH
- FIRE HYDRANT — FIBER OPTIC LINE
- WATER VALVE ● SAN. MH
- SIGN



Approximately 10 square feet of Parcel 16 lies within the S.W. Davis Survey, A-1087.

Approximately 0.098 acres (4,248 square feet) of Parcel 16 lies within the Levi Prewitt Survey, A-723

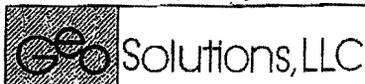
NOTES:

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 16
0.098 ACRES
4,258 SQ. FT.

PAGE 3 OF 4

MICHAEL HAWKINS AND
PATRICIA HELENA HAWKINS
IH-35 SOUTH
C. S. J. 0015-02-058
McLENNAN COUNTY APRIL, 2010
prepared by:



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

REVISED:
JULY, 2010
DGN: IH35-030 Parcel 16A.dgn
GS JOB No. 06-017-030

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 18

BEING 0.287 OF ONE ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE JAMES STEWART SURVEY, ABSTRACT NO. 815 IN MCLENNAN COUNTY, TEXAS AND BEING A PART OF A REMAINDER OF A CALLED 142.16 ACRE TRACT DESCRIBED IN CORRECTION WARRANTY DEED TO DAVIS IRON WORKS OPERATIONS, LTD. RECORDED IN MCLENNAN COUNTY CLERK (MCC) FILE 2002003107 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1/2" iron rod in the north line of said 142.16 acres and in the south line of a called 118.02 acre tract described in deed to M. N. Bostick recorded in MCC file 9934158;

THENCE South 30°46'00" East 204.30 feet with the north line of said 142.16 acres, the south line of said 118.02 acres and the south line of a called 0.74 acre tract described in deed to Davis Iron Works Operation, Ltd. recorded in MCC 2002003106 to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed west right-of-way line of Interstate Highway 35 (IH 35) and the **POINT OF BEGINNING**;

- (1) THENCE South 30°46'00" East 156.10 feet with the north line of said 142.16 acres and the south of said 0.74 acre to a found 1/2" iron rod in the existing west right-of-way line of IH 35, for the northeast corner of said 142.16 acres, the southeast corner of said 0.74 acre tract, the northwest corner of a called 5.53 acre tract described in deed to McLennan County for right-of-way recorded in Volume 412, Page 598 of the Deed Records of McLennan County, Texas (D.R.M.C.T.) and the southwest corner of a called 3.92 acre tract described in deed to McLennan County for right-of-way recorded in Volume 414, Page 339 of the D.R.M.C.T.;
- (2) THENCE 95.21 feet along a curve to the left having a radius of 11509.16 feet, a delta angle of 00°28'26", and chord bears South 19°36'24" West 95.21 feet with the existing west right-of-way line of IH 35 and the east line of said 142.16 acres to a found 3/8" iron rod;
- (3) THENCE South 19°22'10" West 9.04 feet with the existing west right-of-way line of said IH 35 and the east line of said 142.16 acres to a found 1/2" iron rod for the southeast corner of said 142.16 acres and the northeast corner of a called 107.547

acre tract described in deed to RKS Properties Lorena, LLC. Recorded in MCC 2006041369;

- (4) THENCE North 30°44'27" West 155.64 feet with a south line of said 142.16 acres and the north line of said 107.547 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 the Access Denial Line;
- (5) THENCE North 19°22'10" East 46.62 feet through said 142.16 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 a TxDOT aluminum cap stamped "CONTROL OF ACCESS POINT" at the end of the Access Denial Line;
- (6) THENCE North 19°22'10" East 57.86 feet through said 142.16 acre tract with the proposed west right-of-way line of IH 35 to the **POINT OF BEGINNING**.

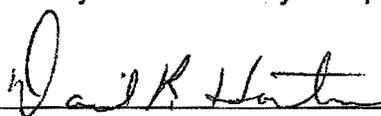
This parcel contains 0.287 of one acre of land, more or less, 81.19 linear feet of Access Denial Line, out of the James Stewart Survey, Abstract No. 815 in McLennan County, Texas.

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

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

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



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

1/17/11
Date

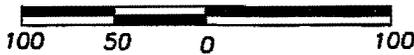


DAVIS IRON WORKS
OPERATIONS, LTD.
(142.16 AC
S&E 30 AC)
MCC 2002003107

M. N. BOSTICK
(118.02 AC.)
MCC 9934158
538/265 OR

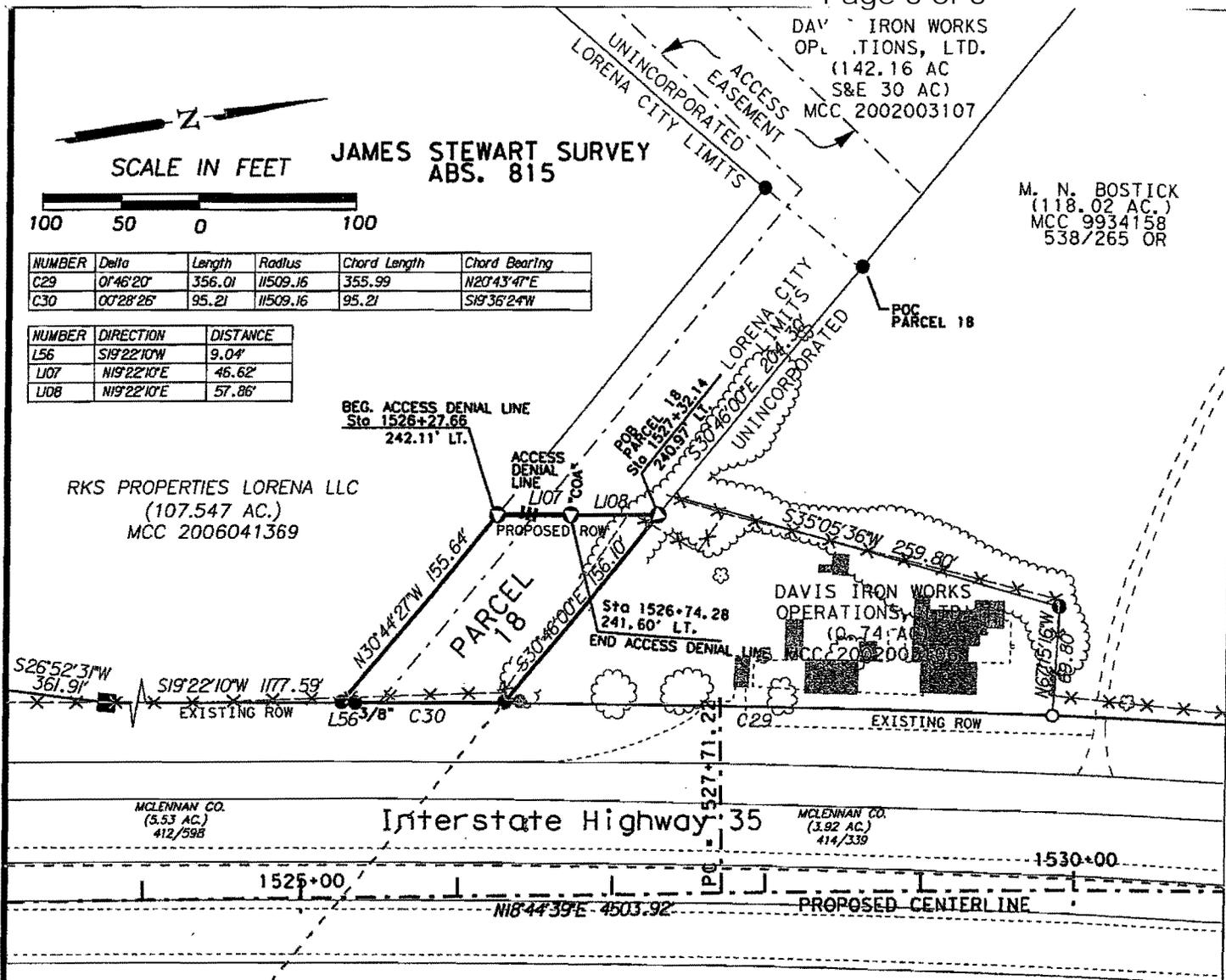
**JAMES STEWART SURVEY
ABS. 815**

SCALE IN FEET



NUMBER	Delta	Length	Radius	Chord Length	Chord Bearing
C29	0°46'20"	356.01	11509.16	355.99	N20°43'41"E
C30	00°28'26"	95.21	11509.16	95.21	S19°36'24"W

NUMBER	DIRECTION	DISTANCE
L56	S19°22'10"W	9.04'
L107	N19°22'10"E	46.62'
L108	N19°22'10"E	57.86'



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

NOTES:

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

ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO 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

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

Rev. 01/17/11

PARCEL: 18 ACRES 0.287
 HIGHWAY: IH 35 COUNTY: McLENNAN
 ROW CSJ: 0015-01-220 DATE: 08/05/08
 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
Limits: From South FM 2837 in Lorena to FM 2063 in Hewitt
ROW CSJ: 0015-01-220

Property Description
For Parcel 19

BEING 0.744 OF ONE ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE JAMES STEWART SURVEY, ABSTRACT NO. 815 IN MCLENNAN COUNTY, TEXAS AND BEING ALL OF A CALLED 0.74 OF ONE ACRE TRACT DESCRIBED IN CORRECTION GENERAL WARRANTY DEED TO DAVIS IRON WORKS OPERATIONS, LTD. RECORDED IN MCLENNAN COUNTY CLERK (MCC) FILE 2002003106 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1/2" iron rod in the north line of a called 142.16 acre tract described in deed to Davis Iron Works Operations, Ltd. recorded in MCC 2002003107 and the south line of a called 118.02 acre tract described in deed to M. N. Bostick recorded in MCC 9934158;

THENCE South 30°46'00" East 188.90 feet with the north line of said 142.16 acres and the south line of said 118.02 acres to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap (see Note 1) in the proposed west right-of-way line of Interstate Highway 35 (IH 35), the southwest corner of said 0.74 acres, the southeast corner of said 118.02 acres and the **POINT OF BEGINNING**;

- (1) THENCE North 35°05'36" East 43.61 feet with the west line said 0.74 acre tract and the east line of said 118.02 acres with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (see Note 1);
- (2) THENCE North 35°05'36" East 216.19 feet with the proposed west right-of-way line of IH 35, west line of said 0.74 acre tract and the east line of said 118.02 acres to a found 3/8" iron rod at the northwest corner of said 0.74 acres;
- (3) THENCE South 67°15'16" East 69.80 feet with the north line of said 0.74 acre tract and the east line of said 118.02 acres to a set 5/8" iron rod with plastic cap stamped "Landesign" in the existing west right-of-way line of IH 35, the northeast corner of said 0.74 acre tract and in the west line of a called 3.92 acre tract described in deed to McLennan County for right-of-way recorded in Volume 414, Page 339 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);

- (4) THENCE 356.01 feet along a curve to the left having a radius of 11509.16 feet, a delta angle of $01^{\circ}46'20''$, and chord bears South $20^{\circ}43'47''$ West 355.99 feet with the existing west right-of-way line of IH 35 and the east line of said 0.74 acre tract to a found $1/2''$ iron rod for the southeast corner of said 0.74 acre tract, northeast corner of said 107.547 acres, and the northwest corner of a called 5.53 acre tract described in deed to McLennan County for right-of-way recorded in Volume 412, Page 598 of the D.R.M.C.T.;
- (5) THENCE North $30^{\circ}46'00''$ West 156.10 feet with south line of said 0.74 acre tract and the north line of said 107.547 acres to se $15/8''$ iron rod with TxDOT aluminum cap;
- (6) THENCE North $30^{\circ}46'00''$ West 15.40 feet with south line of said 0.74 acre tract and the north line of said 107.547 acres to the **POINT OF BEGINNING**.

This parcel contains 0.744 of one acre of land, more or less, out of the James Stewart Survey, Abstract No. 815 in McLennan County, Texas.

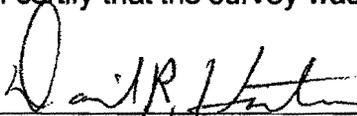
(Note 1) "The monument described as set in this call may be replaced with a Texas Department of Transportation Type II Right of Way Marked upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by Texas Department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

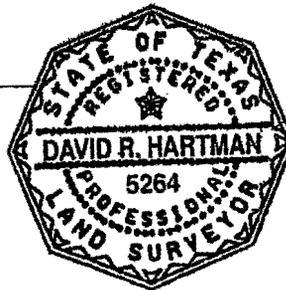
I certify that the survey was performed on the ground under my supervision.

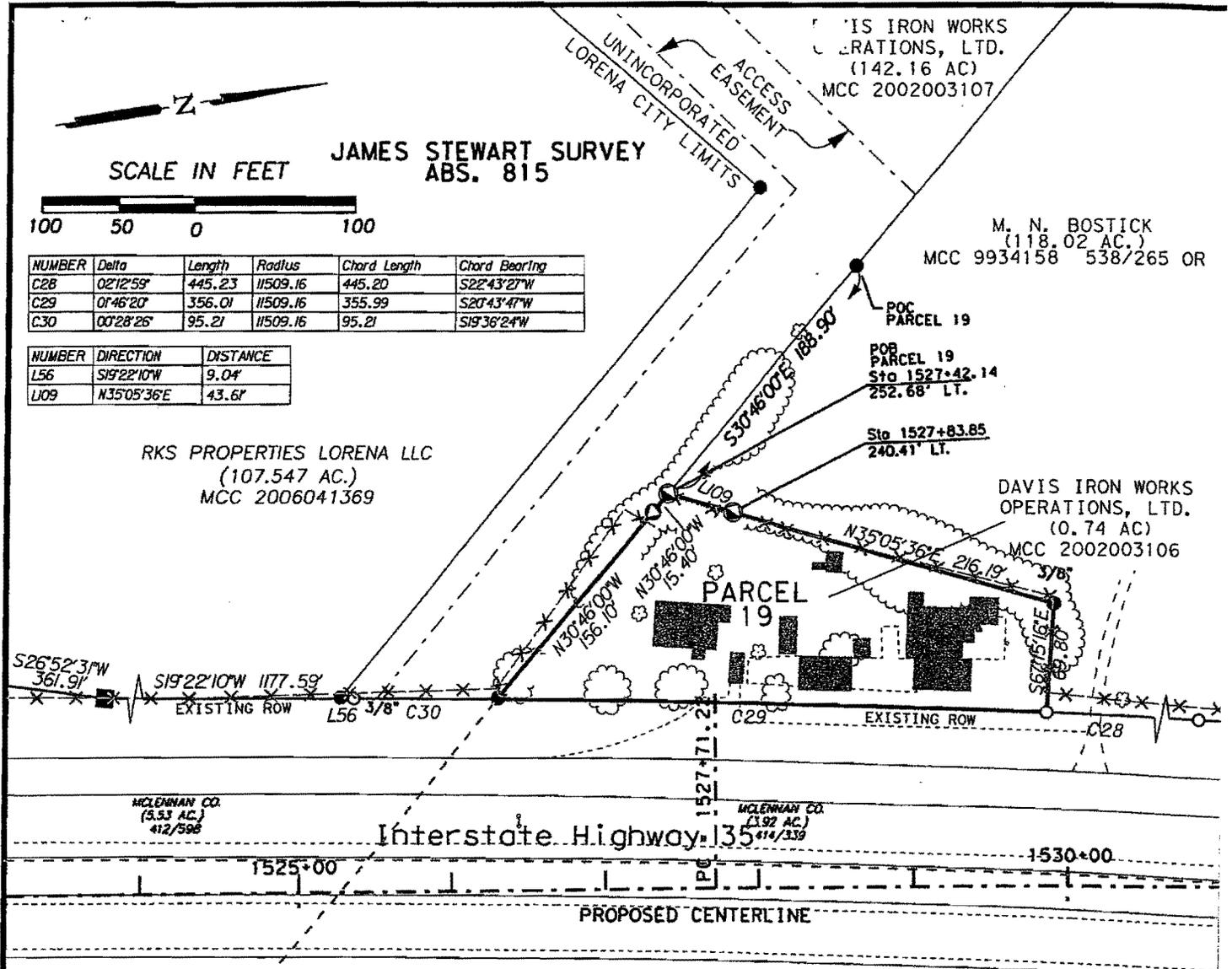


David R. Hartman
Registered Professional Land Surveyor
State of Texas No. 5264

11/7/11

Date





SURVEY LEGEND

- = SET 5/8" IRON ROD SET WITH ALUMINUM CAP STAMPED "TXDOT" (MAY BE REPLACED WITH TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF CONSTRUCTION)
- = 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
- ℄ = 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 ABUTTING PROPERTY.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

David R. Hartman 1/17/11

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: 19 ACRES 0.744
HIGHWAY: IH 35 COUNTY: McLENNAN
ROW CSJ: 0015-01-220 DATE: 08/05/08
SCALE: 1" = 100' SHEET: 3 of 3

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

Rev. 01/17/11

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 58

BEING 0.014 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 CALLED 0.410 ACRE TRACT DESCRIBED AS TRACT 3 IN WARRANTY DEED WITH VENDOR'S LIEN TO TOMMY'S MART, INC RECORDED IN MCLENNAN COUNTY CLERK (MCC) 2000014488 AND IN VOLUME 635, PAGE 666 OF THE OFFICIAL PUBLIC RECORDS RECORDS OF MCLENNAN COUNTY, TEXAS (O.P.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 northeast corner of said 0.410 acre tract and on the south line of a called 9.873 acre tract described in deed to Campbell Girls Partnership, LTD recorded in MCC 2005037021;

THENCE North 59°49'21" West 88.56 feet with the north line of said 0.410 acre tract and the south line of said 9.873 acre tract to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the proposed east right-of-way line of Interstate Highway 35 (IH 35) and the **POINT OF BEGINNING**;

- (1) THENCE South 01°05'25" West 86.08 feet through said 0.410 acre tract 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) on the west line of said 0.410 acre tract, the east line of a called 1.707 acre tract described in deed to the State of Texas recorded in Volume 825, Page 59 of the Deed Records of McLennan County, Texas (D.R.M.C.T) and the existing east right-of-way line of IH 35;
- (2) THENCE North 13°02'47" West 27.67 feet with the west line of said 0.410 acre tract and the existing east right-of-way line of IH 35 to a found cut X in concrete;
- (3) THENCE North 02°18'30" West 65.28 feet with the west line of said 0.410 acre tract and the exist east right-of-way line of IH 35 to a set 5/8" iron rod with Landesign cap at the northwest corner of said 0.410 acre tract, the southwest corner of said 9.873 acre tract and on the east line of a called 0.281 acre tract described in deed to the State of Texas recorded in Volume 823, Page 599 of the D.R.M.C.T;
- (4) THENCE South 59°49'21" East 12.16 feet with the north line of said 0.410 acre tract and the south line of said 9.873 acre tract to the **POINT OF BEGINNING**.

This parcel contains 0.014 acres of land, more or less, out of the Thos. 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."

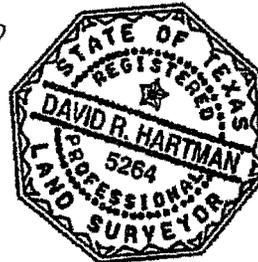
All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00013.

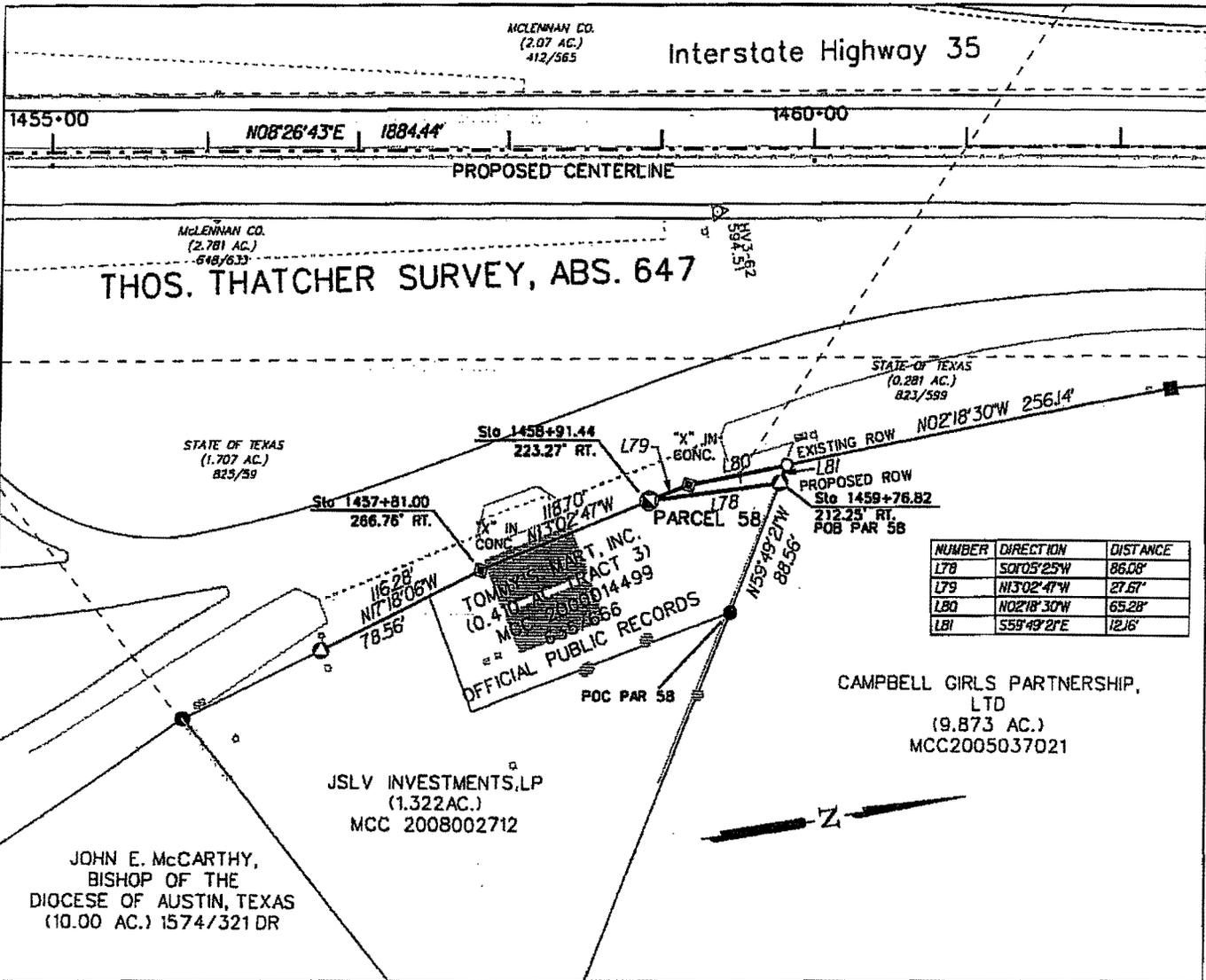
Access is permitted to highway facility from the remainder of the abutting property.

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



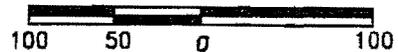


NUMBER	DIRECTION	DISTANCE
L78	$S04^{\circ}05'25"W$	86.08'
L79	$N13^{\circ}02'47"W$	27.67'
L80	$N02^{\circ}18'30"W$	65.28'
L81	$S59^{\circ}49'27"E$	12.16'

SURVEY LEGEND

- ⊙ = SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "x-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/ "x-dot" CAP UNLESS NOTED
- = 1/2" IRON ROD FOUND UNLESS NOTED
- ⊙ = IRON PIPE FOUND
- △ = CALCULATED POINT
- ⌒ = PROPERTY LINE
- Ⓒ = CENTER LINE
- () = RECORD INFORMATION
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- +++ = ACCESS DENIAL LINE

SCALE IN FEET



NOTES:

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

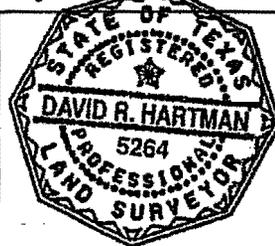
ACCESS IS PERMITTED TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

David R. Hartman 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: 58 ACRES 0.014
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

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

Property Description For Parcel 29

BEING 6.364 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE SEYMOUR BOTTSFORD SURVEY, ABSTRACT NO. 118 IN BELL COUNTY, TEXAS AND BEING PART OF THAT 15.345 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1944, PAGE 759 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS AND PART OF THAT 7.673 ACRE TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1944, PAGE 771, AND PART OF THAT 8.273 DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1931, PAGE 21, BOTH OF THE DEED RECORDS OF BELL COUNTY, TEXAS AND ALL TO A. C. BOSTON AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1/2" iron rod at the northwest corner of said 15.345 acres and the southwest corner of a 7.55 acre tract described in deed to Carroll Estes and wife Annette Estes recorded in Volume 4213, Page 761 of the Official Public Records of Bell County, Texas;

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

- (1) THENCE South 73°03'36" East 96.05 feet with the north line of said 15.345 acre tract and the south line of said 7.55 acre tract to a found 3/4" iron pipe in the existing west right-of-way line of IH 35, the northwest corner of a 0.715 acre tract described in deed to the State of Texas recorded in Volume 767, Page 84, the southwest corner of a 0.238 acre tract described in deed to the State of Texas recorded in Volume 767, Page 181 both of the Deed Records of Bell County, Texas, the northeast corner of said 15.345 acre tract and the southwest corner of said 7.55 acre tract;
- (2) THENCE South 16°55'21" West 1694.57 feet with the existing west right-of-way line of IH 35 and the east lines of said 15.345 acres, said 7.673 acres and said 8.273 acres to a found 1/4" iron rod at the southeast corner of said 8.273 acre tract, the northeast corner of a 8.2805 acre tract described in deed to Kevin Willhoite recorded in Volume 1983, Page 508 of the Deed Records of Bell County, Texas and in the west line of a 1.054 acre tract described in deed to the State of Texas recorded in Volume 767, Page 95 of the Deed Records of Bell County, Texas;

- (3) THENCE North 73°15'56" West 188.72 feet with the north line of said 8.2805 acres and the south line of said 8.273 acres to a set 5/8" iron rod with TxDOT aluminum cap in the proposed west right-of-way line of IH 35;
- (4) THENCE North 16°54'53" East 386.87 feet through said 8.273 acre tract with the proposed west right-of-way line of IH 35 to a set Type II monument;
- (5) THENCE 953.26 feet along a curve to the right, having a radius of 8565.00 feet, a delta angle of 06°22'37" and chord bears North 20°06'11" East 952.77 feet through said 8.273 acres, 7.673 acres and 15.345 acres with the proposed west right-of-way line of IH 35 to a set Type II monument;
- (6) THENCE North 23°17'29" East 359.26 feet through said 15.345 acre tract with the proposed west right-of-way line of IH 35 to the **POINT OF BEGINNING**;

This parcel contains 6.364 acres of land, more or less, out of the Seymour Bottsford Survey, Abstract No. 118 in Bell County, Texas.

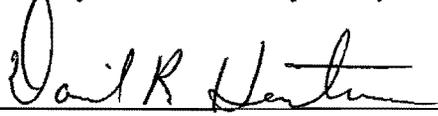
Acreage Summary
4.708 acres in the City of Temple
0.591 acres unincorporated
6.364 acres Total

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

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

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

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



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

4/16/10
Date





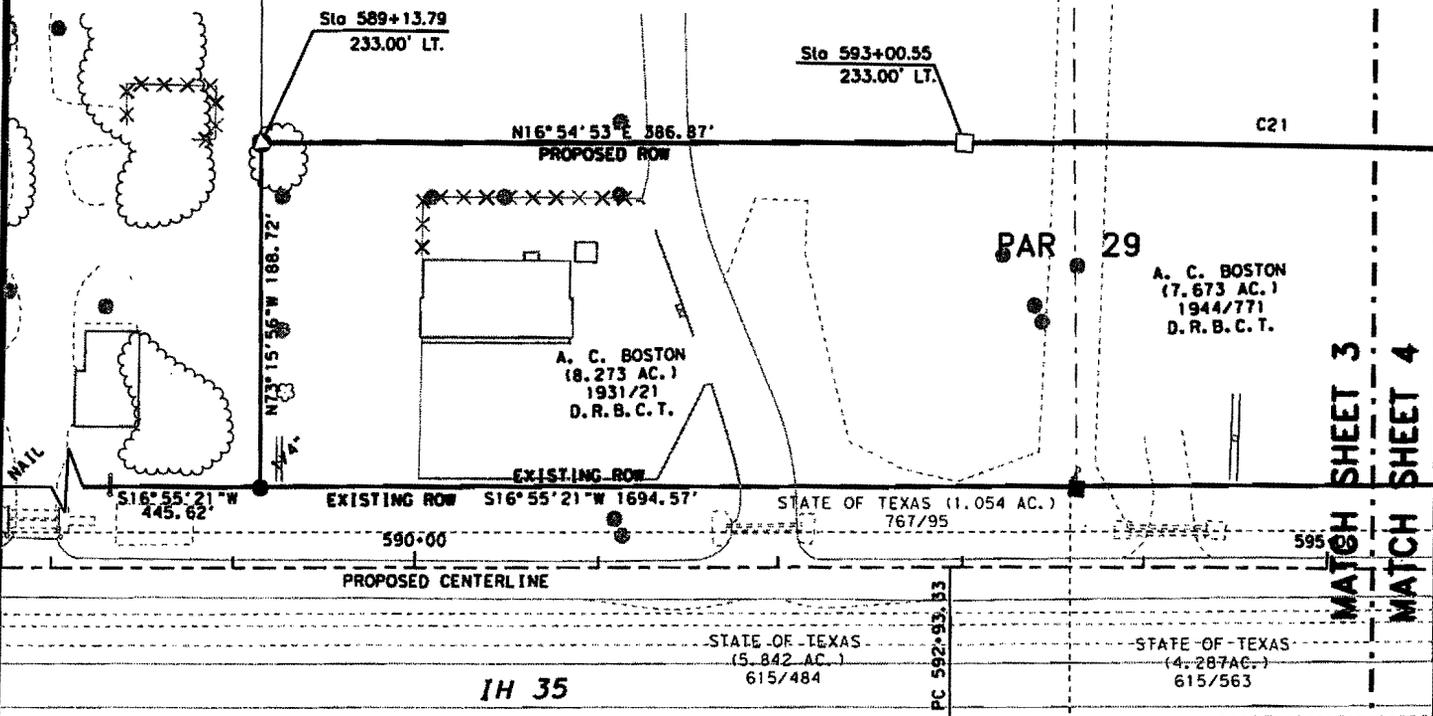
KEVIN WILLHOITE
1/2 INT. (8.2805 AC.)
1467/787
D. R. B. C. T.

KEVIN WILLHOITE
1/2 INT. (8.2805 AC.)
1983/508
D. R. B. C. T.

NO.	Radius	Delta Angle	Length	Chord Bearing	Chord Length
C21	8565.00	06° 22' 37"	953.26	N20° 06' 11" E	952.77

A. C. BOSTON
(15.345 AC.)
1944/759
D. R. B. C. T.

**SEYMOUR BOTTSFORD SURVEY
ABSTRACT 118**



MATCH SHEET 3
MATCH SHEET 4

PARCEL: 29 ACRES 6.364
HIGHWAY: IH 35 COUNTY: Bell
ROW CSJ: 0015-04-083
SCALE: 1" = 100' SHEET: 3 of 5

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



**LANDESIGN
SERVICES, INC.**

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

NO.	Radius	Delta Angle	Length	Chord Bearing	Chord Length
C21	8565.00	06° 22' 37"	953.28	N20° 06' 11" E	952.77



SEYMOUR BOTTSFORD SURVEY
ABSTRACT 118

A. C. BOSTON
(15.345 AC.)
1944/759
D. R. B. C. T.

TEMPLE CITY LIMITS
UNINCORPORATED

Sta 602+39.33
210.25' LT.

N23° 17' 29" E
359.26'

PAR 29

A. C. BOSTON
(7.673 AC.)
1944/771
D. R. B. C. T.

S16° 55' 21" W 1694.57'

STATE OF TEXAS (0.715 AC.)
767/84

EXISTING ROW

PROPOSED CENTERLINE 600+00

STATE OF TEXAS
(4.287 AC.)
615/563

IH 35

SCALE IN FEET



PT 602+64.62

MATCH SHEET 3
MATCH SHEET 4

MATCH SHEET 4
MATCH SHEET 5

PARCEL: 29 ACRES 6.364
HIGHWAY: IH 35 COUNTY: Bell
ROW CSJ: 0015-04-083
SCALE: 1" = 100' SHEET: 4 of 5

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



LANDESIGN SERVICES, INC.

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

County: Bell
Highway: IH 35
CSJ: 0015-04-083
Parcel: 29

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

Title to all that of the two metal buildings, described as Building No. 1 and Building No. 2 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
Limits: From North LP 363 to North of Troy
ROW CSJ: 0015-04-083

Property Description
For Parcel 41

BEING 1.341 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE B. STRUNK SURVEY, ABSTRACT NO. 784 IN BELL COUNTY, TEXAS AND PART OF A CALLED 1.000 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LEIN TO CRAIG MURPHY RECORDED IN VOLUME 3763, PAGE 675 OF THE OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS (O.P.R.B.C.T.); AND A PART OF A CALLED 1.000 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LEIN TO CRAIG MURPHY RECORDED IN VOLUME 3542, PAGE 9 OF THE O.P.R.B.C.T.; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1/2" iron rod at the southwest corner of said 1.000 acre tract (3763/675) and the north west corner of a called 1.336 acre tract described in deed to Robert Dodds recorded in Volume 4704, Page 211 of the O.P.R.B.C.T.;

THENCE South 72°58'53"East 124.55 feet with the south line of the said 1.000 acre tract (3763/675) and the north line of the said 1.336 acre tract to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed west right-of-way line of Interstate Highway 35 (IH 35) and the **POINT OF BEGINNING**;

- (1) THENCE North 14°40'12" East 28.47 feet through said 1.000 acre tract (3763/675) with the proposed west right-of-way line of IH 35 to a set Type II monument;
- (2) THENCE North 19°40'17" East 198.17 feet through the said 1.000 acre tract (3763/675), the said 1.000 acre tract (3542/9) and with the proposed west right-of-way line of Interstate Highway (IH 35) to a set Type II monument in the north line of said 1.000 acre tract (3542/9) and the south line of called 2.97 acre tract described in deed to George S. Kacir (Gladys Thompson Rawlinson's and Fern Thompson Tannenbaum's interests) recorded in Volume 1443, Page 451 of the Deed Records Bell County Texas (D.R.B.C.T.);
- (3) THENCE South 72°58'53" East 271.68 feet along the north line of a said 1.000 acre tract (3542/9) and the south line of the said 2.97 acre tract to a set 5/8" iron rod with "Landesign" cap in the existing west right-of-way line of IH 35 at the northeast corner of the said 1.000 acre tract (3542/9), the southeast corner of said 2.97 acre tract, northeast corner of a called 8.818 acre tract described in deed to the State of Texas recorded in Volume 615, Page 575 of the

D.R.B.C.T. and northeast corner of a called 2.341 acre tract described in deed to the State of Texas recorded in Volume 767, Page 195 of the D.R.B.C.T. :

- (4) THENCE South 26°25'01" West 229.48 feet with the existing west right-of-way of IH 35, the east line of said 1.000 acre tract (3542/9) and the east line of said 1.000 acre tract (3763/675) to a found 1/2" iron rod at the southeast corner of said 1.000 acre tract (3763/675) and the northeast corner of said 1.336 acre tract;
- (5) THENCE North 72°58'53" West 242.21 feet with the south line of a said 1.000 acre tract (3763/675) and the north line of said 1.336 acre tract to the **POINT OF BEGINNING**;

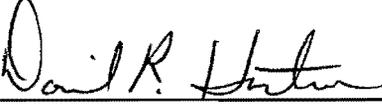
This parcel contains 1.341 acres of land, more or less, out of the B. Strunk Survey, Abstract No. 784 in Bell County, Texas.

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

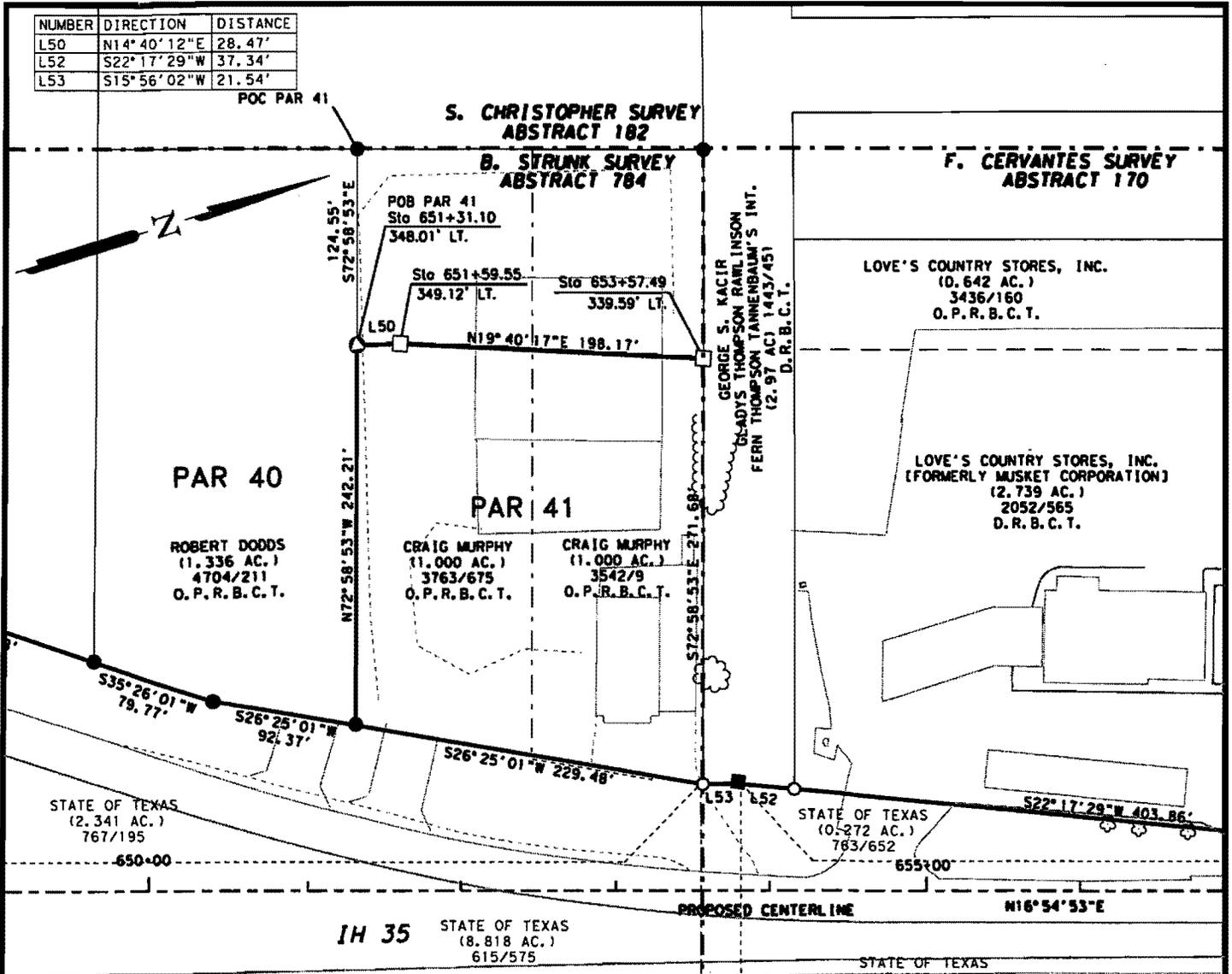
Access is permitted to the highway facility from the remainder of the abutting property.

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

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

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





SURVEY LEGEND

SCALE IN FEET

- ⊙ = SET 5/8" IRON WITH T&DOT ALUMINUM CAP STAMPED "CONTROL OF ACCESS POINT"
 - = TYPE II MONUMENT SET
 - = TYPE I MONUMENT FOUND
 - = 5/8" IRON ROD SET W/ "LANDESIGN" CAP UNLESS NOTED
 - ◌ = 5/8" IRON ROD SET W/ "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
- D.R.B.C.T. = DEED RECORDS BELL COUNTY, TEXAS
 O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
 R.P.R.B.C.T. = REAL PROPERTY RECORDS BELL COUNTY, TEXAS

NOTES:

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

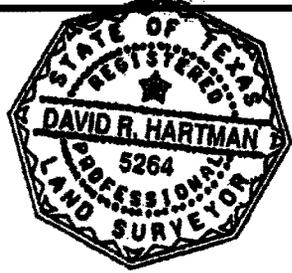
ACCESS IS PERMITTED TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

David R. Hartman 4/16/10

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



LANDESIGN SERVICES, INC.

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

PARCEL: 41 ACRES 1.341
 HIGHWAY: IH 35 COUNTY: Bell
 ROW CSJ: 0015-04-083 DATE: 04/16/10
 SCALE: 1" = 100' SHEET: 3 of 3

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

County: Bell
Highway: IH 35
CSJ: 0015-04-083
Parcel: 41

CATEGORY I BISECTION CLAUSE
AND ADDITION THERETO:

Title to all of that metal building 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 the 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 of the said improvements.

Revised: April 8, 2011
September, 2010
Parcel 315
Page 1 of 4 Pages

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

Property Description for Parcel 315

Being a 0.2707 acre (11,793 square feet) parcel of land situated in the John Flowers Survey, Abstract 269, Harris County, Texas and being out a called 0.538 acre tract of land conveyed to Chapman Family Partnership Six Ltd. (58%) and Cole Family Partnership Six Ltd.(42%) in deed dated December 31, 1997 and recorded under File Number S800800, Film Code Number 516-35-3737 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.), said 0.2707 acre tract also being a portion of Unrestricted Reserve "A" Block One of Mangum Subdivision Section 2 as recorded in Volume 337, Page 42 of the Harris County Map Records (H.C.M.R.); said 0.2707 acre tract being more particularly described as follows, with all bearings based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983 (1993 Adjustment). All distances and coordinates are surface and may be converted to grid by dividing by the combined adjustment factor of 1.00013.

COMMENCING at a 5/8-inch iron rod found for the southeast corner of a called 2.4281 acre tract of land conveyed to 10900 Northwest Frwy., Ltd. in deed dated February 08, 2001 and recorded under File Number U873932, Film Code Number 537-34-1589 of said H.C.O.P.R.R.P.; said 2.4281 acre tract also being out of Unrestricted Reserve "A" of Northwest Mangum Apts, a subdivision situated in said Harris County according to the map or plat thereof recorded in Volume 185, Page 17 of said H.C.M.R.; also being the most easterly corner of said Unrestricted Reserve "A" Mangum Subdivision Section 2 and a called 0.8484 acre tract of land conveyed to Chapman Family Partnership Ten Ltd. (58%) Cole Family Partnership Ten Ltd. (42%) in deed recorded under File Number 20060048309, Film Code Number 028-45-0456 of said H.C.O.P.R.R.P., and being in the existing westerly right-of-way line of Kingswood Street (60 feet wide) as shown on the map or plat recorded in Volume 337, Page 42 of said H.C.M.R.; thence as follows:

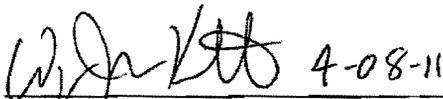
South 88°17'26" West, along the line common to said Unrestricted Reserve "A" Mangum Subdivision Section 2, said 2.4281 acre tract, said 0.8484 acre tract, and said 0.538 acre tract, a distance of 313.90 feet to an "X" in concrete set at the point of intersection with the proposed easterly right-of-way line of U.S. 290 (width varies), and being the POINT OF BEGINNING (N=13,863,360.58, E=3,089,630.82), and being at Baseline Station 2861+89.39, 202.80 feet left;

Revised: April 8, 2011
September, 2010
Parcel 315
Page 2 of 4 Pages

- 1.) THENCE, South 44°55'13" East, along said proposed easterly right-of-way line of U.S. 290, a distance of 147.35 feet to a 5/8-inch iron rod with TxDOT aluminum cap set at the point of intersection with the line common to said 0.8484 acre tract and said 0.538 acre tract, and being at Baseline Station 2863+36.73, 202.80 feet left;
- 2.) THENCE, South 45°12'09" West, along the line common to said 0.8484 acre tract and said 0.538 acre tract, a distance of 66.13 feet to a point for the southwest corner of said 0.538 acre tract, also being the northwest corner of said 0.8484 acre tract, and being in the existing easterly right-of-way line of said U.S. 290 (width varies) conveyed to the State of Texas as Parcel 24Y(Part No. 1) in deed recorded in Volume 7552, Page 84 of the Harris County Deed Records (H.C.D.R.);
- 3.) THENCE, North 44°55'13" West, along said existing easterly right-of-way line of U.S. 290, a distance of 209.33 feet to a point for the northwest corner of said 0.538 acre tract, also being the southwest corner of the aforementioned 2.4281 acre tract, from which a found 5/8-inch iron rod bears North 77°11'42" East, 0.55 feet;
- 4.) THENCE, North 88°17'26" East, along the line common to said 0.538 acre tract and said 2.4281 acre tract, a distance of 90.73 feet to the POINT OF BEGINNING, containing an area of 0.2707 of one acre (11,793 square feet) of land.

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

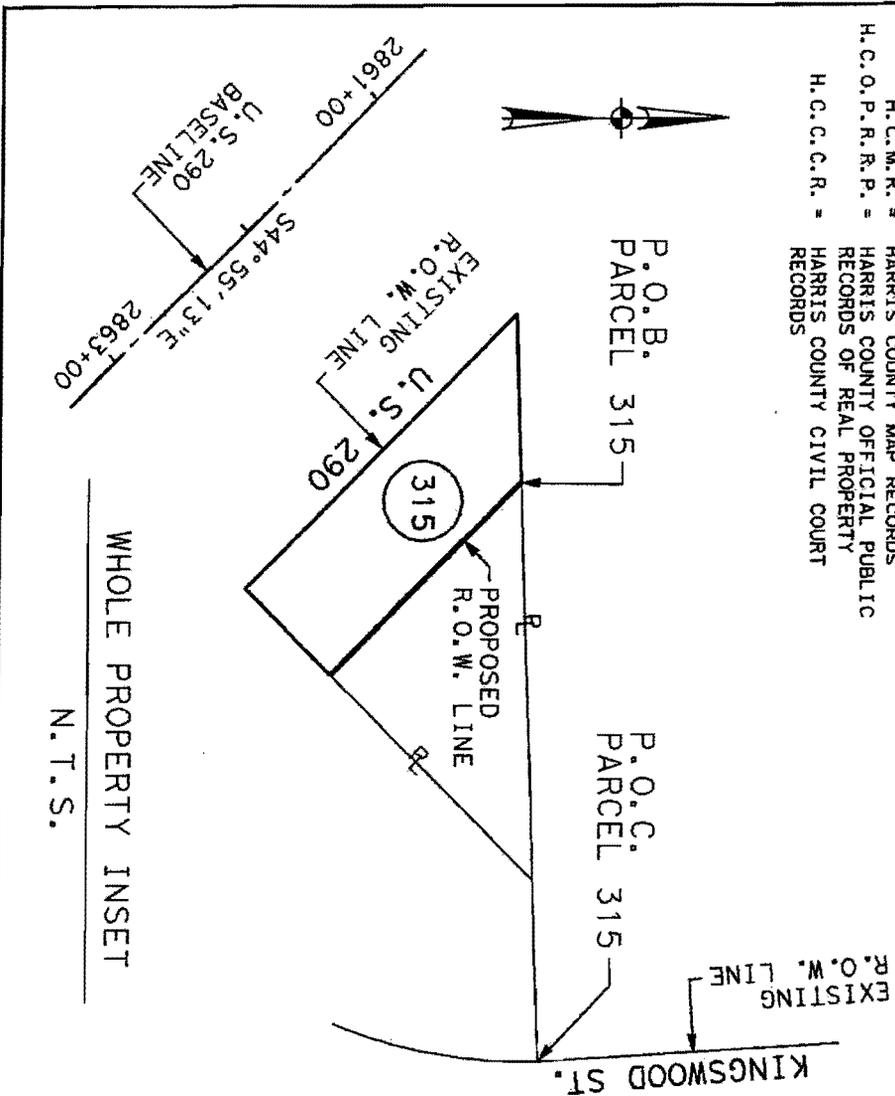
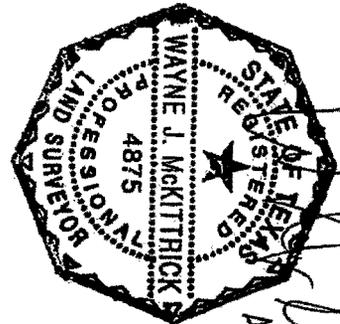
I, Wayne J. McKittrick, a Registered Professional Land Surveyor, hereby certify that the legal description above and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

 4-08-11
Wayne J. McKittrick, R.P.L.S.

Texas Registration No. 4875
Survcon Inc.
5757 Woodway Avenue
Houston, Texas 77057
713-780-4123
Job No. 60019718



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



WHOLE PROPERTY INSET
N. T. S.

SHEET 3 OF 4

REVISIONS		
No.	DATE	DESCRIPTION
1	4/8/11	REVISED PROPERTY DESCRIPTION
EXISTING	TAKING	REMAINING
0.538 AC.	0.2707 AC. 11,793 S.F.	0.267 AC. LT.
PARCEL PLAT SHOWING PARCEL 315 RCSJ: 0271-14-225		
COUNTY: HARRIS		DATE: SEPT, 2010
HIGHWAY: IH 610		SCALE: 1" = 50'



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

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

**JOHN FLOWERS SURVEY
ABSTRACT 269**

P.O.C. PARCEL 315
FND. 5/8" I.R.

10900 NORTHWEST FRWY., LTD.
(CALLED 2.4281 AC.)

F.N. U873932

F.C. 537-34-1589

H.C.O.P.R.P. 02-08-2001

UNRESTRICTED RESERVE "A"
NORTHWEST MANGUM APTS.
VOL. 185, PG. 17

H.C.M.R. 11-30-1971

2 STORY FAB. BLDG.
P.O.B. PARCEL 315
SET "X" IN CONCRETE
R. STA. 2861+89.39

PROPOSED R.O.W.
N=13, 863, 360.58
E=3, 089, 630.82

Obscured Area

WOOD FRONT BLDG.

EXISTING R.O.W.
KINGSWOOD STREET
(60' R.O.W.)
VOL. 337, PG. 42
H.C.M.R.

CHAPMAN FAMILY PARTNERSHIP
TEN LTD. 58%
COLE FAMILY PARTNERSHIP
TEN LTD. 42%
(CALLED 0.8484 AC.)

F.N. 20060048309
F.C. 028-45-0456
H.C.O.P.R.P. 09-11-2006

1 STORY STUCCO BLOCK ONE BLDG. UNRESTRICTED RESERVE "A"

MANGUM SUBDIVISION
SECTION 2
VOL. 337, PG. 42
H.C.M.R. 09-04-1986

U.S. 290
5/8" I.R.
N77°11'42"E
R.O.W. VARIES) 0.55'

CHAPMAN FAMILY PARTNERSHIP
SIX LTD. 58%
COLE FAMILY PARTNERSHIP
SIX LTD. 42%
(CALLED 0.538 AC.)
F.N. S800800
F.C. 516-35-3737
H.C.O.P.R.P. 12-31-1997

PARCEL 24Y (PART NO. 1)
STATE OF TEXAS
VOL. 7552, PG. 84
H.C.D.R.



PARCEL PLAT SHOWING
PARCEL 315
RCSJ:0271-14-225
COUNTY: HARRIS DATE: SEPT. 2010
HIGHWAY: IH 610 SCALE: 1" = 50'

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

SHEET 4 OF 4

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

Property Description for Parcel 316

Being a 0.2311 acre (10,066 square feet) parcel of land situated in the John Flowers Survey, Abstract 269, Harris County, Texas and being out a called 0.8484 acre tract of land conveyed to Chapman Family Partnership Ten Ltd. (58%) and Cole Family Partnership Ten Ltd.(42%) in deed recorded under File Number 20060048309, Film Code Number 028-45-0456 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.); also being out of Block One, Unrestricted Reserve "A" of Mangum Subdivision, a subdivision situated in said Harris County according to the map or plat thereof recorded in Volume 337, Page 42 of the Harris County Map Records (H.C.M.R.); said 0.2311 acre tract being more particularly described as follows, with all bearings based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983 (1993 Adjustment). All distances and coordinates are surface and may be converted to grid by dividing by the combined adjustment factor of 1.00013.

COMMENCING at a 5/8-inch iron rod found for a point of tangency in the existing westerly right-of-way line of Kingswood Street (60 feet wide) as shown on the map or plat recorded in Volume 337, Page 42; thence as follows:

South 45°07'52" West, along said existing westerly right-of-way line of Kingswood Street, a distance of 17.35 feet to a 5/8-inch iron rod with TxDOT aluminum cap set at the point of intersection with the proposed easterly right-of-way line of U.S. 290 (width varies), and being the POINT OF BEGINNING (N=13,863,158.79, E=3,089,852.87), and being at Baseline Station 2864+89.07, 217.55 feet left;**

- 1.) THENCE, South 45°07'52" West, continuing along said existing westerly right-of-way line of Kingswood Street, a distance of 65.25 feet to a southerly cut-back corner;
- 2.) THENCE, North 89°52'08" West, along an existing cut-back line, a distance of 22.12 feet to a point for a northerly cut-back corner in the existing easterly right-of-way line of said U.S. 290 (width varies) conveyed to the State of Texas as Parcel 24Y(Part No. 1) in deed recorded in Volume 7552, Page 84 of the Harris County Deed Records (H.C.D.R.), from which a found 5/8-inch iron rod bears South 68°57'31"East, 1.15 feet;

September, 2010
Parcel 316
Page 2 of 4 Pages

- 3.) THENCE, North 44°55'13" West, along said existing easterly right-of-way line of U.S. 290, a distance of 136.77 feet to a point for the northwest corner of said 0.8484 acre tract, also being the southwest corner of a called 0.538 acre tract of land conveyed to Chapman Family Partnership Six Ltd. (58%) and Cole Family Partnership Six Ltd.(42%) in deed recorded under File Number S800800, Film Code Number 516-35-3737 of said H.C.O.P.R.R.P.;
- 4.) THENCE, North 45°12'09" East, along the line common to said 0.8484 acre tract and said 0.538 acre tract, a distance of 66.13 feet to a 5/8-inch iron rod with TxDOT aluminum cap set at the point of intersection with the aforementioned proposed easterly right-of-way line of U.S. 290, and being at Baseline Station 2863+36.73, 202.80 feet left;

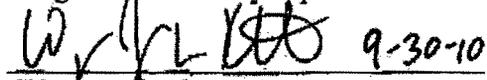
THENCE, along said proposed easterly right-of-way line of U.S. 290, the following courses:

- 5.) South 44°55'13" East, a distance of 137.02 feet to an "X" in concrete set for an angle point at Baseline Station 2864+73.75, 202.80 feet left;
- 6.) South 88°49'49" East, a distance of 21.26 feet to the POINT OF BEGINNING, containing an area of 0.2311 of one acre (10,066 square feet) of land.

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

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

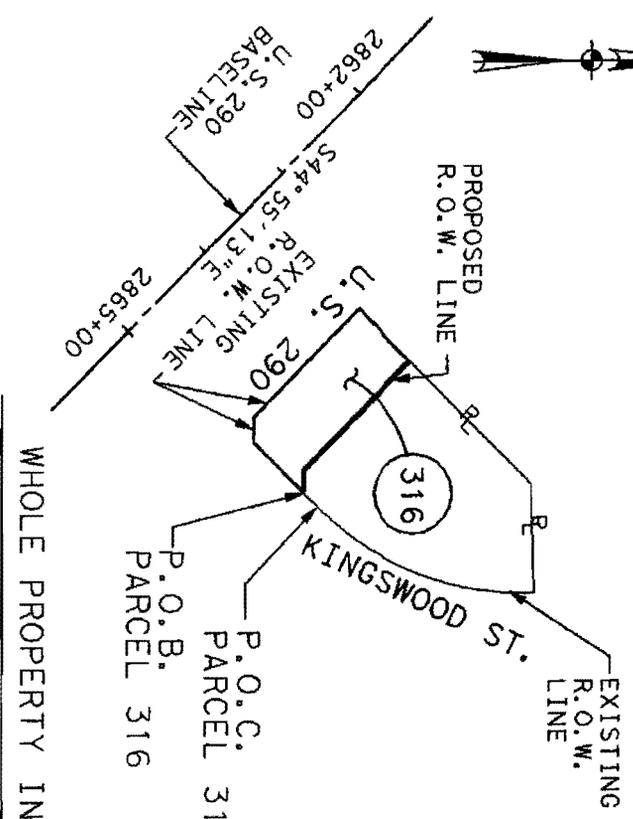
I, Wayne J. McKittrick, a Registered Professional Land Surveyor, hereby certify that the legal description above and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

 9-30-10
Wayne J. McKittrick, R.P.L.S. September, 2010
Texas Registration No. 4875
Survcon Inc.
5757 Woodway Avenue
Houston, Texas 77057
713-780-4123
Job No. 60019718



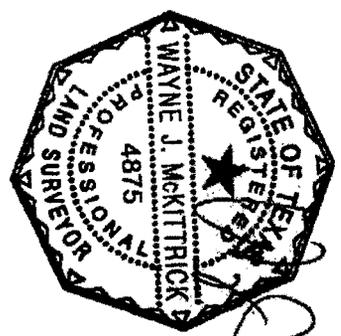
LEGEND

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



WHOLE PROPERTY INSET

N. T. S.



Wayne J. McKittrick
9-30-10

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (1993 ADJUSTMENT). (ALL FOUND MONUMENTS HEREON WERE TIED TO THE HORIZONTAL CONTROL POINTS ESTABLISHED FOR TxDOT ALONG THE US 290 CORRIDOR). ALL COORDINATES AND DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
2. DRAWINGS ARE BASED ON ABSTRACTING PERFORMED JUNE, 2007.
3. DRAWINGS ARE BASED ON FIELD SURVEYS PERFORMED JUNE 2007 THROUGH OCTOBER 2008.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

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

REVISIONS	
No.	DESCRIPTION

EXISTING	TAKING	REMAINING
0.8484 AC.	0.2311 AC. 10,066 S.F.	0.6173 AC. LT.

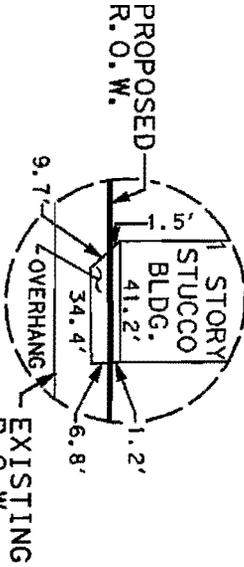
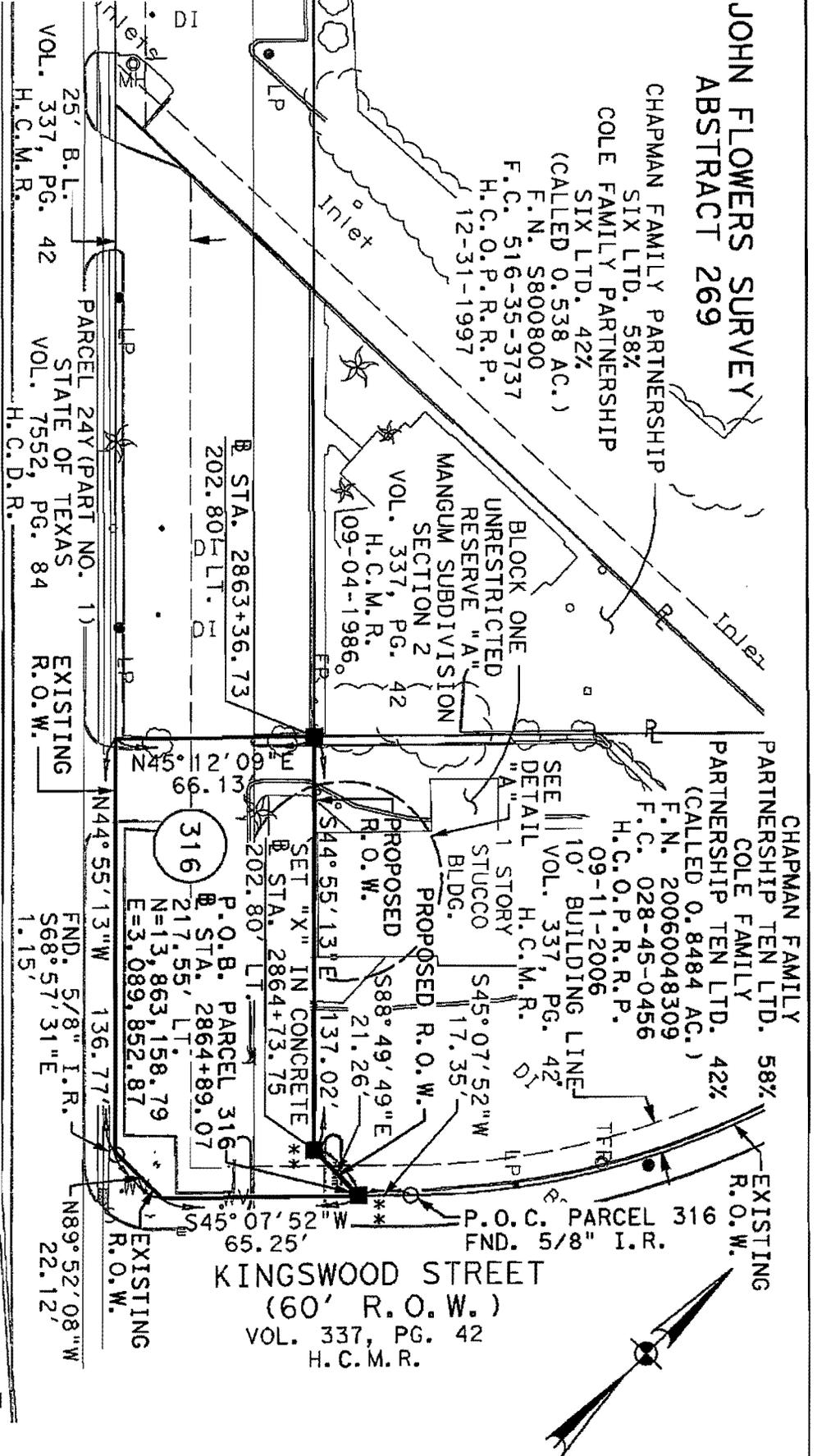
PARCEL PLAT SHOWING
PARCEL 316
RCSJ: 0271-14-225

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

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

JOHN FLOWERS SURVEY ABSTRACT 269

CHAPMAN FAMILY PARTNERSHIP
SIX LTD. 58%
COLE FAMILY PARTNERSHIP
SIX LTD. 42%
(CALLED 0.538 AC.)
F.N. S800800
F.C. 516-35-3737
H.C.O.P.R.R.P.
12-31-1997



N.T.S.

U.S. 290
(R.O.W. VARIES)



PARCEL PLAT SHOWING	
PARCEL 316	
RCSJ:0271-14-225	
COUNTY: HARRIS	DATE: SEPT. 2010
HIGHWAY: IH 610	SCALE: 1" = 50'

SURVCON INC.
PROFESSIONAL SURVEYORS
5757 WOODWAY, HOUSTON, TEXAS 77067
PH: (713) 780-4123

SHEET 4 OF 4

County: Harris
Parcel: 316
ROW CSJ: 0271-14-225
I.H. 610: West of West 34th St. on US 290
To North and South of US 290 on IH 610 (Segment 3)

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

Title to all of that Wood Frame Patio Cover located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed northeasterly right of way line, with the result that the portion of the said improvement lying adjacent to the 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 of the said improvements.

Page 1 of 4
August 05, 2008
Revised May 10, 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 1

BEING 1.511 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE HIRAM E. DAVIS SURVEY, ABSTRACT NO. 304 IN MCLENNAN COUNTY, TEXAS AND BEING A PART OF A REMAINDER OF A CALLED 4.3 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 214, PAGE 514 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS (D.R.M.C.T.), A PART OF A REMAINDER OF A CALLED 3.872 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 214, PAGE 516 OF THE D.R.M.C.T., AND A PART OF A REMAINDER OF A CALLED 1 ACRE TRACT DESCRIBED AS SECOND TRACT IN DEED RECORDED IN VOLUME 215, PAGE 138 OF THE D.R.M.C.T., ALL THREE TRACTS TO MARGARET ANN GREER EVANS (NOW DECEASED) IN WILL RECORDED IN DOCUMENT NUMBER 990540 OF THE PROBATE RECORDS OF MCLENNAN COUNTY, TEXAS, NOW WALTER PHILMORE EVANS, III AND ELIZABETH ANN EVANS PENNINGTON BY PROBATE OF WILL NUMBER 20090447 OF THE PROBATE RECORDS OF MCLENNAN COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a set Type II monument in the existing south right-of-way line of Old Temple Road (no dedication found) at the northeast corner of said remainder of 1 acres and the southeast corner of a called part of Lot 5 of the Town of Lorena described in deed to Jackie F. Masters and wife, Deborah S. Masters recorded in McLennan County Clerk (MCC) file 2002025127;

THENCE South 54°55'28" West 44.71 feet with the north line of said remainder of 1 acre and the south line of said part of Lot 5 to a set Type II monument in the proposed east right-of-way line of Interstate Highway 35 (IH 35) for the **POINT OF BEGINNING**;

- (1) THENCE South 14°15'10" West 225.39 feet through said remainder of 1 acre and said remainder of 3.872 acres with the proposed east right-of-way line of IH 35 to a set Type II monument in the south line of said remainder of 3.872 acres and the north line of said remainder of 4.3 acres;
- (2) THENCE South 08°42'55" West 314.53 feet through said remainder of 4.3 acres with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap (see Note 1) in the south line of said remainder of 4.3 acres and the north line of a called 2 acre tract described in deed to Herbert R. Burnett and Truma O. Burnett Revocable Trust recorded in Volume 1826, Page 218 of the D.R.M.C.T.;

- (3) THENCE South 59°55'32" West 163.13 feet with the south line of said remainder of 4.3 acres and the north line of said 2 acres to a set 5/8" iron rod with a plastic cap stamped "Landesign" in the existing east right-of-way line of IH 35 at the southwest corner of said remainder of 4.3 acres, the northwest corner of said 2 acres, the northeast corner of a called 0.041 acre tract described in deed to the State of Texas for right-of-way recorded in Volume 825, Page 57 of the D.R.M.C.T., and the southeast corner of a called 0.615 acre tract described in deed to the State of Texas for right-of-way recorded in Volume 884, Page 9 of the D.R.M.C.T.;
- (4) THENCE North 08°43'11" East 402.91 feet with the existing east right-of-way line of IH 35, the west line of said remainder of 4.3 acres and the west line of said remainder of 3.872 acres to a found 1/2" iron rod at the northwest corner of said remainder of 3.872 acres and the southwest corner of said remainder of 1 acre;
- (5) THENCE North 19°01'19" East 117.48 feet with the existing east right-of-way line of IH 35 and the west line of said remainder of 1 acre to a set 5/8" iron rod with a plastic cap stamped "Landesign" at the northwest corner of said remainder of 1 acre and the southwest corner of said part of Lot 5;
- (6) THENCE North 54°55'28" East 177.11 feet with north line of said remainder of 1 acre and the south line of said part of Lot 5 to the **POINT OF BEGINNING**.

This parcel contains 1.511 acres of land, more or less, out of the Hiram E. Davis Survey, Abstract No. 304 in McLennan County, Texas.

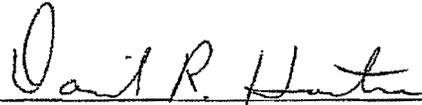
(Note 1) "The monument described as set in this call may be replaced with a Texas Department of Transportation Type II Right of Way Marked upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by Texas Department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

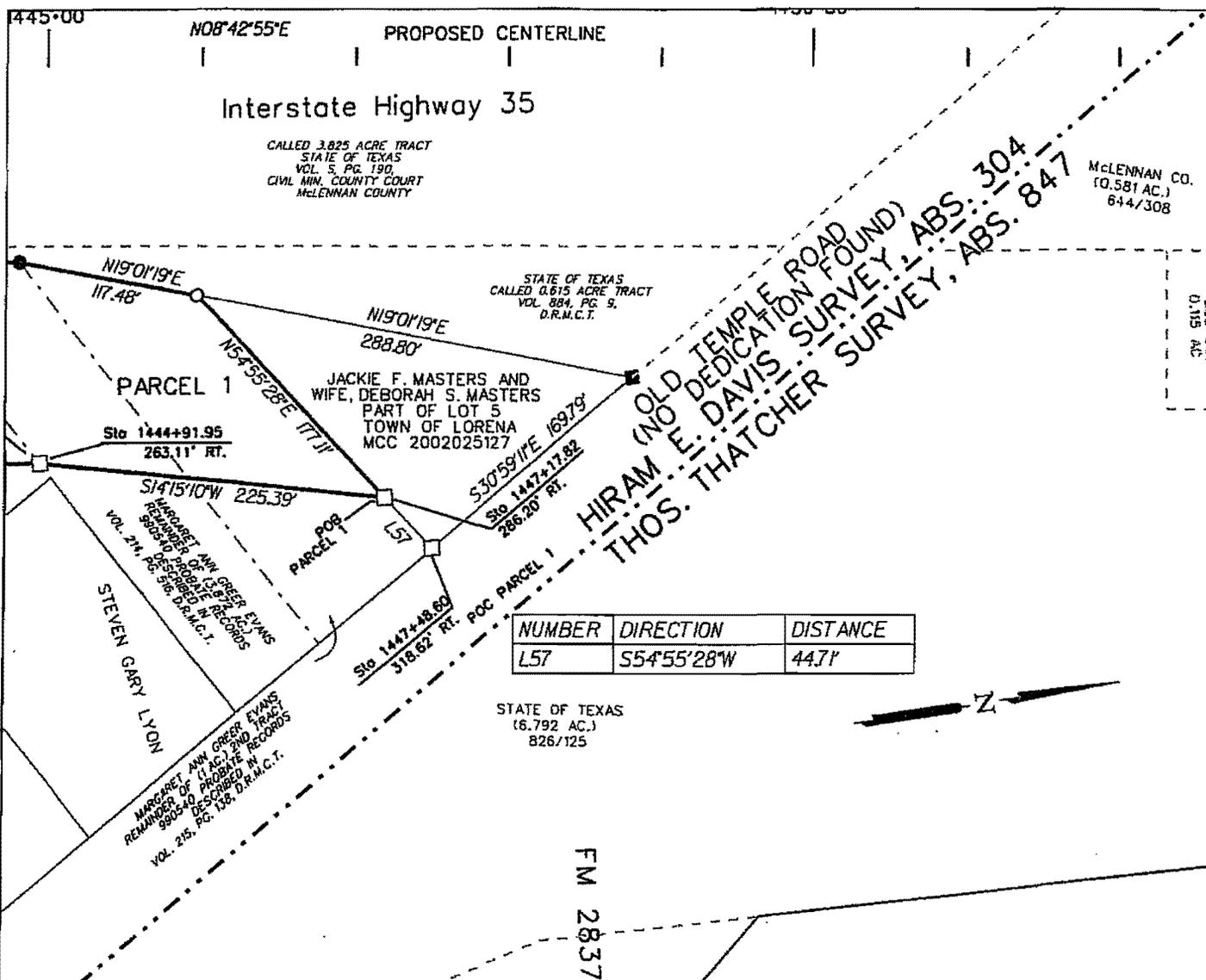
A plat of even survey date herewith accompanies this property description.

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


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

5/15/10
Date

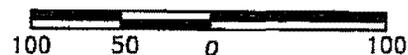




SURVEY LEGEND

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

SCALE IN FEET



NOTES:

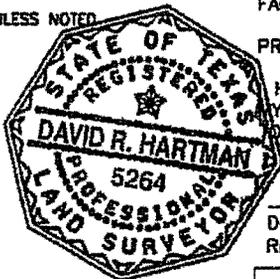
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.00013.

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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



Rev. 05/15/10

PARCEL: 1 ACRES 1.511
HIGHWAY: IH 35 COUNTY: McLENNAN
ROW CSJ: 0015-01-220 DATE: 08/05/08
SCALE: 1" = 100' SHEET: 4 of 4

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

Page 1 of 4
August 5, 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 47

BEING 3.839 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE CARLOS O' CAMPO SURVEY, ABSTRACT NO. 32 IN MCLENNAN COUNTY, TEXAS AND PART OF A CALLED 61.15 ACRES DESCRIBED IN QUIT CLAIM DEED TO BRENDA ANN WHITE, JAMES C. BYRD, AND ROBERT L. BYRD RECORDED IN MCLENNAN COUNTY CLERK (MCC) FILE 2007031241, BEING A REMAINDER OF A CALLED 62.23 ACRE TRACT DESCRIBED IN WARRANTY DEED TO THE NELDA MITCHELL REED REVOCABLE TRUST RECORDED IN MCC 2000036288; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1/2" iron rod in the existing east right-of-way line of Interstate Highway 35 (IH 35) at a point in the west line of a called 9.342 acre tract described in deed to McLennan County for right-of-way recorded in Volume 613, Page 422 of the Deed Records of McLennan County, Texas (D.R.M.C.T.) and the north line of said 62.23 acres;

THENCE South 71°52'08" West 260.47 feet with the existing east right-of-way line of Interstate Highway (IH 35) and the north line of said 61.15 acres to a set Type II monument and the **POINT OF BEGINNING**;

- (1) THENCE South 23°47'29" West 1159.34 feet through said the 61.15 acres with the proposed east right-of-way line of IH 35 to a Set Type II monument;
- (2) THENCE South 01°09'12" West 58.51 feet through said 61.15 acres with the proposed east right-of-way line of IH 35 to a set Type II monument in the existing north right-of-way of Surrey Ridge Rd (No Dedication Found), the south line of said 61.15 acres;
- (3) THENCE North 29°48'06" West 208.18 feet with the existing north right-of-way line of Surrey Ridge Road and the south line of said 61.15 acres to a set 5/8" iron rod with plastic cap stamped "Landesign" in the existing east right-of-way line of IH 35, the west line of said 61.15 acres and the southeast corner of a called 0.244 acre tract described in deed to the State of Texas for right-of-way recorded in Volume 826, Page 74 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);

- (4) THENCE North 04°49'01" West 72.11 feet with the existing east right-of-way line of IH 35 and the west line of said 61.15 acres to a found Type I monument;
- (5) THENCE North 26°51'22" East 910.25 feet with the existing east right-of-way line of said IH 35 and the west line of said 61.15 acres to a found Type I monument in the northwest corner of said 61.15 acres and in the east line of said 9.342 acres;
- (6) THENCE North 71°52'08" East 175.91 feet with the existing east right-of-way line of IH 35 and the north line of said 61.15 acres to the **POINT OF BEGINNING**.

This parcel contains 3.839 acres of land, more or less, out of the Carlos O' Campo Survey, Abstract NO. 32, 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.

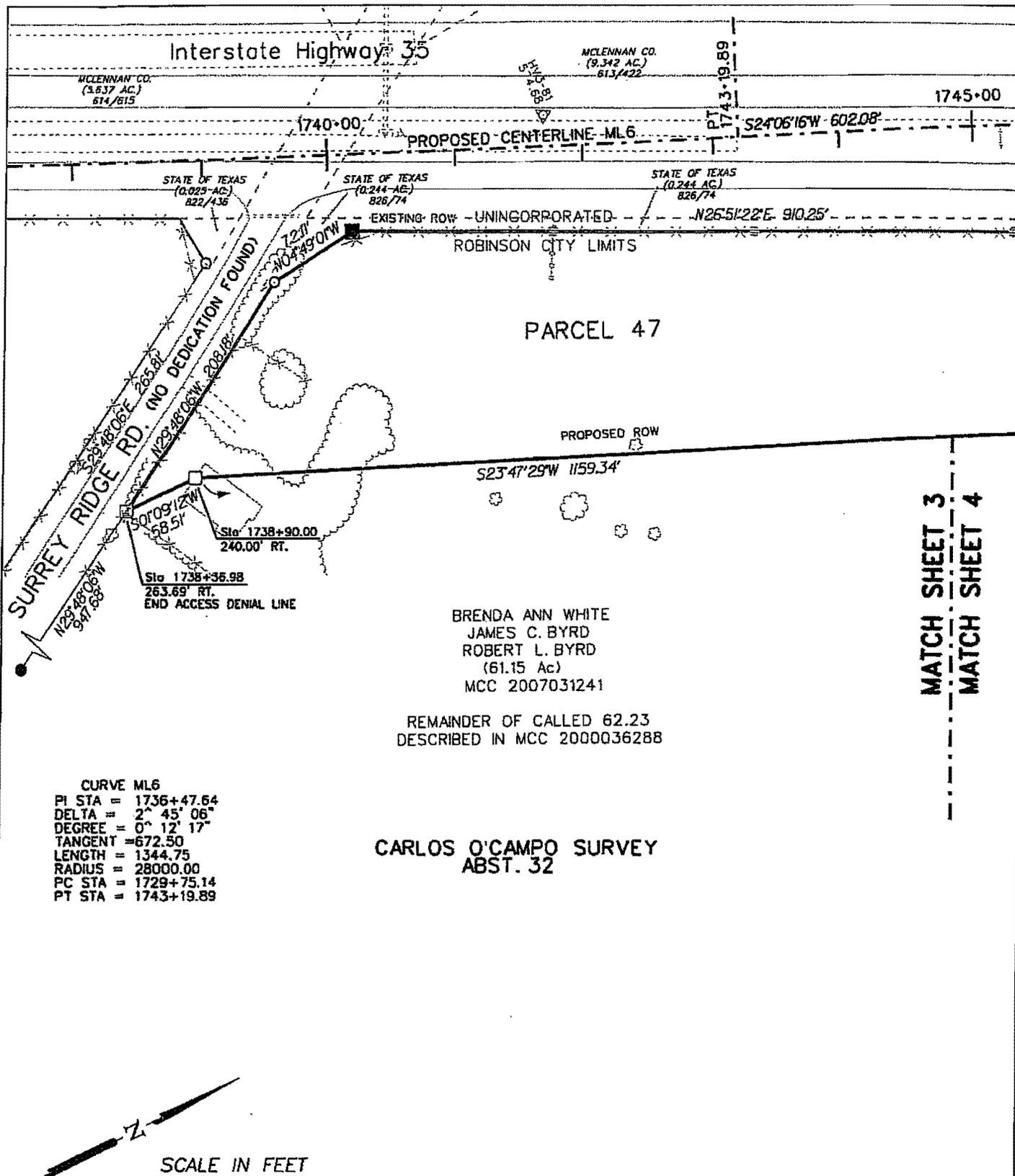
Access is permitted to highway facility from the remainder of the abutting property.

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





PARCEL 47

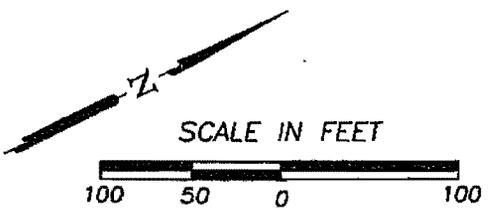
BRENDA ANN WHITE
JAMES C. BYRD
ROBERT L. BYRD
(61.15 Ac)
MCC 2007031241

REMAINDER OF CALLED 62.23
DESCRIBED IN MCC 2000036288

MATCH SHEET 3
MATCH SHEET 4

CURVE ML6
PI STA = 1736+47.64
DELTA = 2° 45' 06"
DEGREE = 0° 12' 17"
TANGENT = 672.50
LENGTH = 1344.75
RADIUS = 28000.00
PC STA = 1729+75.14
PT STA = 1743+19.89

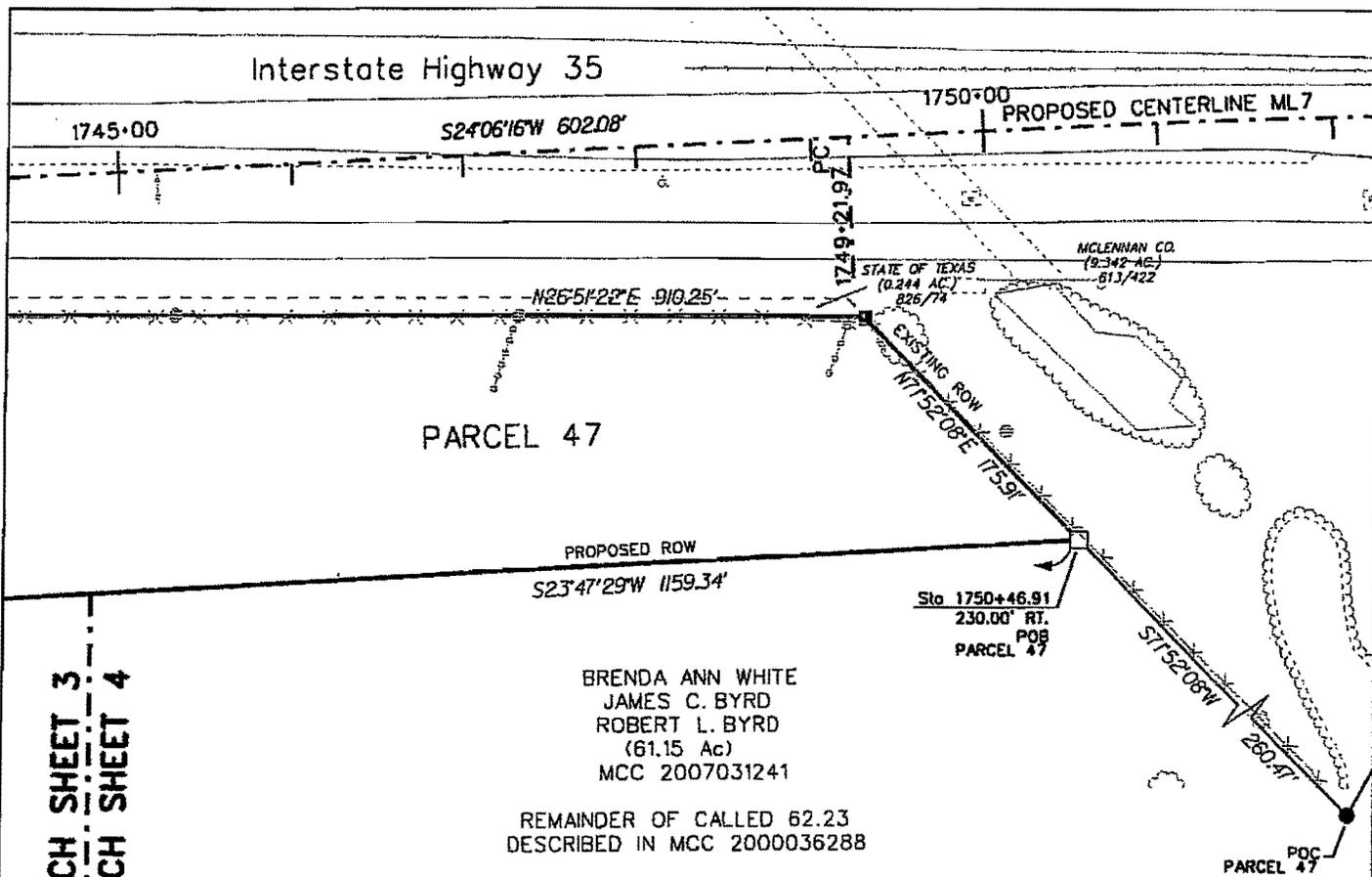
CARLOS O'CAMPO SURVEY
ABST. 32



PARCEL: 47	ACRES 3.839
HIGHWAY: IH 35	COUNTY: McLennan
ROW CSJ: 0015-01-220	
SCALE: 1" = 100'	SHEET: 3 of 4
PROJECT NAME: IH 35 LORENA	JOB NUMBER: 101-07-002



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



MATCH SHEET 3
MATCH SHEET 4

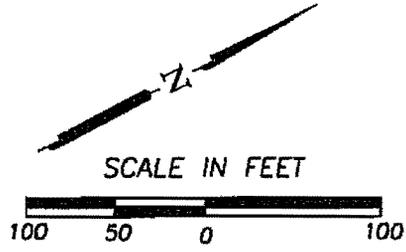
PARCEL 47

BRENDA ANN WHITE
JAMES C. BYRD
ROBERT L. BYRD
(61.15 Ac)
MCC 2007031241

REMAINDER OF CALLED 62.23
DESCRIBED IN MCC 2000036288

CARLOS O'CAMPO SURVEY
ABST. 32

CURVE ML7
PI STA = 1752+49.28
DELTA = 1° 37' 50"
DEGREE = 0° 14' 57"
TANGENT = 327.31
LENGTH = 654.57
RADIUS = 23000.00
PC STA = 1749+21.97
PT STA = 1755+76.54



SURVEY LEGEND

- = TYPE II MONUMENT SET
- = TYPE I MONUMENT FOUND
- = 5/8" IRON ROD SET
W/ "LANDESIGN" CAP UNLESS NOTED
- ◊ = 5/8" IRON ROD SET
W/ "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 ABUTTING PROPERTY.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

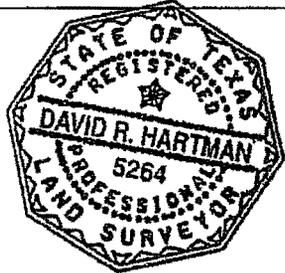
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

Rev. 05/15/10

PARCEL: 47 ACRES 3.839
HIGHWAY: IH 35 COUNTY: McLENNAN
ROW CSJ: 0015-01-220 DATE: 08/05/08
SCALE: 1" = 100' SHEET: 4 of 4

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

Property Description For Parcel 06

BEING 1.486 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE VINCENT BARROW SURVEY, ABSTRACT NO. 64 IN BELL COUNTY, TEXAS AND BEING PART OF A CALLED 12.435 ACRE TRACT DESCRIBED IN WARRANTY DEED (1/2 INTEREST) TO MALCOLM P. DUNCAN, JR., TRUSTEE IN DOCUMENT NO. 2006 00052851 AND IN WARRANTY DEED (1/2 INTEREST) TO MALCOLM P. DUNCAN, JR., TRUSTEE IN DOCUMENT NO. 2009 00014181 OF THE REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1/2" iron rod in the north line of said 12.435 acre tract and the southwest corner of Lot 1, Block 1, Peterbuilt Subdivision, a subdivision of record in Cabinet C, Slide 106-D of the Plat Records of Bell County, Texas;

THENCE South 73°37'57" East 407.35 feet with the north line of said 12.435 acre tract and the south line of said Lot 1 to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed west right-of-way line of Interstate Highway 35 (IH 35) and the **POINT OF BEGINNING**;

- (1) THENCE South 73°37'57" East 98.47 feet with the north line of said 12.435 acre tract and the south line of said Lot 1 a set 5/8" iron rod with cap stamped "Landesign" in the existing west right-of-way line of IH 35, the west line of a called 5.170 acre tract described in deed to the State of Texas for right-of-way recorded in Volume 615, Page 385 of the Deed Records of Bell County, Texas, and the north corner of a called 0.72 acre tract described in deed to the State of Texas for right-of-way recorded in Volume 705, Page 879 of the Deed Records of Bell County, Texas ;
- (2) THENCE South 20°20'49" West 384.98 feet with the existing west right-of-way line of IH 35 and the east line of said 12.435 acre tract to a found Type I monument;
- (3) THENCE South 23°45'54" West 308.81 feet with the existing west right-of-way line of IH 35 and the east line of said 12.435 acre tract to a calculated point in the center of a creek for the southeast corner of said 12.435 acre tract and the northeast corner of a called 7.980 acre tract described as Tract Two in deed to THOM-KAR, Inc. recorded in Volume 3565, Page 735 of the Deed Records of Bell County, Texas;

- (4) THENCE South 57°31'10" West 39.94 feet with the south line of said 12.435 acre tract, the north line of said 7.980 acre tract and the center of the creek to a calculated point;
- (5) THENCE North 67°20'25" West 73.83 feet with the south line of said 12.435 acre tract, the north line of said 7.980 acre tract and the center of the creek to a calculated point in the proposed west right-of-way line of IH 35 and the Beginning of an Access Denial Line;
- (6) THENCE North 25°05'01" East 241.01 feet through said 12.435 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" at the End of the Access Denial Line;
- (7) THENCE North 25°05'01" East 186.69 feet through said 12.435 acres with the proposed west right-of-way line of IH 35 to a set Type II monument;
- (8) THENCE North 16°56'03" East 244.88 feet through said 12.435 acres with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap stamped "Control of Access Point" at the Beginning of an Access Denial Line;
- (9) THENCE North 16°56'03" East 44.65 feet through said 12.435 acres with the proposed west right-of-way line of IH 35 and the Access Denial Line to the **POINT OF BEGINNING** and End of the Access Denial Line.

This parcel contains 1.486 acres of land, more or less, out of the Vincent Barrow Survey, Abstract No. 64 in Bell County, Texas.

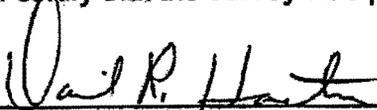
This parcel contains 285.66 linear feet of Access Denial Line.

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
Registered Professional Land Surveyor
State of Texas No. 5264

5/20/10
Date



Page 1 of 3
March 15, 2010

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

Property Description
For Parcel 87

BEING 1.245 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE TALLIFERRO HUGHES SURVEY, ABSTRACT NO. 385 IN BELL COUNTY, TEXAS AND PART OF A CALLED 6.54 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED AND EASEMENT RESERVATION TO ANANDA KRISHNAN VENKATARAMAN AND VAIJAYANTHIMALA ANAND RECORDED IN VOLUME 6048, PAGE 674 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS (O.P.R.B.C.T); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a set 5/8" iron rod with "Landesign" cap at an angle point in the south line of said 6.54 acre tract and the northwest corner of a called 2.00 acre tract described in deed to Grant Baptist Church recorded in Volume 6015, Page 163 of the O.P.R.B.C.T.;

THENCE South 80°15'22" East 183.55 feet with the south line of said 6.54 acre tract and the north line of said 2.00 acre tract to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the proposed west right-of-way line of Interstate Highway 35 (IH 35) and the **POINT OF BEGINNING**;

- (1) THENCE North 19°35'04" East 363.92 feet through said 6.54 acre tract with the proposed west right-of-way line of IH 35 to a set Type II monument;
- (2) THENCE 86.64 feet along a curve to the right having a radius of 12065.00 feet, a delta angle of 02°24'41", and chord bears North 16°09'43" East 86.64 feet through said 6.54 acre tract and with the proposed west right-of-way line of IH 35 to a set Type II monument on the north line of said 6.54 acre tract and the existing south right-of-way line of Trojan Drive described in deed to the City of Troy recorded in Volume 2483, Page 445 of the Deed Records of Bell County, Texas (D.R.B.C.T.) ;
- (3) THENCE South 73°28'25" East 127.25 feet with the north line of said 6.54 acre tract and the south line of Trojan Drive to a found 1/2" iron rod at the northeast corner of said 6.54 acre tract and on the existing west right-of-way line of IH 35 and the west line of a called 8.144 acre tract described in deed to the State of Texas recorded in Volume 628, Page 611 of the D.R.B.C.T. ;
- (4) THENCE 435.64 feet along a curve to the left having a radius of 11659.16 feet, a delta angle of 02°08'27", and chord bears South 19°14'49" West 435.61 feet

with the east line of said 6.54 acre tract and the existing west right-of-way line of IH 35 to a found 5/8" iron rod at the southeast corner of said 6.54 acre tract and the northeast corner of said 2.00 acre tract;

- (5) THENCE North 80°15'22" West 126.32 feet with the south line of said 6.54 acre tract and the north line of said 2.00 acre tract to the **POINT OF BEGINNING**;

This parcel contains 1.245 acres of land, more or less, out of the Talliferro Hughes Survey, Abstract No. 385 in Bell County, Texas.

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

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

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

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

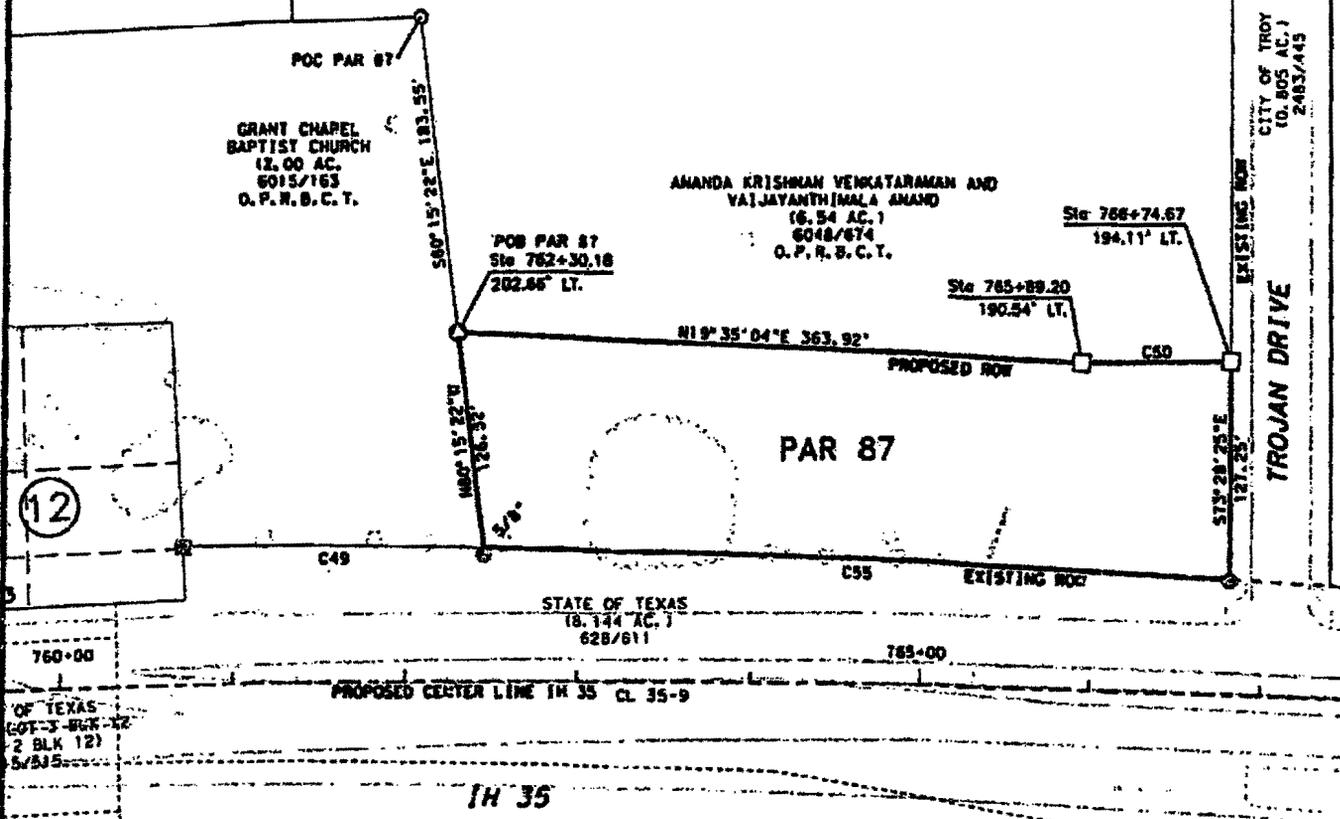
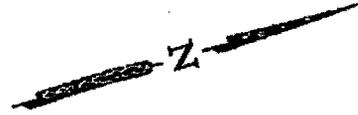
David R. Hartman 4/16/10
David R. Hartman Date
Registered Professional Land Surveyor
State of Texas No. 5264



NO.	Radius	Delta Angle	Length	Chord Bearing	Chord Length
C49	11659.16	00° 51' 45"	175.48	S17° 44' 43" W	175.48
C50	12065.00	00° 24' 41"	86.64	N16° 09' 43" E	86.64
C55	11659.16	02° 08' 27"	435.64	S19° 14' 49" W	435.61

STATION = 770+32.68
NORTHING = 19,418.426, 08
EASTING = 3,244.299, 87
RADIUS = 15,000.00'
TANGENT = 2,284.79'
LENGTH = 2,563.53'

TALLIFERRO HUGHES SURVEY
ABSTRACT 305

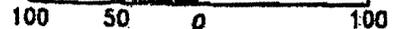


SURVEY LEGEND

SCALE IN FEET

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

NOTES:



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

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

David R. Hartman 4/16/10

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



LANDESIGN SERVICES, INC.

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

PARCEL: 87 ACRES 1.245
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