

**TEXAS TRANSPORTATION COMMISSION**

VARIOUS Counties

**MINUTE ORDER**

Page 1 of 3

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 - HH. 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 - 7, 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 sulphur, as provided by law, as follows:

**TEXAS TRANSPORTATION COMMISSION**

VARIOUS Counties

**MINUTE ORDER**

Page 2 of 3

VARIOUS Districts

NON-CONTROLLED ACCESS

<u>COUNTY</u>	<u>HIGHWAY</u>	<u>EXHIBIT</u>	<u>ROW CSJ NO.</u>	<u>PARCEL</u>
Collin	FM 455	5	0816-04-046	40
Denton	FM 2181	6	2054-02-017	32E
Denton	FM 720	2	1567-01-034	43
Denton	FM 720	3	1567-01-034	44
Denton	FM 720	4	1567-01-034	45
Tarrant	SH 26	7	0363-01-126	100
Upshur	US 271	1	0248-05-059	1

CONTROLLED ACCESS

<u>COUNTY</u>	<u>HIGHWAY</u>	<u>EXHIBIT</u>	<u>ROW CSJ NO.</u>	<u>PARCEL</u>
Bell	IH 35	T	0015-04-083	20
Bell	IH 35	V	0015-04-083	37,37E
Bell	IH 35	W	0015-07-078	17
Bell	IH 35	D	0015-14-123	29
Bell	IH 35	H	0015-14-123	23
Bell	IH 35	E	0015-14-123	86E,86AC
Bell	IH 35	O	0015-14-123	77
Bell	IH 35	M	0015-14-123	106
Bell	IH 35	L	0015-14-123	61
Bell	IH 35	K	0015-14-123	49
Bell	IH 35	F	0015-14-123	39
Bell	IH 35	Q	0015-14-123	38
Bell	IH 35	P	0015-14-123	84
Bell	IH 35	G	0015-14-124	24
Bell	IH 35	R	0015-14-124	43
Dallas	IH 35E	S	0196-03-243	46A
Dallas	SH 121	J	0364-02-020	28
Denton	IH 35E	A	0196-01-097	10
Denton	IH 35E	B	0196-01-097	21
Denton	IH 35E	C	0196-01-097	22
Harris	IH 610	N	0271-14-221	217
McLennan	IH 35	U	0015-01-221	126
Rockwall	IH 30	I	0009-12-077	8
Tarrant	IH 35W	DD	0014-16-267	782
Tarrant	IH 35W	FF	0014-16-267	788
Tarrant	IH 35W	Z	0014-16-267	754,754E
Tarrant	IH 35W	EE	0014-16-267	786
Tarrant	IH 35W	CC	0014-16-267	776
Tarrant	IH 35W	BB	0014-16-267	775

TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

MINUTE ORDER

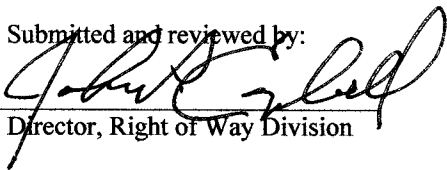
Page 3 of 3

VARIOUS Districts

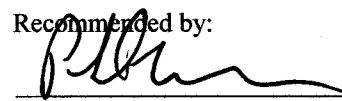
CONTROLLED ACCESS

<u>COUNTY</u>	<u>HIGHWAY</u>	<u>EXHIBIT</u>	<u>ROW CSJ NO.</u>	<u>PARCEL</u>
Tarrant	IH 35W	AA	0014-16-267	755
Tarrant	IH 35W	Y	0014-16-267	752,752E
Tarrant	IH 35W	X	0014-16-267	751
Tarrant	IH 35W	HH	0014-16-267	792
Tarrant	IH 35W	GG	0014-16-267	791

Submitted and reviewed by:

  
Director, Right of Way Division

Recommended by:

  
Executive Director

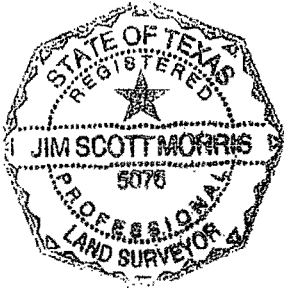
**113208 JUL 26 12**

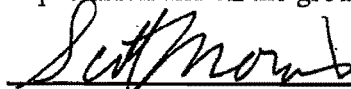
Minute  
Number

Date  
Passed

County: Upshur  
Highway: US 271  
Limits: At Intersection of FM 726  
RCSJ: 0248-05-059  
CCSJ: 0248-05-053

I, Scott Morris, a Registered Professional Land Surveyor, hereby certify that this property description and corresponding plat are true and correct according to a survey made under my supervision and on the ground.



  
\_\_\_\_\_  
Scott Morris, R.P.L.S. No. 5076  
Date: July 26, 2011

Property Description – Parcel 1

BEING a 1.083 acre (47165 square feet) tract of land located in the Wilson Parmer Survey, Abstract No. 392, of Upshur County, Texas, said 1.083 acre tract of land being out of and a part of the residual of 12.11 acres described as Tract One and being out of and a part of a 1 acre tract described as Tract Two in a deed from W. C. Darden, Ronald Darden, and Lawrence Earl Darden to West Mountain Cemetery Association by deed dated April 10, 2000 and recorded in Volume 370, Page 129, of the Official Public Records of Upshur County, Texas, said 1.083 acre tract of land is further described by metes and bounds as follows:

COMMENCING at a 5/8" Iron Rod Found approximately 5' South of a chain link fence corner, for the Northwest corner of the above referenced 12.11 acre tract;

THENCE North 67° 40' 21" East along the North line of said 12.11 acre tract for a distance of 250.74' to a Texas Department of Transportation (TxDOT) Type II Concrete ROW Monument with Bronze Disk Set in the proposed West right of way line of U. S. Highway No. 271 (U. S. 271) for the POINT OF BEGINNING of the herein described tract, having surface coordinates of N = 6,926,228.7171 and E = 3,071,853.3743 (with all bearings and coordinates based on the Texas State Plane Coordinate System, North Central Zone using NAD 1983, with the 1993 adjustment, all distances and coordinates are surface and may be converted to grid by dividing by a combined adjustment factor of 1.000120), said monument is located 110.00' right of Proposed U.S. Highway No. 271 Centerline Station 428+59.66;

1. THENCE North 67° 40' 21" East, continuing with the North line of said 12.11 acre tract for a distance of 39.87' to a TxDOT Type II Concrete ROW Monument with Bronze Disk Set in the existing West right of way line of U. S. 271, from which a Found TxDOT Type I Concrete Monument bears South 76° 25' East a distance of 0.96';
2. THENCE South 17° 37' 52" East, along the existing West right of way line of U. S. 271 for a distance of 8.89' to a 5/8" Iron Rod Set for corner;
3. THENCE South 12° 07' 05" East, continuing along the existing West right of way line of U. S. 271 for a distance of 264.19' to a TxDOT Type I Concrete Monument Found for corner;

4. THENCE South 14° 17' 14" East, continuing along the existing West right of way line of U. S. 271 for a distance of 373.00' to a 5/8" Iron Rod Set for corner;
5. THENCE South 10° 28' 24" East, continuing along the existing West right of way line of U. S. 271 for a distance of 300.67' to a TxDOT Type I Concrete Monument Found for an angle corner;
6. THENCE South 22° 49' 05" East, continuing along the existing West right of way line of U. S. 271 for a distance of 202.24' to a point for corner from which a Found TxDOT Type I Concrete Monument bears South 47° 40' East a distance of 0.88';
7. THENCE South 14° 17' 14" East, continuing along the existing West right of way line of U. S. 271 for a distance of 164.41' to a point for the most Easterly Southeast corner of said 12.11 acre tract and for the Northeast corner of a 1.129 acre tract of land conveyed to Paul W. Snelling by deed recorded in Volume 406, Page 810, of said Official Public Records, from which a Found 1/2" Iron Rod bears South 89° 10' 31" West a distance of 0.39';
8. THENCE South 89° 10' 31" West, along a common line of said 12.11 acre tract and said 1.129 acre tract for a distance of 10.28' to a TxDOT Type II Concrete ROW Monument with Bronze Disk Set on the proposed West right of way line of U. S. 271, said Monument is located 80.00' right of Proposed U.S. 271 Centerline Station 441+61.97;
9. THENCE North 23° 41' 56" West, along the proposed West right of way line of U. S. 271 for a distance of 366.91' to a TxDOT Type II Concrete ROW Monument with Bronze Disk Set, said Monument is located 140.00' right of Proposed U.S. 271 Centerline Station 438+00;
10. THENCE North 14° 17' 14" West, continuing along the proposed West right of way line of U. S. 271 for a distance of 100.00' to a TxDOT Type II Concrete ROW Monument with Bronze Disk Set an angle corner, said Monument is located 140.00' right of Proposed U.S. 271 Centerline Station 437+00;
11. THENCE North 09° 59' 54" West, continuing along the proposed West right of way line of U. S. 271 for a distance of 401.12' to a TxDOT Type II Concrete ROW Monument with Bronze Disk Set for an angle corner, said Monument is located 110.00' right of Proposed U.S. 271 Centerline Station 433+00;
12. THENCE North 14° 17' 14" West, continuing along the proposed West right of way line of U. S. 271 for a distance of 440.34' to the Point of Beginning, said described tract containing 1.083 acres (47165 square feet) of land, more or less.

BEARING BASIS: Texas State Plane Coordinate System, North Central Zone, North American Datum 1983 (1993 Adjustment). All coordinates are adjusted to surface using a surface adjustment factor of 1.000120.

This description was prepared in conjunction with, and is accompanied by a plat of an even date herewith.

RODS Surveying, Inc.  
6810 Lee Road, Spring Texas 77379      Phone (281) 379-6388

CONVENTIONAL SIGNS

- EXISTING ROW LINE
- PROPOSED ROW LINE
- PROPOSED TEMPORARY EASEMENT
- PROPERTY LINE
- COUNTY LINE
- ACCESS DENIAL LINE
- SURVEY LINE
- FENCE
- CITY LIMITS
- RAILROAD
- DRAINAGE STRUCTURE
- TYPE II CONCRETE ROW MARKER WITH BRONZE DISK SET
- TYPE II CONCRETE ROW MARKER WITH BRONZE DISK SET AFTER CONSTRUCTION IS COMPLETED
- TYPE I CONCRETE ROW MARKER FOUND
- 5/8" IRON ROD SET WITH CAP STAMPED
- PROPERTY CORNER FOUND
- PARCEL NUMBER

OVERHEAD UTILITIES

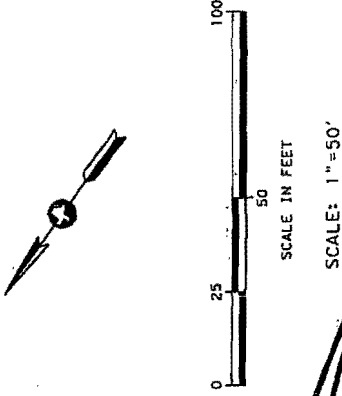
- POWER
- TELEPHONE
- CABLE

UNDERGROUND UTILITIES

- GAS
- WATER
- SANITARY SEWER
- STORM SEWER
- POWER
- TELEPHONE
- CABLE
- FIBER OPTICS
- PIPELINE

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.000120.
2. HORIZONTAL AND VERTICAL CONTROL FURNISHED BY TXDOT.
3. SURVEY LINE LOCATION ARE APPROXIMATE AND BASED ON THE BEST AVAILABLE EVIDENCE.
4. THIS MAP IS AN INTERNAL TXDOT DOCUMENT, ITS CONTENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE.



P.O.B.  
U.S. 271

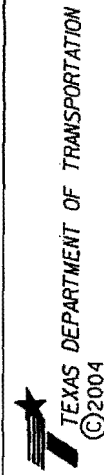
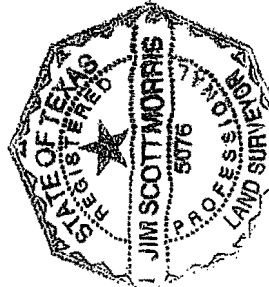
P.O.C.

REDWOOD TRAIL

PARENT TRACT INSET  
N.T.S.

I, SCOTT MORRIS, HEREBY CERTIFY THAT THE HEREON MAP OR PLAT IS TRUE AND CORRECT AND DEPICTS A SURVEY MADE UNDER MY SUPERVISION AND ON THE GROUND AND IS BASED ON DATA GATHERED FROM FEBRUARY 2001 TO OCTOBER 2006

*Scott Morris*  
SCOTT MORRIS, R.P.L.S. # 5076 DATE AS OF 7-26-2011



RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
WEST MOUNTAIN CEMETERY ASSOC.  
PARCEL 1

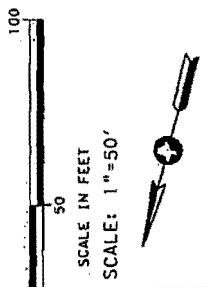
ROW CSJ: 0248-05-059  
CONST. CSJ: 0248-05-053

US HIGHWAY 271 UPCHUR COUNTY, TEXAS  
RODS SURVEYING INC.  
6810 LEE ROAD SPRING, TX 77379  
(281) 257-4020  
AUGUST 16, 2010

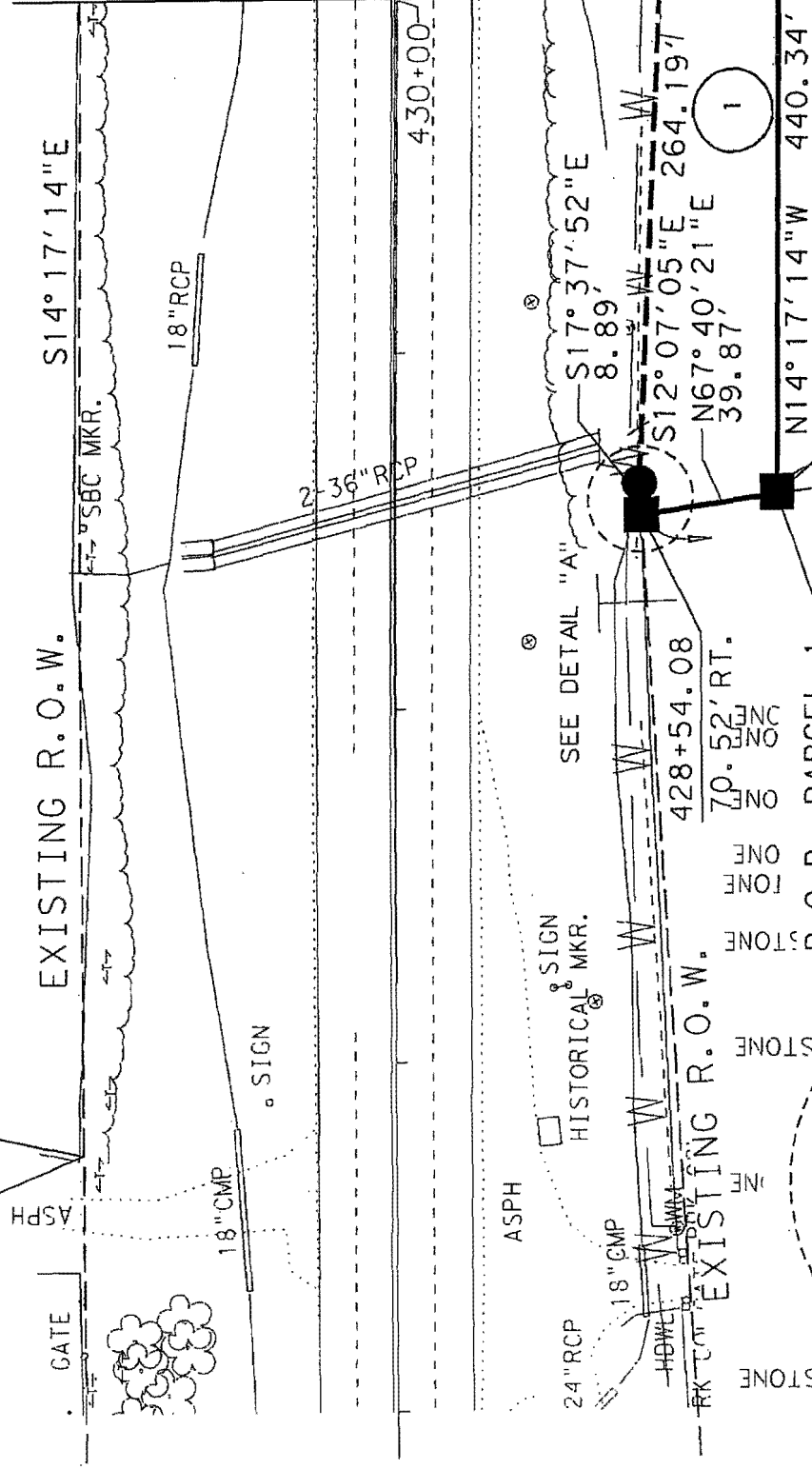
EXHIBIT "A"  
PAGE 4 OF 8

PARCEL NO.	ACQUIRED AREA ACRES	APPROXIMATE REMAINDER		BEGIN STATION	END STATION
		LEFT ACRES	RIGHT ACRES		
1	1.083		14.327 APPROX.	428+54.08	441+61.97

426+74.49  
90.00' LT.  
WILSON L. PARMER SURVEY, ABSTRACT 392  
EXHIBIT "A"  
PAGE 5 OF 8



EXISTING R.O.W.  
S14°17'14"E



MATCHLINE 430+00

TRACT ONE - RESIDUAL OF 12.11 ACRES  
WEST MOUNTAIN CEMETERY ASSOCIATION  
VOL. 370, PG. 129 O.P.R.U.C.T.  
APRIL 10, 2000

RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
WEST MOUNTAIN CEMETERY ASSOC.  
PARCEL 1

ROW CSJ: 0248-05-059  
CONST. CSJ: 0248-05-053

US HIGHWAY 271 UPSSHUR COUNTY, TEXAS  
RODS SURVEYING INC.  
6810 LEE ROAD SPRING, TX 77379  
(281) 257-4020  
AUGUST 16, 2010

SEE DETAIL "A"  
WEST MOUNTAIN CEMETERY ASSOCIATION  
VOL. 106, PG. 537 D.R.U.C.T. 1933  
AUGUST 19, 1933

P.O.B. PARCEL 1  
N: 6,926, 228.7171  
E: 3,071, 853.3743

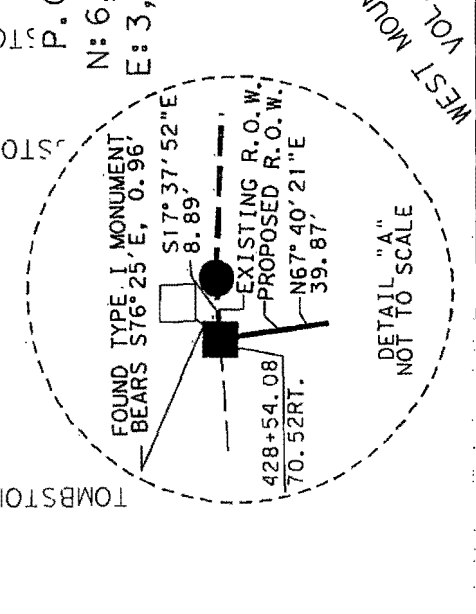
FOUND TYPE I MONUMENT  
BEARS S76°25'E, 0.96'  
428+54.08  
70.52' RT.

EXISTING R.O.W.  
PROPOSED R.O.W.  
S17°37'52"E 8.89'  
N67°40'21"E 39.87'

DETAIL "A"  
NOT TO SCALE

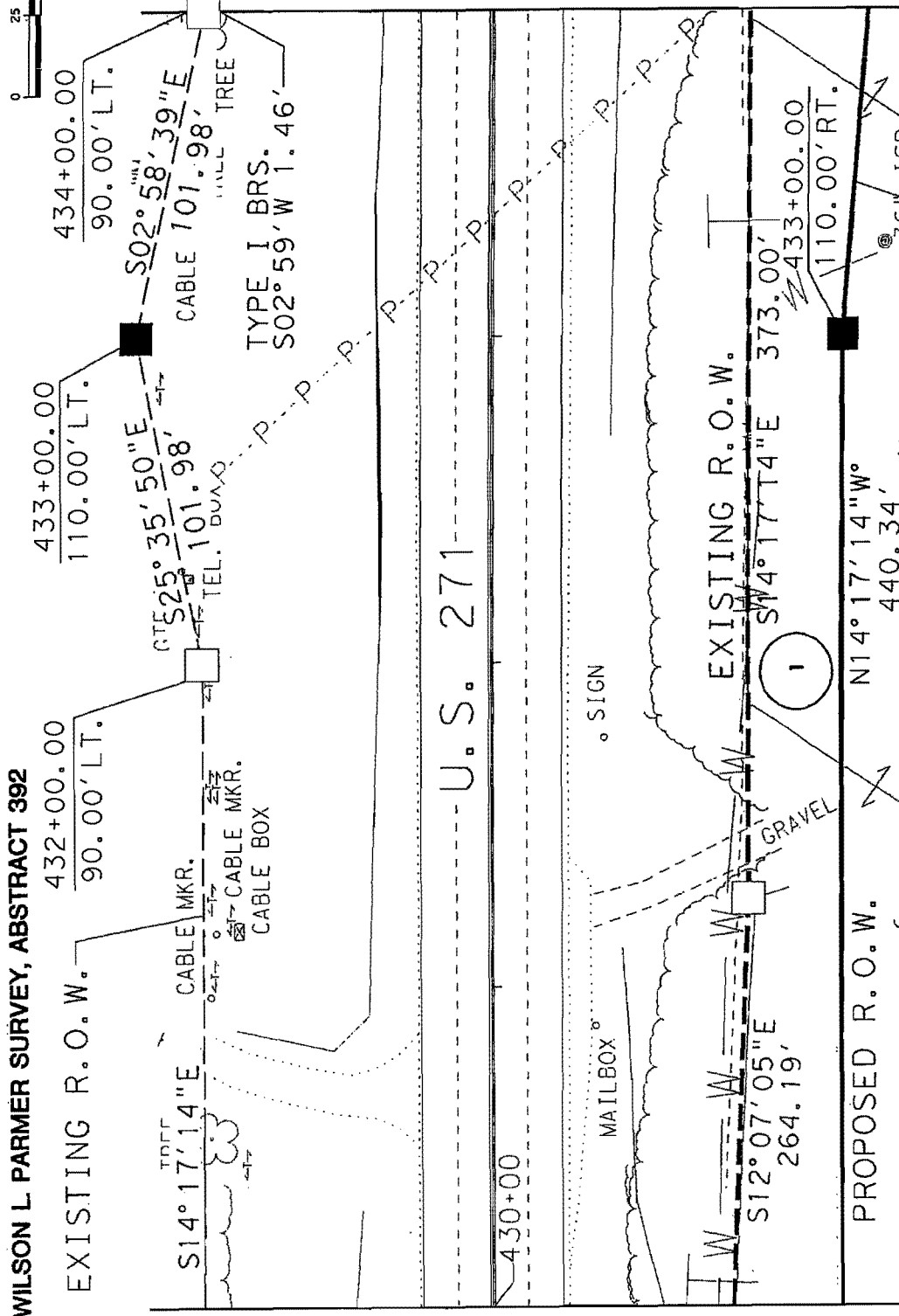
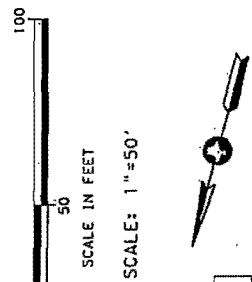
WEST MOUNTAIN CEMETERY ASSOCIATION  
VOL. 106, PG. 537 D.R.U.C.T. 1933  
AUGUST 19, 1933

P.O.C. PARCEL 1  
5/8" I.R. END.





WILSON L. PARMER SURVEY, ABSTRACT 392



RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
WEST MOUNTAIN CEMETERY ASSOC.  
PARCEL 1

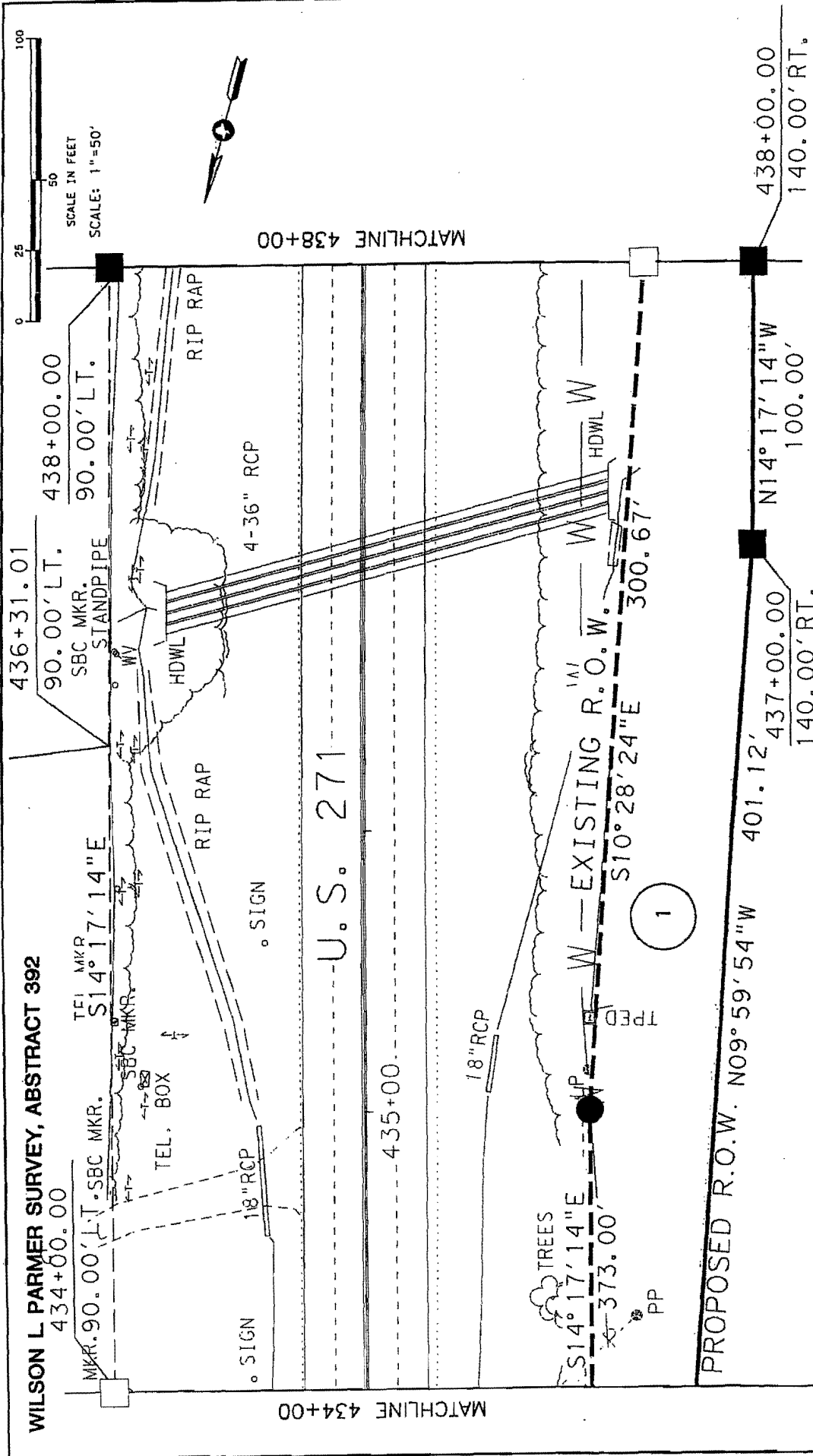
ROW CSJ: 0248-05-059  
CONST. CSJ: 0248-05-053

US HIGHWAY 271 UPFSHUR COUNTY, TEXAS  
RODS SURVEYING INC.  
6810 LEE ROAD SPRING, TX 77379  
(281) 257-4020  
AUGUST 16, 2010

TRACT TWO - 1 ACRE  
WEST MOUNTAIN CEMETERY ASSOCIATION  
VOL. 370, PG. 129 O.P.R.U.C.T.  
APRIL 10, 2000

TRACT ONE - RESIDUAL OF 12.11 ACRES  
WEST MOUNTAIN CEMETERY ASSOCIATION  
VOL. 370, PG. 129 O.P.R.U.C.T.  
APRIL 10, 2000

EXHIBIT "A"  
PAGE 6 OF 8



RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
WEST MOUNTAIN CEMETERY ASSOC.  
PARCEL 1

ROW CSJ: 0248-05-059  
CONST. CSJ: 0248-05-053

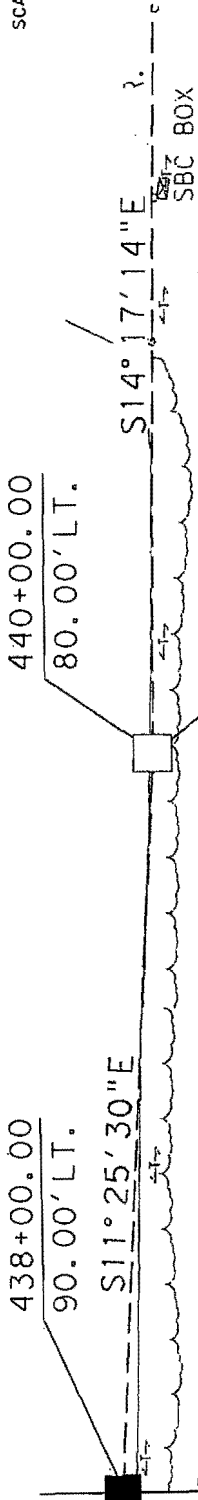
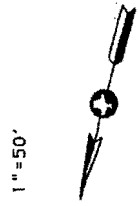
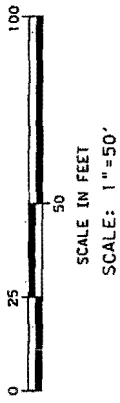
US HIGHWAY 271 UPSHUR COUNTY, TEXAS  
RODS SURVEYING INC.  
6810 LEE ROAD SPRING, TX 77379  
(281) 257-4020  
AUGUST 16, 2010

TRACT ONE - RESIDUAL OF 12.11 ACRES  
WEST MOUNTAIN CEMETERY ASSOCIATION  
VOL. 370, PG. 129 O.P.R.U.C.T.

APRIL 10, 2000

EXHIBIT "A"  
PAGE 7 OF 8

WILSON L PARMER SURVEY, ABSTRACT 392



TYPE I BRS.  
S52° 55' W 0.72'      ° SIGN

U.S. 271

POINT FOR CORNER  
TYPE I CONC. MON. BRS.  
S47° 40' E 0.88'

440+00 POINT FOR CORNER  
1/2" I.R. FND. BRS.  
S89° 10' 31" W 0.39'



PROPOSED R.O.W.

438+00.00  
140.00' RT.

TRACT ONE - RESIDUAL OF 12.11 ACRES  
WEST MOUNTAIN CEMETERY ASSOCIATION  
VOL. 370, PG. 129 O.P.R.U.C.T.

RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
WEST MOUNTAIN CEMETERY ASSOC.  
PARCEL 1

ROW CSJ: 0248-05-059  
CONST. CSJ: 0248-05-053

US HIGHWAY 271    UPSHUR COUNTY, TEXAS  
RODS SURVEYING INC.  
6810 LEE ROAD    SPRING, TX 77379

(281) 257-4020  
AUGUST 16, 2010

1.129 ACRES  
PAUL W. SNELLING  
VOL. 406, PG. 810 O.P.R.U.C.T.  
MAY 9, 2001

EXHIBIT "A"  
PAGE 8 OF 8

County: Denton  
Highway: Farm Market Highway Number 720  
STA. 116+03.00 to 120+47.51  
R.O.W. CSJ: 1567-01-034

Page 1 of 3  
March 12, 2010

**Description for Parcel 43**

BEING 4,964 square feet of land, more or less, situated in the J.F. Daniel Survey, Abstract Number 364, City of Oak Point, Denton County, Texas, and being a portion of a 30 foot wide Landscape Buffer adjacent to Block 'A', Woodridge Estates, Phase One, an addition to the said City of Oak Point, according to the plat recorded in Cabinet W, Slide 117, Plat Records, Denton County, Texas, said area is also described to the Woodridge Homeowners Association, Inc. by deed recorded in County Clerk's File Number 2006-62216, Deed Records, Denton County, Texas, said area is more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found capped 'PBS&J' at the southwest corner of Lot 5, said Block 'A', same being in the north line of Hilltown, Installment No.2, an addition to Denton County, according to the plat recorded in Cabinet J, Page 49, said Plat Records;

THENCE North 88 degrees 24 minutes 31 seconds West along the south line (extended) of said Landscape Buffer and said north line of Hilltown Addition, a distance of 31.29 feet to a TxDOT 4 inch brass disc in concrete stamped 2103 (TxDOT Type II Monument) set at the intersection of the existing easterly right-of-way line of Farm Market Highway Number 720 with the new easterly right-of-way line of Farm Market Highway Number 720 at the POINT OF BEGINNING, at Station 116+03.00, 63.29 feet Right, and having a Texas State Plane Coordinate System, N.A.D.83 (2002.00 EPOCH), North Central Zone (4202), surface coordinate of North 7,115,369.26, East 2,434,873.19;\*\*

- 1) THENCE North 00 degrees 25 minutes 41 seconds West along said existing right-of-way line, a distance of 444.33 feet to the intersection with the extended north line of said Landscape Buffer, same being the south line of Woodridge Drive (an 80-foot wide public right-of-way, according to the aforementioned Woodridge plat);
- 2) THENCE North 89 degrees 26 minutes 58 seconds East along said north line and said south line, a distance of 30.41 feet to a TxDOT 4 inch brass disc in concrete stamped 2100 (TxDOT Type II Monument) set at Station 120+47.51, 92.03 feet Right, replacing a 5/8 inch iron rod found capped 'PBS&J' at the northeast corner of said Landscape Buffer, also being in the aforesaid new easterly right-of-way line of Farm Market Highway Number 720;\*\*
- 3) THENCE South 39 degrees 45 minutes 16 seconds West along the said new easterly right-of-way line, a distance of 28.06 feet to a TxDOT 4 inch brass disc in concrete stamped 2101 (TxDOT Type II Monument) set at Station 120+26.00, 74.00 feet Right;\*\*

County: Denton  
Highway: Farm Market Highway Number 720  
STA. 116+03.00 to 120+47.51  
R.O.W. CSJ: 1567-01-034

Page 2 of 3  
March 12, 2010

**Description for Parcel 43**

- 4) THENCE South 00 degrees 12 minutes 42 seconds East continuing along said new right-of-way line, a distance of 356.00 feet a TxDOT 4 inch brass disc in concrete stamped 2102 (TxDOT Type II Monument) set at Station 116+70.00, 74.00 feet Right;\*\*
- 5) THENCE South 08 degrees 51 minutes 59 seconds West continuing along said new right-of-way line, 67.85 feet to the POINT OF BEGINNING and containing 4,964 square feet (0.114 of an acre) of land, more or less.

\* The monument was unable to be set due to access denied.


\*\* 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 4 inch Brass Disk set in concrete stamped 2100 (North 7,115,813.88, East 2,434,900.28) and a 5/8 inch iron rod found stamped PBS&J (North 7,115,368.39, East 2,434,904.47), which is South 00 degrees 32 minutes 19 seconds East; Coordinates are Texas State Plane Coordinate System, N.A.D.83(2002.00 EPOCH), 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 1.000150630.

The Station and Offset Information refers to the baseline described in the Right of Way Sheet created 03-12-2010 for the TxDOT Right of Way Mapping Control-Section-Number 1567-01-34.

I, Ricky L. Gentry, 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.

  
Ricky L. Gentry, R.P.L.S.  
Texas Registration No. 5519

March 12, 2010



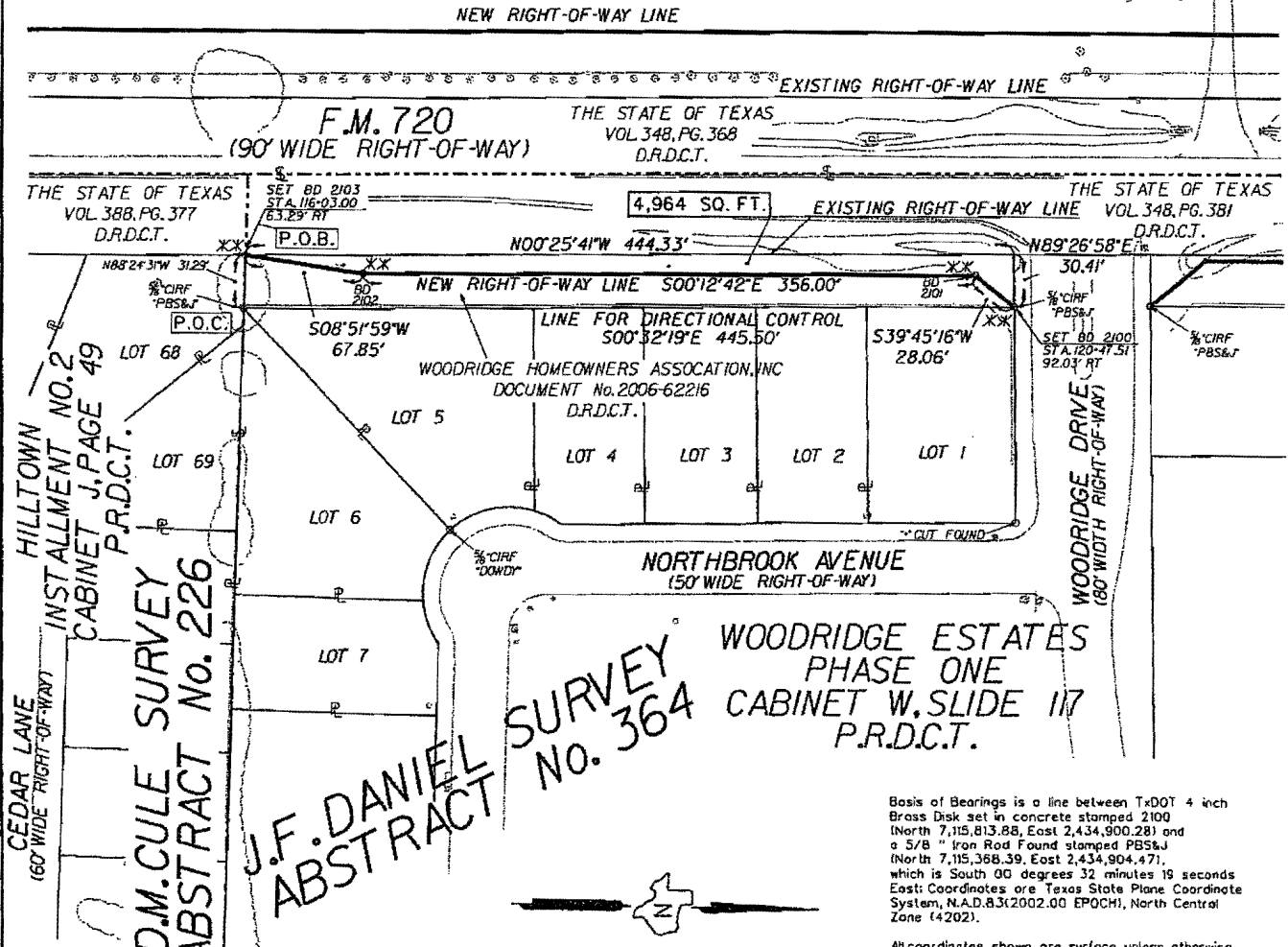
Teague Nall and Perkins, Inc.  
1100 Macon Street  
Fort Worth, Texas 76102  
Ph. (817) 336-5773

EXHIBIT "A"  
Page 3 of 3

P.O.B. COORDINATES  
NORTHING: 7,115,369.26  
EASTING: 2,434,873.19

G.W. DANIEL SURVEY  
ABSTRACT No. 331

KEVIN A. MOKAROW  
DOCUMENT No. 1998-36585  
D.R.D.C.T.



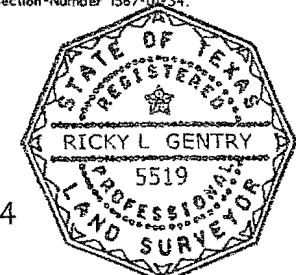
LEGEND

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

AD - TxDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED.  
 BO - TxDOT BRASS DISK SET IN CONCRETE  
 P.O.R. - POINT OF REFERENCE  
 P.O.C. - POINT OF COMMENCING  
 P.O.B. - POINT OF BEGINNING  
 \* THE MONUMENT WAS UNABLE TO BE SET DUE TO ACCESS DENIED.  
 \*\* 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.

A PLAT OF A SURVEY OF  
 PARCEL 43  
 FOR FARM MARKET HIGHWAY  
 NUMBER 720  
 RIGHT OF WAY CSJ: 1567-01-034  
 A 4,964 SQ. FT., [0.114 AC.]  
 TRACT OF LAND IN THE  
 J.F. DANIEL SURVEY  
 ABSTRACT NUMBER 364  
 CITY OF OAK POINT,  
 DENTON COUNTY, TEXAS  
 MARCH 12, 2010

Basis of Bearings is a line between TxDOT 4 inch Brass Disk set in concrete stamped 2100 (North 7,115,813.88, East 2,434,900.28) and a 5/8" Iron Rod Found stamped PBS&J (North 7,115,368.39, East 2,434,904.47), which is South 00 degrees 32 minutes 19 seconds East Coordinates are Texas State Plane Coordinate System, N.A.D.83(2002.00 EPOCH), 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 1.000150630.  
 The Station and Offset information refers to the baseline described in the Right of Way Sheet created 03-12-2010 for the TxDOT Right of Way Mapping Central-Section-Number 1567-01-34.



*Ricky L. Gentry*  
 Ricky L. Gentry, R.P.L.S. No. 5519  
 March 12, 2010

County: Denton  
Highway: Farm Market Highway Number 720  
STA. 121+27.51 to 129+10.14  
R.O.W. CSJ: 1567-01-034

Page 1 of 3  
March 12, 2010

**Description for Parcel 44**

BEING 4,220 square feet of land, more or less, situated in the J.F. Daniel Survey, Abstract Number 364, City of Oak Point, Denton County, Texas, and being a portion of a 30 foot wide Landscape Buffer and Common Area adjacent to Block 'D', Woodridge Estates, Phase One, an addition to the said City of Oak Point, according to the plat recorded in Cabinet W, Slide 117, Plat Records, Denton County, Texas, said area is also described to the Woodridge Homeowners Association, Inc. by deed recorded in County Clerk's File Number 2006-62216, Deed Records, Denton County, Texas, said area is more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found at the southeast corner of Lot 36, said Block 'D', Woodridge Estates, same being in the north line of Woodridge Drive, an 80 foot wide public right-of-way, according to said plat ;

THENCE South 88 degrees 26 minutes 58 seconds West along the south line of said Lot 36 and said north right-of-way line, a distance of 86.62 feet to a 5/8 iron rod found capped 'PBS&J', same being the southwest corner of same also being the southeast corner of the aforementioned Landscape Buffer and Common Area and also being in the new easterly right-of-way line of Farm Market Highway Number 720 at the POINT OF BEGINNING, at Station 121+27.51, 91.46 feet Right, and having a Texas State Plane Coordinate System, N.A.D.83 (2002.00 EPOCH), North Central Zone (4202), surface coordinate of North 7,115,893.87, East 2,434,899.42;\*\*

- 1) THENCE South 89 degrees 26 minutes 58 seconds West along the south line of said Landscape / Common Area and said north right-of-way line of Woodridge Drive, 30.15 feet to the intersection with the existing easterly right-of-way line of Farm Market Highway Number 720;
- 2) THENCE North 00 degrees 25 minutes 41 seconds West along said existing right-of-way line, 543.92 feet to an angle point;
- 3) THENCE North 00 degrees 05 minutes 04 seconds East continuing along said easterly right-of-way line, 238.91 feet;
- 4) THENCE North 89 degrees 58 minutes 30 seconds East leaving said existing right-of-way line passing a 5/8 inch iron rod found capped 'PBS&J' at 2.20 feet and continuing in all, 4.51 feet to a 5/8 inch iron rod set with a 3 1/4 inch aluminum disc in a north line of the aforementioned Woodridge Estates, same being in the aforementioned new right-of-way line of F.M. 720;\*\*

County: Denton  
Highway: Farm Market Highway Number 720  
STA. 121+27.51 to 129+10.14  
R.O.W. CSJ: 1567-01-034

Page 2 of 3  
March 12, 2010

**Description for Parcel 44**

- 5) THENCE South 00 degrees 12 minutes 42 seconds East along said new right-of-way, 750.14 feet to a TxDOT 4 inch brass disc in concrete stamped 2098 (TxDOT Type II Monument) at station 121+60.00, 65.00 feet Right;\*\*
- 6) THENCE South 39 degrees 22 minutes 08 seconds East continuing along said new right-of-way line, 41.90 feet to the POINT OF BEGINNING and containing 4,220 square feet (0.097 of an acre) of land, more or less.

\* The monument was unable to be set due to access denied.

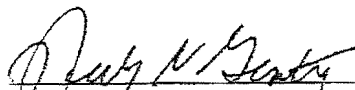
\*\* The monument described in this call, if destroyed or damaged during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Basis of Bearings is a line between TxDOT 3 1/4 inch Aluminum Disk set on top of a 5/8 inch iron rod (North 7,116,676.40, East 2,434,870.07) and a 5/8 inch iron rod found (North 7,116,676.53, East 2,435,177.82), which is North 89 degrees 58 minutes 30 seconds East; Coordinates are Texas State Plane Coordinate System, N.A.D.83(2002.00 EPOCH), 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 1.000150630.

The Station and Offset Information refers to the baseline described in the Right of Way Sheet created 03-12-2010 for the TxDOT Right of Way Mapping Control-Section-Number 1567-01-34.

I, Ricky L. Gentry, 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.

  
Ricky L. Gentry, R.P.L.S.  
Texas Registration No. 5519

March 12, 2010

Teague Nall and Perkins, Inc.  
1100 Macon Street  
Fort Worth, Texas 76102  
Ph. (817) 336-5773



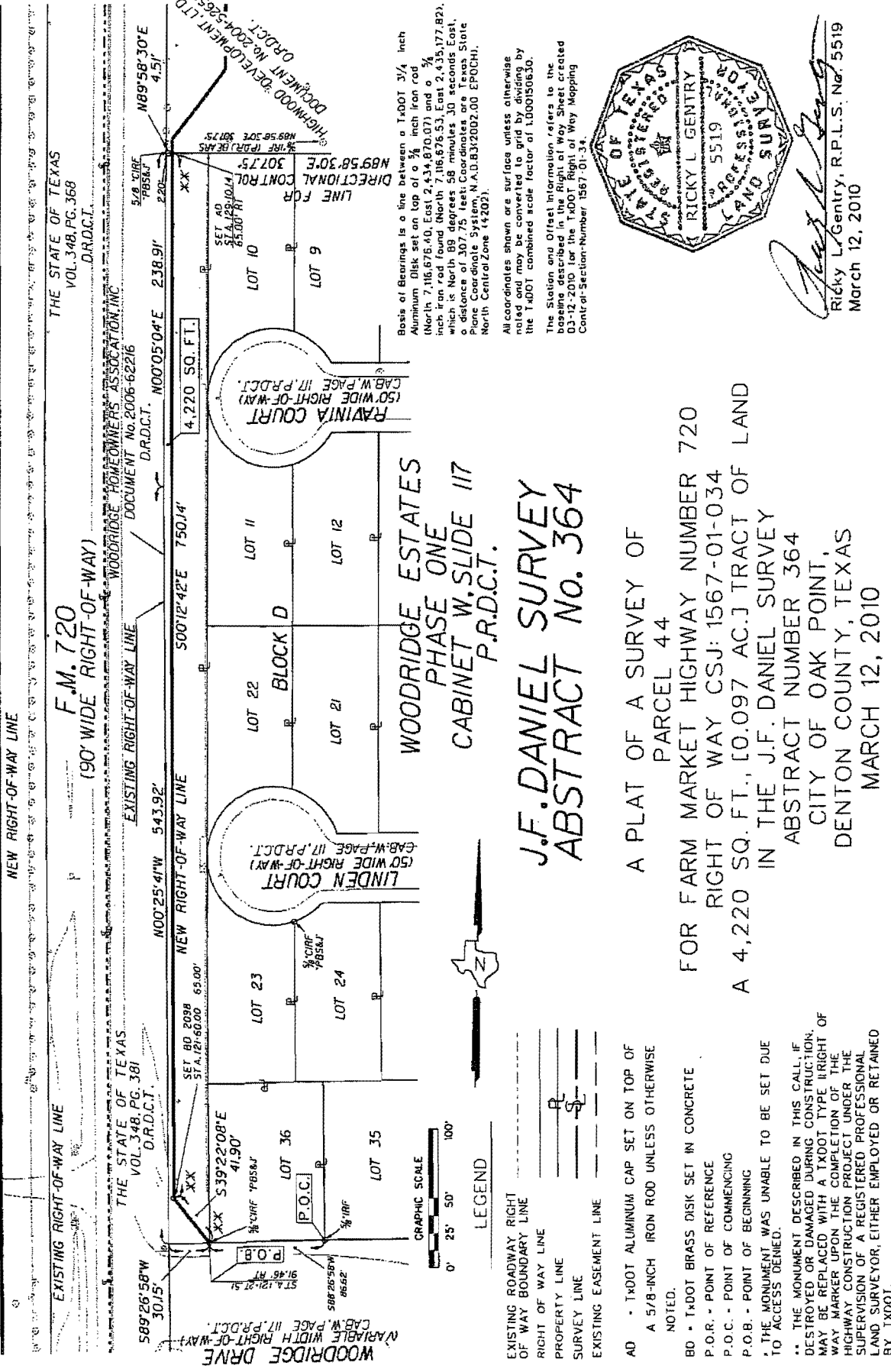


**G.W. DANIEL SURVEY  
ABSTRACT No. 331**

EXHIBIT "A"  
Page 3 of 3

KEVIN A. MOKAROW  
DOCUMENT No. 1998-36585  
D.R.D.C.T.

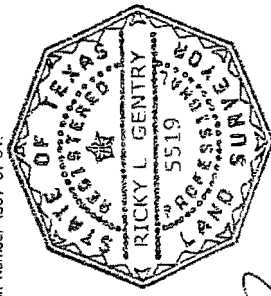
P.O.B. COORDINATES  
NORTHING: 7,115,893.87  
EASTING: 2,434,899.42



Basis of Bearings is a line between a 1xDOT 3/4 inch Aluminum Disk set on top of a 3/8 inch iron rod (North 7,116,676.40, East 2,434,870.07) and a 3/8 inch iron rod found (North 7,116,676.53, East 2,435,177.82), which is North 89 degrees 58 minutes 30 seconds East, a distance of 307.75 feet; Coordinates are Texas State Plane Coordinate System, N.A.D. 83; 2002.00 EPOCH, North Central Zone 142021.

All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by the 1xDOT combined scale factor of 1.000150630.

The Station and Offset information refers to the baselining described in the Right of Way Sheet created 03-12-2010 for the 1xDOT Right of Way Mapping Control-Section-Number 1567-01-34.



*Ricky L. Gentry*  
Ricky L. Gentry, R.P.L.S. No. 5519  
March 12, 2010

**J.F. DANIEL SURVEY  
ABSTRACT No. 364**

A PLAT OF A SURVEY OF  
PARCEL 44  
FOR FARM MARKET HIGHWAY NUMBER 720  
RIGHT OF WAY CSJ: 1567-01-034  
A 4,220 SQ. FT., 10.097 AC. TRACT OF LAND  
IN THE J.F. DANIEL SURVEY  
ABSTRACT NUMBER 364  
CITY OF OAK POINT,  
DENTON COUNTY, TEXAS  
MARCH 12, 2010

- AD - 1xDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED.
- BO - 1xDOT BRASS DISK SET IN CONCRETE
- P.O.R. - POINT OF REFERENCE
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- \* THE MONUMENT WAS UNABLE TO BE SET DUE TO ACCESS DENIED.
- \*\* THE MONUMENT DESCRIBED IN THIS CALL, IF DESTROYED OR DAMAGED DURING CONSTRUCTION, MAY BE REPLACED WITH A 1xDOT TYPE IRRIGHT 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 1xDOT.

County: Denton  
Highway: Farm Market Highway Number 720  
STA. 129+10.14 to 135+10.00  
R.O.W. CSJ: 1567-01-034

Page 1 of 4  
May 23, 2011

**Description for Parcel 45 Part 1**

BEING 20,559 square feet of land, more or less, situated in the J.F. Daniel Survey, Abstract Number 364, City of Oak Point, Denton County, Texas, and being a portion of a tract of land described to Highwood Development, LTD., by deed recorded in County Clerk's File Number 2004-52651, Deed Records, Denton County, Texas, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found at the most northerly southeast corner of said Highwood tract, same being an interior corner on the north line of Woodridge Estates Phase One, an addition to the City of Oak Point, Denton County, Texas, according to the plat recorded in Cabinet W, Slide 117, Plat Records, Denton County, Texas;

THENCE South 89 degrees 58 minutes 30 seconds West with a south line of said Highwood tract and said Woodridge north line, a distance of 307.75 feet to a 5/8 inch iron rod with a TXDOT 3 1/4 inch aluminum cap set on the new easterly right-of-way line of Farm Market Highway Number 720 at the POINT OF BEGINNING at Station 129+10.14, 65.00 feet Right, and having a Texas State Plane Coordinate System, N.A.D.83 (2002.00 EPOCH), North Central Zone (4202), surface coordinate of North 7,116,676.40, East 2,434,870.07;\*\*

- 1) THENCE South 89 degrees 58 minutes 30 seconds West with said Highwood / Woodridge common line, passing a 5/8 inch iron rod capped "PBS&J" found at 2.34 feet, and continuing in all, a distance of 4.51 feet to the existing easterly right-of-way line of said Farm Market Highway Number 720;
- 2) THENCE North 00 degrees 05 minutes 04 seconds East with said existing right-of-way line, a distance of 599.86 feet to a TxDOT 4 inch Brass Disk in concrete stamped 2094 (TxDOT Type II Monument) for corner set at Station 135+10.00, 63.59 feet Right;\*\*
- 3) THENCE South 23 degrees 11 minutes 29 seconds East leaving said existing right-of-way line, along said new right-of-way line, a distance of 77.88 feet to a 5/8 inch iron rod with TXDOT 3 1/4 inch aluminum cap set for angle point at Station 134+38.30, 94.00 feet Right, from which a TxDOT 4 inch Brass Disk in concrete stamped 2095 (left in place) bears South 23 degrees 11 minutes 29 seconds East, a distance of 30.74 feet;\*\*
- 4) THENCE South 00 degrees 12 minutes 42 seconds East, continuing with said new right-of-way line, a distance of 192.00 feet to a 5/8 inch iron rod with TXDOT 3 1/4 inch aluminum cap set at Station 132+46.30, 94.00 feet Right;\*\*

County: Denton  
Highway: Farm Market Highway Number 720  
STA. 129+10.14 to 135+10.00  
R.O.W. CSJ: 1567-01-034

Page 2 of 4  
May 23, 2011

**Description for Parcel 45 Part 1**

- 5) THENCE South 30 degrees 12 minutes 42 seconds East, continuing with said new right-of-way line, a distance of 24.00 feet to a 5/8 inch iron rod with TXDOT 3 1/4 inch aluminum cap set at Station 132+25.51, 106.00 feet Right;\*\*
- 6) THENCE South 00 degrees 12 minutes 42 seconds East, continuing with said new right-of-way line, a distance of 255.51 feet to a TxDOT 4 inch Brass Disk in concrete stamped 2096 (TxDOT Type II Monument) for angle point set at Station 129+70.00, 106.00 feet Right;\*\*
- 7) THENCE South 39 degrees 08 minutes 25 seconds West, continuing with said new right-of-way line, a distance of 64.66 feet to a TxDOT 4 inch Brass Disk in concrete stamped 2097 (TxDOT Type II Monument) for angle point set at Station 129+20.00, 65.00 feet Right;\*\*
- 8) THENCE South 00 degrees 12 minutes 42 seconds East, continuing with said new right-of-way line, a distance of 9.86 feet to the POINT OF BEGINNING and containing 20,559 square feet (0.472 of an acre) of land, more or less.

County: Denton  
Highway: Farm Market Highway Number 720  
STA. 129+10.14 to 135+10.00  
R.O.W. CSJ: 1567-01-034

Page 3 of 4  
May 23, 2011

**Description for Parcel 45 Part 1**

\* The monument was unable to be set due to access denied.

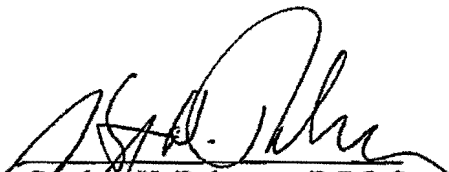
\*\* The monument described in this call, if destroyed or damaged during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Basis of Bearings is a line between TxDOT 3 1/4 inch Aluminum Disk set on top of a 5/8 inch iron rod (North 7,116,676.40, East 2,434,870.07) and a 5/8 inch iron rod found (North 7,116,676.53, East 2,435,177.82), which is North 89 degrees 58 minutes 30 seconds East; Coordinates are Texas State Plane Coordinate System, N.A.D.83(2002.00 EPOCH), 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 1.000150630.

The Station and Offset Information refers to the baseline described in the Right of Way Sheet created 03-12-2010 for the TxDOT Right of Way Mapping Control-Section-Number 1567-01-34.

I, Stephen H. Roberson, 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.

  
Stephen H. Roberson, R.P.L.S.  
Texas Registration No. 4090

May 23, 2011



Teague Nall and Perkins, Inc.  
1100 Macon Street  
Fort Worth, Texas 76102  
Ph. (817) 336-5773

EXHIBIT "A"  
Page 4 of 4

P.O.B. COORDINATES  
NORTHING: 7,116,676.40  
EASTING: 2,434,870.07

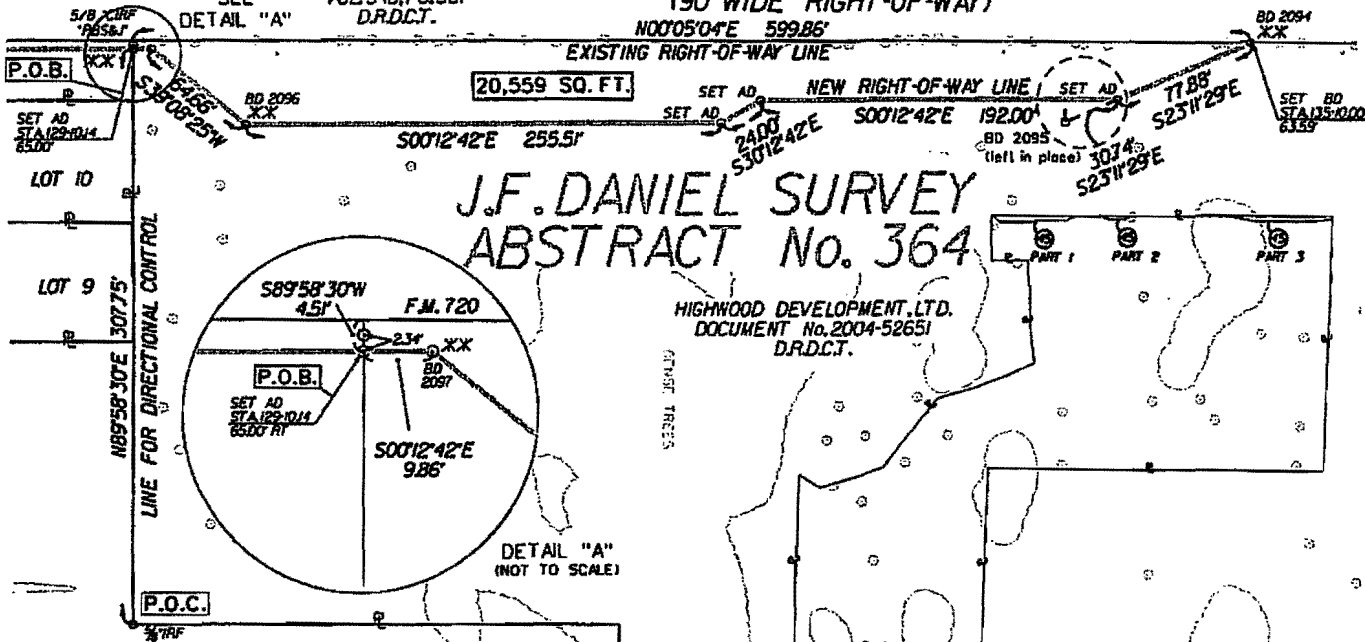
EXISTING RIGHT-OF-WAY LINE  
THE STATE OF TEXAS  
VOL. 348, PG. 368 D.R.D.C.T.

G.W. DANIEL SURVEY  
ABSTRACT No. 331

THE STATE OF TEXAS  
VOL. 348, PG. 367  
D.R.D.C.T.

THE STATE OF TEXAS  
VOL. 348, PG. 381  
D.R.D.C.T.

F.M. 720  
(90' WIDE RIGHT-OF-WAY)



WOODRIDGE ESTATES  
PHASE ONE  
CABINET W. SLIDE 117  
P.R.D.C.T.



LEGEND

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

- AD - TxDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED.
- BD - TxDOT BRASS DISK SET IN CONCRETE
- P.O.R. - POINT OF REFERENCE
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING

\* THE MONUMENT WAS UNABLE TO BE SET DUE TO ACCESS DENIED.

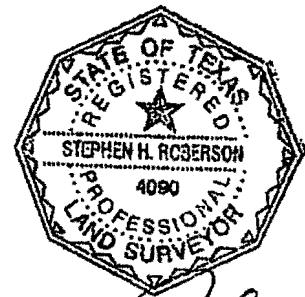
\*\* THE MONUMENT DESCRIBED IN THIS CALL, IF DESTROYED OR DAMAGED DURING CONSTRUCTION, MAY BE REPLACED WITH A TxDOT TYPE RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

A PLAT OF A SURVEY OF  
PARCEL 45, PART 1  
FOR FARM MARKET HIGHWAY  
NUMBER 720  
RIGHT OF WAY CSJ: 1567-01-034  
A 20,559 SQ. FT., [0.472 AC.]  
TRACT OF LAND IN THE  
J.F. DANIEL SURVEY  
ABSTRACT NUMBER 364  
CITY OF OAK POINT  
DENTON COUNTY, TEXAS  
MAY 23, 2011

Basis of Bearings is a line between a TxDOT 3 1/4 inch Aluminum Disk set on top of a 5/8 inch iron rod (North 7,116,676.40, East 2,434,870.07) and a 3/8 inch iron rod found (North 7,116,676.53, East 2,435,177.82), which is North 89 degrees 58 minutes 30 seconds East, a distance of 307.75 feet; Coordinates are Texas State Plane Coordinate System, N.A.D.83(2002.00 EPOCH), North Central Zone (4202).

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The Station and Offset information refers to the baseline described in the Right of Way Sheet created 03-12-2010 for the TxDOT Right of Way Mapping Control-Section-Number 1567-01-34.



*Stephen H. Roberson*  
Stephen H. Roberson,  
R.P.L.S. No. 4090  
May 23, 2011

County: Denton  
Highway: Farm Market Highway Number 720  
STA. 137+00.00 to 139+00.00  
R.O.W. CSJ: 1567-01-034

Page 1 of 3  
March 12, 2010

**Description for Parcel 45 Part 2**

BEING 3,286 square feet of land, more or less, situated in the J.F. Daniel Survey, Abstract Number 364, City of Oak Point, Denton County, Texas, and being a portion of a tract of land described to Highwood Development, LTD., by deed recorded in County Clerk's File Number 2004-52651, Deed Records, Denton County, Texas, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found at the most northerly southeast corner of said Highwood tract, same being an interior corner on the north line of Woodridge Estates Phase One, an addition to the City of Oak Point, Denton County, Texas, according to the plat recorded in Cabinet W, Slide 117, Plat Records, Denton County, Texas;

THENCE South 89 degrees 58 minutes 30 seconds West with a south line of said Highwood tract and said Woodridge north line, a distance of 312.26 feet to a 5/8 inch iron rod capped "PBS&J" on the existing easterly right-of-way line of Farm Market Highway Number 720 ;\*\*

THENCE North 00 degrees 05 minutes 04 seconds East with said existing right-of-way line, a distance of 789.86 feet to a TxDOT 4 inch Brass Disk in concrete stamped 2093 (TxDOT Type II Monument) set for corner at the POINT OF BEGINNING at Station 137+00.00, 64.58 feet Right, and having a Texas State Plane Coordinate System, N.A.D.83 (2002.00 EPOCH), North Central Zone (4202), surface coordinate of North 7,117,466.25, East 2,434,866.73;\*\*

- 1) THENCE North 00 degrees 05 minutes 04 seconds East continuing with said existing right-of-way, a distance of 200.00 feet to a TxDOT 4 inch Brass Disk in concrete stamped 2090 (TxDOT Type II Monument) set for corner at Station 139+00.00, 65.61 feet Right, same being at the intersection with the aforementioned new easterly right-of-way of Farm Market Highway Number 720;\*\*
- 2) THENCE South 23 degrees 22 minutes 23 seconds East leaving said existing right-of-way line, along said new right-of-way, a distance of 54.38 feet to a TxDOT 4 inch Brass Disk in concrete stamped 2091 (TxDOT Type II Monument) for angle point set at Station 138+50.00, 87.00 feet Right;\*\*
- 3) THENCE South 00 degrees 12 minutes 42 seconds East continuing along said new right-of-way, a distance of 100.00 feet to a TxDOT 4 inch Brass Disk in concrete stamped 2092 (TxDOT Type II Monument) for angle point set at Station 137+50.00, 87.00 feet Right;\*\*

County: Denton  
Highway: Farm Market Highway Number 720  
STA. 137+00.00 to 139+00.00  
R.O.W. CSJ: 1567-01-034

Page 2 of 3  
March 12, 2010

**Description for Parcel 45 Part 2**

- 4) THENCE South 23 degrees 56 minutes 37 seconds West continuing along said new right-of-way, a distance of 54.80 feet to the POINT OF BEGINNING and containing 3,286 square feet (0.075 of an acre) of land, more or less.

\* The monument was unable to be set due to access denied.


\*\* 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 4 inch Brass Disk set in concrete stamped 2093 (North 7,117,466.25, East 2,434,866.73) and TxDOT 4 inch Brass Disk set in concrete stamped 2094 (North 7,117,276.25, East 2,434,866.45), which is South 00 degrees 05 minutes 04 seconds West; Coordinates are Texas State Plane Coordinate System, N.A.D.83(2002.00 EPOCH), 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 1.000150630.

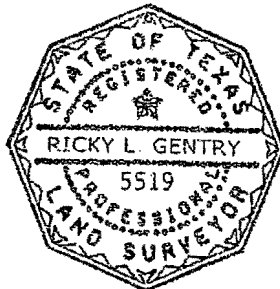
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I, Ricky L. Gentry, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

  
Ricky L. Gentry, R.P.L.S.  
Texas Registration No. 5519

March 12, 2010

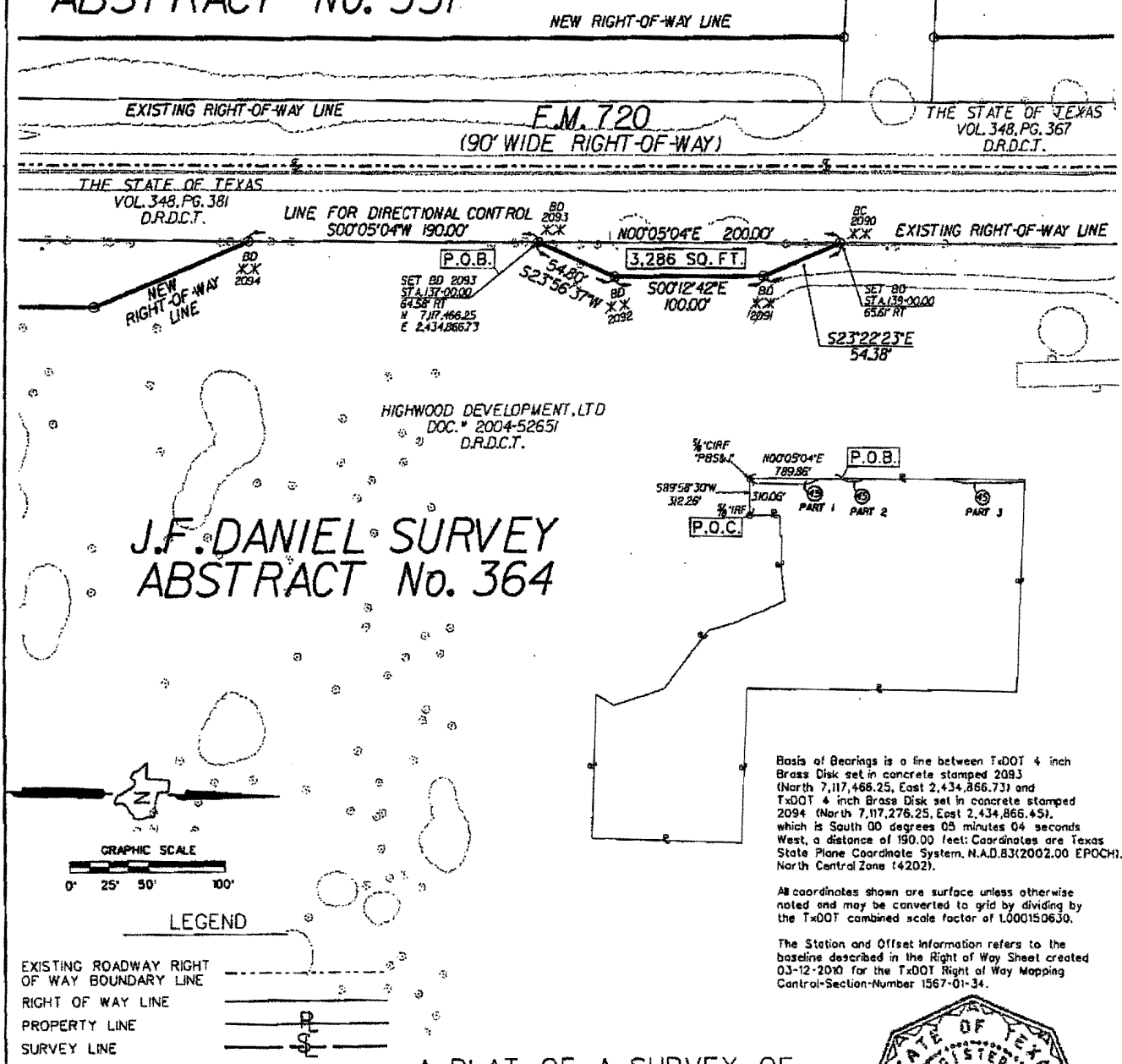
Teague Nall and Perkins, Inc.  
1100 Macon Street  
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Ph. (817) 336-5773



G.W. DANIEL SURVEY  
ABSTRACT No. 331

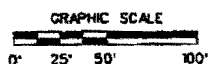
EXHIBIT "A"  
Page 3 of 3

P.O.B. COORDINATES  
NORTHING: 7,117,466.25  
EASTING: 2,434,866.73



J.F. DANIEL SURVEY  
ABSTRACT No. 364

HIGHWOOD DEVELOPMENT, LTD  
DOC. # 2004-52651  
D.R.D.C.T.



LEGEND

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

- AD - TxDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED.
- BD - TxDOT BRASS DISK SET IN CONCRETE
- P.O.R. - POINT OF REFERENCE
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING

\* THE MONUMENT WAS UNABLE TO BE SET DUE TO ACCESS DENIED.

\*\* 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.

A PLAT OF A SURVEY OF  
PARCEL 45, PART 2  
FOR FARM MARKET HIGHWAY  
NUMBER 720  
RIGHT OF WAY CSJ: 1567-01-034  
A 3,286 SQ. FT., [0.075 AC.]  
TRACT OF LAND IN THE  
J.F. DANIEL SURVEY  
ABSTRACT NUMBER 364  
CITY OF OAK POINT  
DENTON COUNTY, TEXAS  
MARCH 12, 2010

Basis of Bearings is a line between TxDOT 4 inch Brass Disk set in concrete stamped 2093 (North 7,117,466.25, East 2,434,866.73) and TxDOT 4 inch Brass Disk set in concrete stamped 2094 (North 7,117,276.25, East 2,434,866.45), which is South 00 degrees 05 minutes 04 seconds West, a distance of 190.00 feet; Coordinates are Texas State Plane Coordinate System, N.A.D.83(2002.00 EPOCH), 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 1.000150630.

The Station and Offset information refers to the baseline described in the Right of Way Sheet created 03-12-2010 for the TxDOT Right of Way Mapping Control-Section-Number 1567-01-34.



*Ricky L. Gentry*  
Ricky L. Gentry, R.P.L.S. No. 5519  
March 12, 2010



County: Denton  
Highway: Farm Market Highway Number 720  
STA. 146+10.00 to 153+32.69  
R.O.W. CSJ: 1567-01-034

Page 1 of 4  
March 12, 2010

**Description for Parcel 45 Part 3**

BEING 19,219 square feet of land, more or less, situated in the W. McNeil Survey, Abstract Number 814, City of Oak Point, Denton County, Texas, and being a portion of a tract of land described to Highwood Development, LTD., by deed recorded in County Clerk's File Number 2004-52651, Deed Records, Denton County, Texas, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found at the most northerly southeast corner of said Highwood tract, same being an interior corner on the north line of Woodridge Estates Phase One, an addition to the City of Oak Point, Denton County, Texas, according to the plat recorded in Cabinet W, Slide 117, Plat Records, Denton County, Texas;

THENCE South 89 degrees 58 minutes 30 seconds West with a south line of said Highwood tract and said Woodridge north line, a distance of 312.26 feet to a 5/8 inch iron rod capped "PBS&J" found on the existing easterly right-of-way line of said Farm Market Highway Number 720;

THENCE North 00 degrees 05 minutes 04 seconds East with said existing right-of-way line, a distance of 1,343.11 feet to a wood bollard monument found;

THENCE North 00 degrees 14 minutes 56 seconds West continuing with said existing right-of-way, a distance of 356.76 feet to a TxDOT 4 inch Brass Disk in concrete stamped 2089 (TxDOT Type II Monument) set for corner at the POINT OF BEGINNING at Station 146+10.00, 67.20 feet Right, and having a Texas State Plane Coordinate System, N.A.D.83 (2002.00 EPOCH), North Central Zone (4202), surface coordinate of North 7,118,376.26, East 2,434,866.00;\*\*

- 1) THENCE North 00 degrees 14 minutes 56 seconds West continuing with said existing right-of-way line, a distance of 723.44 feet to the northwest corner of said Highwood tract, same being the southwest corner of a tract of land described to The Rudman Partnership by deed recorded in Volume 2844, Page 42, said Deed Records, also being in the approximate centerline of Shahan Prairie Road (an approximate 60-foot wide prescriptive right-of-way);
- 2) THENCE South 87 degrees 59 minutes 08 seconds East leaving said existing right-of-way, along the Highwood / Rudman common tract line and said Shahan Prairie Road, a distance of 19.28 feet to a P.K. nail set on the new easterly right-of-way line of Farm Market Highway Number 720 at Station 153+32.69, 86.00 feet Right;\*\*

County: Denton  
Highway: Farm Market Highway Number 720  
STA. 146+10.00 to 153+32.69  
R.O.W. CSJ: 1567-01-034

Page 2 of 4  
March 12, 2010

**Description for Parcel 45 Part 3**

- 3) THENCE South 00 degrees 12 minutes 42 seconds East leaving said common tract line and said Shahan Prairie Road, with said new right-of-way, a distance of 32.69 feet to a TxDOT 4 inch Brass Disk in concrete stamped 2086 (TxDOT Type II Monument) set for angle point at Station 153+00.00, 86.00 feet Right;\*\*
- 4) THENCE South 07 degrees 37 minutes 07 seconds East continuing along said new right-of-way, a distance of 100.84 feet to a TxDOT 4 inch Brass Disk in concrete stamped 2087 (TxDOT Type II Monument) set for angle point at Station 152+00.00, 99.00 feet Right;\*\*
- 5) THENCE South 00 degrees 12 minutes 42 seconds East continuing along said new right-of-way, a distance of 410.00 feet to a TxDOT 4 inch Brass Disk in concrete stamped 2088 (TxDOT Type II Monument) set for angle point at Station 147+90.00, 99.00 feet Right;\*\*
- 6) THENCE South 09 degrees 48 minutes 22 seconds West continuing along said new right-of-way, a distance of 182.79 feet to the POINT OF BEGINNING and containing 19,219 square feet (0.441 of an acre), less 578 square feet (0.013 of an acre) in existing right-of-way, leaving a net 18,641 square feet (0.428 of an acre) of land, more or less.

\* The monument was unable to be set due to access denied.

\*\* 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 4 inch Brass Disk set in concrete stamped 2088 (North 7,118,556.37, East 2,434,897.13) and TxDOT 4 inch Brass Disk set in concrete stamped 2089 (North 7,118,376.26, East 2,434,866.00), which is South 09 degrees 48 minutes 22 seconds West; Coordinates are Texas State Plane Coordinate System, N.A.D.83(2002.00 EPOCH), 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 1.000150630.

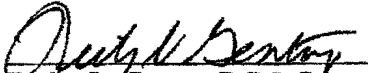
The Station and Offset Information refers to the baseline described in the Right of Way Sheet created 03-12-2010 for the TxDOT Right of Way Mapping Control-Section-Number 1567-01-34.

County: Denton  
Highway: Farm Market Highway Number 720  
STA. 146+10.00 to 153+32.69  
R.O.W. CSJ: 1567-01-034

Page 3 of 4  
March 12, 2010

**Description for Parcel 45 Part 3**

I, Ricky L. Gentry, 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.

  
Ricky L. Gentry, R.P.L.S.  
Texas Registration No. 5519

March 12, 2010

Teague Nall and Perkins, Inc.  
1100 Macon Street  
Fort Worth, Texas 76102  
Ph. (817) 336-5773

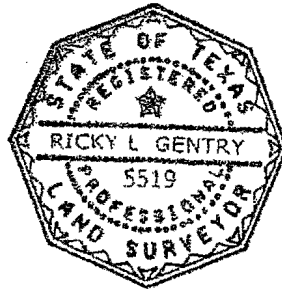


EXHIBIT "A"  
Page 4 of 4

G.W. DANIEL SURVEY  
ABSTRACT No. 331

P.O.B. COORDINATES  
NORTHING: 7,118,376.26  
EASTING: 2,434,866.00

THE STATE OF TEXAS  
VOL. 348, PG. 367  
DRUDGE

THE STATE OF TEXAS  
VOL. 348, PG. 366  
DRUDGE

F.M. 720

(90' WIDE RIGHT-OF-WAY)

P.O.B.  
SET BY 2009  
STATIONED  
6720 RT

505°48'22"W 1827.9'  
LINE FOR DIRECTIONAL CONTROL

100°14'56"W 723.44'  
19,219 SQ. FT.

587°59'08"E 1928'  
EXISTING RIGHT-OF-WAY LINE

507°37'01"E 100.84'  
500°12'42"E 32.69'

WILLIAM MCNEIL SURVEY  
ABSTRACT No. 814

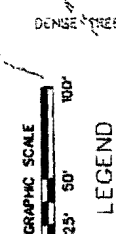
HIGHWOOD DEVELOPMENT, LTD.  
DOCUMENT No. 2004-52651  
D.R.D.C.T.

SHAHAN PRAIRIE ROAD  
(APPROXIMATELY 60' WIDE)  
PRESERVE THE RIGHT-OF-WAY LINE  
APPROXIMATE PRESCRIPTIVE  
RIGHT-OF-WAY LINE

THE ROMAN PARTNERSHIP  
THE VOL. 284, PG. 42  
D.R.D.C.T.

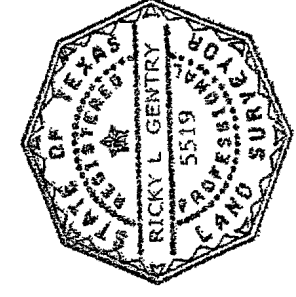
Basis of Bearings is a line between TxDOT 4 inch Brass Disk set in concrete stamped 2088 (North 7,118,556.37, East 2,434,867.13) and TxDOT 4 inch Brass Disk set in concrete stamped 2089 (North 7,118,376.26, East 2,434,866.00), which is South 09 degrees 48 minutes 22 seconds West, a distance of 182.79 feet. Coordinates are Texas State Plane Coordinate System, N.A.D. 83, 12002.00 EPOCH, 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 1.000150630. The Station and Offset information refers to the base line described in the Right of Way Sheet created on 12-20-09, TxDOT Project Number 1567-01-34, Center-Section Number 1567-01-34.



- AD - TxDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED.
- BD - TxDOT BRASS DISK SET IN CONCRETE
- P.O.R. - POINT OF REFERENCE
- P.O.C. - POINT OF COMMENCING SURVEY LINE
- P.O.B. - POINT OF BEGINNING
- \* THE MONUMENT WAS UNABLE TO BE SET DUE TO ACCESS DENIED.
- \*\* THE MONUMENT DESCRIBED IN THIS CALL, IF DESTROYED OR DAMAGED DURING CONSTRUCTION, MAY BE REPLACED WITH A TxDOT TYPE 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.

A PLAT OF A SURVEY OF  
PARCEL 45 PART 3  
FOR FARM MARKET HIGHWAY NUMBER 720  
RIGHT OF WAY CSJ: 1567-01-034  
A 19,219 SQ. FT., [0.441 AC.] TRACT OF LAND  
IN THE WILLIAM MCNEIL SURVEY  
ABSTRACT NUMBER 814  
CITY OF OAK POINT,  
DENTON COUNTY, TEXAS  
MARCH 12, 2010



*Ricky L. Gentry*  
Ricky L. Gentry, R.P.L.S. No. 5519  
March 12, 2010

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

Page 1 of 4  
May 1, 2009

Description for Parcel 40

BEING 13,491 square feet of land, more or less, in the Henry Brantley Survey, Abstract Number 71, City of Anna, Collin County, Texas, and being part of that certain called 1.150 acre tract of land conveyed to The First National Bank of Van Alstyne, by deed as recorded in Volume 4949, Pg. 271 of the Official Public Records of Collin County Texas; also being part of that certain called 0.733 acre tract of land conveyed to The First National Bank of Van Alstyne, by deed as recorded in Volume 5381, Pg. 1149 of the Official Public Records of Collin County Texas; said 13,491 square feet of land being more particularly described by the metes and bounds as follows:

COMMENCING at a found 1/2-inch iron rod for the Northerly Northwest corner of said 1.150 acres and a re-entrant corner of that certain called 4.40 acre tract of land conveyed to John Bradley by deed as recorded in Volume 4316, Page 2211 of the Official Public Records of Collin County Texas;

THENCE South 41° 22' 55" West with the common line of said 1.150 acre tract and said 4.40 acre tract, a distance of 62.07 feet to an angle point;

THENCE South 24° 15' 12" West with common line of said 1.150 acre tract and said 4.40 acre tract, a distance of 101.04 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 7,178,681.678, East 2,563,237.926;

- 1) THENCE South 89° 26' 49" East with the New North Right-of-way line of FM 455, a distance of 407.07 feet to a set 5/8-inch iron rod with aluminum disk for the beginning of a curve to right; \*\*
- 2) THENCE with the New North Right-of-way line of FM 455 and said curve to the right, having a radius of 5060.00 feet, an arc length of 76.58 feet, a central angle of 00° 52' 02", and a chord bearing of South 89° 00' 48" East, a chord length of 76.58 feet to a set 5/8-inch iron rod with aluminum disk for the end of said curve; \*\*
- 3) THENCE North 47° 57' 02" East, continuing with the New North Right-of-way line of FM 455, a distance of 72.29 feet to a set 5/8-inch iron rod with aluminum disk in the Existing West Right-of-way line of State Highway 5 as recorded in Volume 297, Page 580 of the Official Public Records of Collin County Texas; \*\*

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

Page 2 of 4  
May 1, 2009

Description for Parcel 40

- 4) THENCE South  $04^{\circ} 11' 10''$  West with the Existing West Right-of-way line of State Highway 5, a distance of 74.18 feet to a found concrete monument in the Existing North Right-of-way line of FM 455 as recorded in Volume 372, Page 225 of the Official Public Records of Collin County Texas;
- 5) THENCE North  $88^{\circ} 59' 17''$  West with the Existing North Right-of-way line of FM 455, a distance of 464.12 feet to an angle point;
- 6) THENCE North  $01^{\circ} 00' 43''$  East with the Existing North Right-of-way line of FM 455, a distance of 5.00 feet to a found R/W post;
- 7) THENCE South  $88^{\circ} 54' 59''$  West, continuing with the Existing North Right-of-way line of FM 455, a distance of 52.09 feet to a point for the beginning of a curve to the right;
- 8) THENCE with the Existing North Right-of-way line of FM 455 and said curve to the right, having a radius of 278.31 feet, an arc length of 16.67 feet, a central angle of  $03^{\circ} 25' 53''$ , and a chord bearing of North  $76^{\circ} 45' 03''$  West, a chord length of 16.67 feet to the end of said curve;
- 9) THENCE North  $68^{\circ} 43' 47''$  West with the Existing North Right-of-way line of FM 455, a distance of 5.73 feet to the Southwest corner of said 1.150 acre tract and the Southeast corner of said 4.40 acre tract;
- 10) THENCE North  $24^{\circ} 15' 12''$  East with the common line of said 1.150 acre tract and said 4.40 acre tract, a distance of 13.94 feet to the PLACE OF BEGINNING and containing 13,491 square feet (0.310 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).


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

Page 3 of 4  
May 1, 2009

Description for Parcel 40

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



**HENRY BRANTLEY SURVEY  
ABSTRACT No. 71**

EXHIBIT "A"  
Page 4 of 4

**CENTERLINE CURVE DATA**  
 P.I. STATION = 112+30.33  
 DELTA = 1° 08' 45.30" (RT)  
 LENGTH = 329.21  
 RADIUS = 5,000.00

THE FIRST NATIONAL  
BANK OF VAN ALSTYNE  
VOL. 4949, PG. 273  
O.P.R.C.C.T.

THE FIRST NATIONAL  
BANK OF VAN ALSTYNE  
VOL. 5381, PG. 1149  
O.P.R.C.C.T.

THE FIRST NATIONAL  
BANK OF VAN ALSTYNE  
VOL. 4949, PG. 271  
O.P.R.C.C.T.

JOHN BRADLEY  
VOL. 4316, PG. 2211  
O.P.R.C.C.T.

RONALD R. FERGUSON  
and wife,  
VICKI L. FERGUSON  
DOCUMENT NUMBER  
94-0012614  
O.P.R.C.C.T.

MICHAEL JAKE HENDRICKS,  
TRUSTEE FOR THE EVELYN  
MCLAIN HENDRICKS TRUST  
DOCUMENT NUMBER  
94-0078357  
O.P.R.C.C.T.

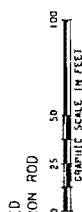
JOSEPH FINLEY  
DOCUMENT NUMBER  
95-0087243  
O.P.R.C.C.T.

A PLAT OF A SURVEY OF  
PARCEL 40  
FOR FARM ROAD 455  
RIGHT-OF-WAY CSJ: 0816-04-046  
A 0.310 AC [13,491 SQ. FT.]

**GRANDERSON STARK  
SURVEY  
ABSTRACT  
No. 798**

TRACT OF LAND IN THE  
CITY OF ANNA  
HENRY BRANTLEY SURVEY  
ABSTRACT No. 71  
CITY OF ANNA  
COLLIN COUNTY, TEXAS  
MAY 01, 2009

BASIS OF BEARINGS IS A LINE BETWEEN CORNS STATION TXAR  
(N 6° 11' 11.2" E 2,411.057' 5050 GRID) AND CORNS  
STATION TXDA (N 6° 19' 18" E 860.0906', E 2° 52' 59" 861.8823 GRID);  
N.A.D. 83, WHICH IS NORTH 81° 58' 33" EAST, TEXAS PLANE  
COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202).  
ALL DISTANCES AND COORDINATES  
SHOWN ARE SURFACE AND MAY BE  
CONVERTED TO GRID BY DIVIDING BY  
TXDOT CONVERSION FACTOR 1.000152710.

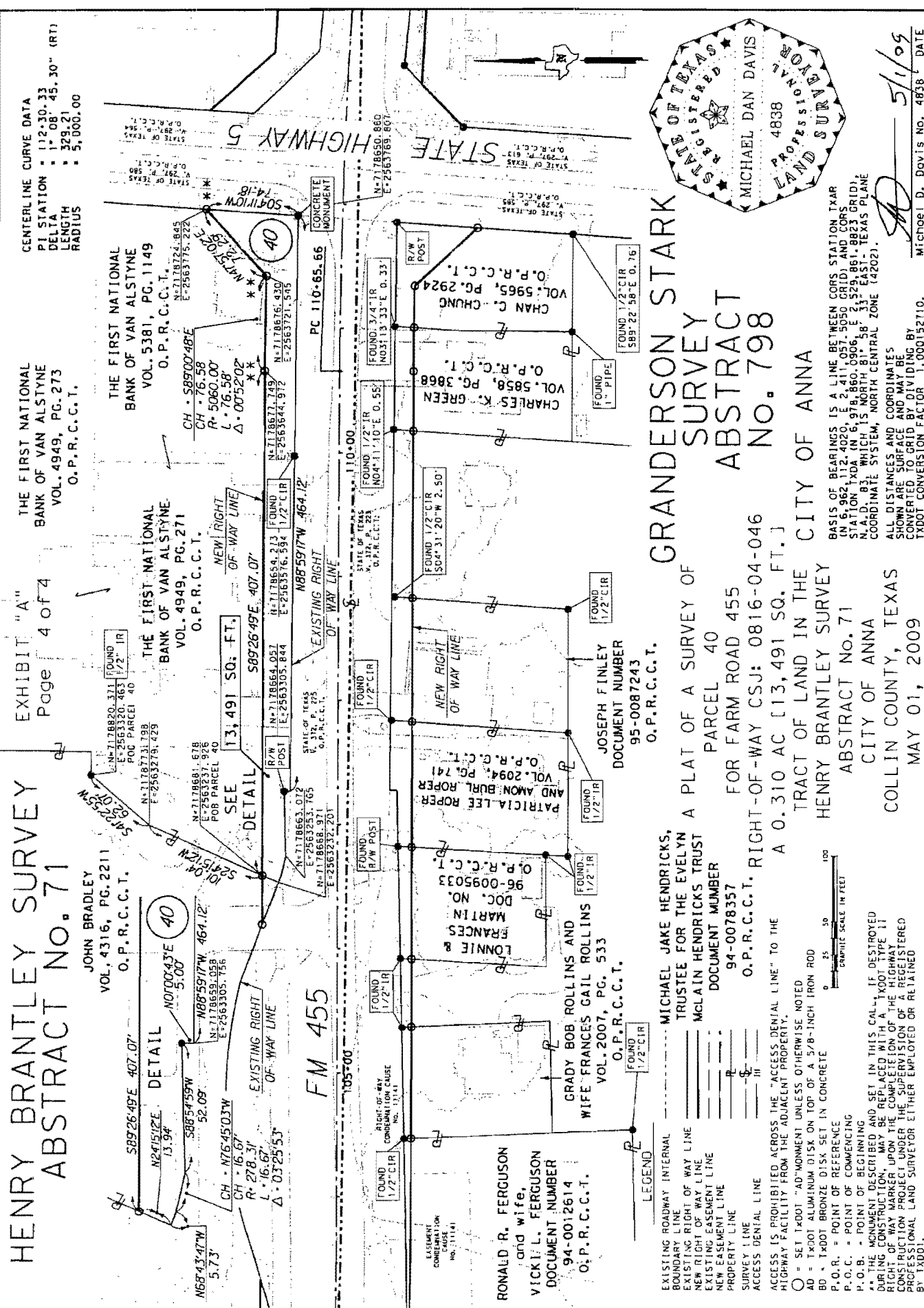


- LEGEND**
- EXISTING ROADWAY INTERNAL BOUNDARY LINE
  - EXISTING RIGHT OF WAY LINE
  - NEW RIGHT OF WAY LINE
  - EXISTING EASEMENT LINE
  - NEW EASEMENT LINE
  - PROPERTY LINE
  - SURVEY LINE
  - ACCESS DENIAL LINE

ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE HIGHWAY FACILITY FROM THE ADJACENT PROPERTY.  
 O = SET TXDOT "AD" MONUMENT UNLESS OTHERWISE NOTED  
 AD = TXDOT ALUMINUM DISK ON TOP OF A 5/8-INCH IRON ROD  
 BD = TXDOT BRONZE DISK SET IN CONCRETE  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCING  
 P.O.B. - POINT OF BEGINNING  
 P.O.C. - POINT OF COMMENCING  
 THE MONUMENT DESCRIBED AND SET IN THIS CALL IS DESTROYED OR PLACED IN A POSITION OTHER THAN THAT SHOWN ON THIS SURVEY. THE RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TXDOT.

STATE OF TEXAS  
REGISTERED  
LAND SURVEYOR  
4838  
MICHAEL DAN DAVIS

Michael D. Davis No. 4838 DATE 5/1/09





Parcel: 40  
Highway No.: FM 455  
CSJ: 0816-04-046  
County: Collin  
Limits: From US 75 NB Frontage Road to SH 5

**Category I Bisection Clause**

AND IN ADDITION THERETO:

Title to all of that wood frame residence located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed north 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: Denton  
Highway: FM 2181  
CSJ: 2054-02-017  
Parcel: 32E

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

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

Page 1 of 4  
Date: August 10, 2011

Description for Parcel 32E

BEING, 3,080 square feet of land, more or less, in the Jeremiah Fisher Survey, Abstract No. 421, City of Denton, Denton County, Texas, and being portion of a tract of land conveyed by deed to Lakewood West Joint Venture, as recorded in Volume 2741, Page 887 of the Deed Records of Denton County, Texas (D.R.D.C.T), said 3,080 square feet of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found with cap stamped "Kern Inc." at the northwesterly corner of Lot 1, Block A, of Lakewood Convenient Addition, an addition to the City of Denton, Denton County, Texas, as recorded Cabinet N, Page 51 of the Plat Records of Denton County, Texas;

THENCE, North 55 degrees 30 minutes 23 seconds East along the northwesterly line of said Lot 1, a distance of 304.13 feet to a cut cross set on concrete on the new westerly right-of-way line of Farm to Market Road 2181;

THENCE, North 34 degrees 47 minutes 57 seconds West along the new westerly right-of-way line of Farm to Market Road 2181, a distance of 378.18 feet to a 5/8 inch iron rod set with Texas Department of Transportation (TxDOT) aluminum cap on the new easement line, and being the POINT OF BEGINNING having NAD 83(1993) Texas State Plane, North Central Zone (4202) surface coordinates of North 7,109,985.83, and East 2,394,817.97; \*\*

- 1) THENCE, departing the new westerly right-of-way line of Farm to Market Road 2181, South 55 degrees 12 minutes 03 seconds West along the new easement line, a distance of 77.00 feet to a 5/8 inch iron rod set with TxDOT aluminum cap for corner; \*\*
- 2) THENCE, North 34 degrees 47 minutes 57 seconds West continuing along the new easement line, a distance of 40.00 feet to a "X" cut set for corner; \*\*
- 3) THENCE, North 55 degrees 12 minutes 03 seconds East continuing along the new easement line, a distance of 77.03 feet to a 5/8 inch iron rod set with TxDOT aluminum cap for corner on the new westerly right-of-way line of Farm to Market Road 2181, and being the beginning of a non-tangent curve to the left having a radius of 2,934.79 feet; \*\*
- 4) THENCE, in a southeasterly direction along the new westerly right-of-way line of Farm to Market Road 2181 and said curve to the left through a central angle of 00 degree 16 minutes 30 seconds, an arc distance 14.09 feet and being subtended by a chord bearing South 34 degrees 39 minutes 43 seconds East, a distance of 14.09 feet to a 5/8 inch iron rod set with TxDOT aluminum cap at the end of said curve;

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

Page 2 of 4  
Date: August 10, 2011

Description for Parcel 32E

- 5) THENCE, South 34 degrees 47 minutes 57 seconds East continuing along the new westerly right-of-way line of Farm to Market Road 2181, a distance of 25.91 feet to the POINT OF BEGINNING and containing 3,080 square feet (0.0707 acres) of land, more or less.

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

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

For Huitt-Zollars, Inc

 8/19/11

D. Rex Winchester  
Registered Professional Land Surveyor  
Texas Registration No. 5191  
Huitt-Zollars, Inc.  
1717 McKinney Avenue  
Suite 1400  
Dallas, Texas 75202-1236  
Ph. (214) 871-3311  
Date: August 10, 2011



MATCH LINE SEE PAGE 4 OF 4

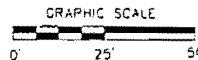
DENTON WEST  
MOBILE HOME PARK  
(UNPLATTED)  
LAKEWOOD WEST  
JOINT VENTURE  
VOL. 2741, PG. 887  
D.R.D.C.T.

MOHAMMAD RAYETPARVARTALOOKI  
DOC.# 1997-0002856  
D.R.D.C.T.  
**LAKEWOOD CONVENIENT  
ADDITION  
LOT 1, BLOCK A  
P.R.D.C.T.  
CAB. N, PG. 51**

**RYAN RD.**

**P.O.C. 32E**  
1/2" IRF W/ "KERN INC." CAP

**JEREMIAH FISHER SURVEY  
ABSTRACT No. 421**



**LEGEND**

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

A PLAT OF A SURVEY  
OF PARCEL 32E FOR  
FARM TO MARKET ROAD 2181  
A 3,080 SQ. FT., [0.0707 AC.]  
TRACT OF LAND IN THE  
JEREMIAH FISHER SURVEY  
ABSTRACT NO. 421  
CITY OF DENTON  
DENTON COUNTY, TEXAS  
AUGUST 10, 2011

BASIS OF BEARING TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202). ALL COORDINATES SHOWN HEREON ARE SURFACE COORDINATES USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.000157199. CALCULATIONS WERE MADE UTILIZING GPS OBSERVATIONS HOLDING NOS MONUMENTS D10 3 (PID A65965) AND WASHINGTON RRP (PID C31400) IN JUNE OF 1999. THIS BEARING BASIS DIFFERS FROM THE CURRENT DALLAS DISTRICT TEXAS DEPARTMENT OF TRANSPORTATION RTK VRS NETWORK BY 00 DEGREES 00 MINUTES 15 SECONDS (COUNTERCLOCKWISE) (EXAMPLE - PROJECT DATUM - NORTH 12 DEGREES 08 MINUTES 33 SECONDS WEST) = TxDOT RTK - NORTH 12 DEGREES 08 MINUTES 17 SECONDS WEST

NOTE: THIS MAP IS AN INTERNAL TDDOT DOCUMENT. ITS CONTENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE.

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

STATE OF TEXAS  
VOL. 400, PG. 332

STATE OF TEXAS  
VOL. 400, PG. 332

5' RIGHT-OF-WAY  
DEDICATION  
CAB. M. PG. 116

F.M. 2181

MATCH LINE SEE PAGE 3 OF 4

$\Delta=00^{\circ}16'30''$   
 $R=2934.79'$   
 $L=14.09'$   
 $CB=S34^{\circ}39'43''E$   
 $CH=14.09'$

EXISTING  
RIGHT-OF-WAY  
LINE

$N 34^{\circ}47'57''W$  378.18'

NEW  
RIGHT-OF-WAY  
LINE

$S 34^{\circ}47'57''E$   
25.91'

P.O.B. 32E  
N: 7109985.83  
E: 2394817.97

DENTON WEST  
MOBILE HOME PARK  
(UNPLATTED)  
LAKEWOOD WEST  
JOINT VENTURE  
VOL. 2741, PG. 887  
D.R.D.C.T.

32E

3,080  
Sq.Ft.

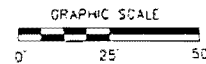
$S 55^{\circ}12'03''W$   
77.00'

$N 55^{\circ}12'03''E$   
77.03'

$N 34^{\circ}47'57''W$   
40.00'

"X" CUT SET

JEREMIAH FISHER SURVEY  
ABSTRACT No. 421



LEGEND

- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT LINE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- D.R.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS
- P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
- IRF = IRON ROD FOUND
- = 1/200" ALUMINUM CAP SET ON TOP OF A 5/8"-DIAM IRON ROD UNLESS OTHERWISE NOTED
- = 1/200" BRONZE DISK SET IN CONCRETE

A PLAT OF A SURVEY  
OF PARCEL 32E FOR  
FARM TO MARKET ROAD 2181  
A 3,080 SQ. FT., [0.0707 AC.]  
TRACT OF LAND IN THE  
JEREMIAH FISHER SURVEY  
ABSTRACT NO. 421  
CITY OF DENTON  
DENTON COUNTY, TEXAS  
AUGUST 10, 2011

BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202). ALL COORDINATES SHOWN HEREON ARE SURFACE COORDINATES USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.000157199. CALCULATIONS WERE MADE UTILIZING GPS OBSERVATIONS HOLDING NGS MONUMENTS DIO B (PID AB5965) AND ARLINGTON RRP (PID CS1400) IN JUNE OF 1999. THIS BEARING BASIS DIFFERS FROM THE CURRENT DALLAS DISTRICT TEXAS DEPARTMENT OF TRANSPORTATION RTK VRS NETWORK BY 00 DEGREES 00 MINUTES 15 SECONDS (COUNTERCLOCKWISE). (EXAMPLE - PROJECT DATUM - NORTH 12 DEGREES 08 MINUTES 33 SECONDS WEST) = 14501 RTK - NORTH 12 DEGREES 08 MINUTES 17 SECONDS WEST

NOTE: THIS MAP IS AN INTERNAL EXHIBIT DOCUMENT. ITS CONTENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE.

\*\* THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A 1/200" TYPE "B" 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 14001.

Parcel 100  
State Highway 26  
ROW CSJ: 0363-01-126  
12\17\04

Page 1 of 2

Being 2,691 square feet of land, more or less, situated in the John W. Haynes Survey, Abstract No. 776, Tarrant County, Texas and being part of Tract 1, Block 5-R, Woodbriar Estates West, an addition to the City of Colleyville, Texas according to the plat recorded in Volume 388-150, Page 71 of the Plat Records, Tarrant County, Texas, and being part of the same tract of land conveyed to Marshall J. Early, L.P. on June 27, 2002 by instrument recorded in Volume 15779, Page 296 of the Deed Records of Tarrant County, Texas, said 2,691 square feet of land, more or less, are more particularly described by metes and bounds as follows:

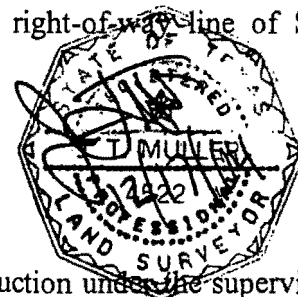
BEGINNING at an "X" set at the intersection of the proposed easterly right-of-way line of State Highway 26 and the common line of Tract 1 and Tract 2 of said addition, said "X" being North 44°38'22" West, 245.88 feet from a 5/8-inch iron rod found for the common corner of said Tract 1 and Tract 2;

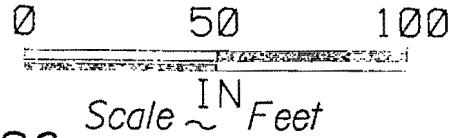
- (1) THENCE North 44°38'22" West along the common line of said Tract 1 and Tract 2, 14.05 feet to a point from which bears a 3-1/2 inch gear on axle found bears South 44°39' East, 0.5 feet for the common corner of said Tract 1 and Tract 2 and on the existing easterly right-of-way line of State Highway 26;
- (2) THENCE North 45°12'25" East along said existing easterly right-of-way line of State Highway 26, 167.93 feet to a point from which a 5/8-inch iron rod found bears South 32°13' East, 0.9 feet being the beginning of a curve to the right whose center bears South 44°47'35" East;
- (3) THENCE northeasterly along said curve to the right, same having a radius of 25.00 feet and a central angle of 90°09'13", an arc distance of 39.34 feet to a point from which a 5/8-inch iron rod found bears South 47°35' East, 0.9 feet on the southwesterly right-of-way line of Greenbriar Lane (a 60 foot right-of-way);
- (4) THENCE South 44°38'22" East along the northeasterly line of the aforesaid Tract 1 and said southwesterly right-of-way line Greenbriar Lane, 4.06 feet to a 5/8-inch smooth iron rod with a TxDOT aluminum cap set\* on the aforesaid proposed easterly right-of-way line of State Highway 26;
- (5) THENCE North 89°42'57" West along said proposed easterly right-of-way line of State Highway 26, 21.29 feet to a 5/8-inch smooth iron rod with a TxDOT aluminum cap set\*;
- (6) THENCE South 45°12'25" West along said proposed easterly right-of-way line of State Highway 26, 177.93 feet to the POINT OF BEGINNING.

NOTE: Survey sketch to accompany this legal description.

NOTE: Directional control is based from the State Plane NAD 1983 data.

\* May be replaced with a TxDOT type II monument at the end of construction under the supervision of a R.P.L.S. either employed or retained by TxDOT.

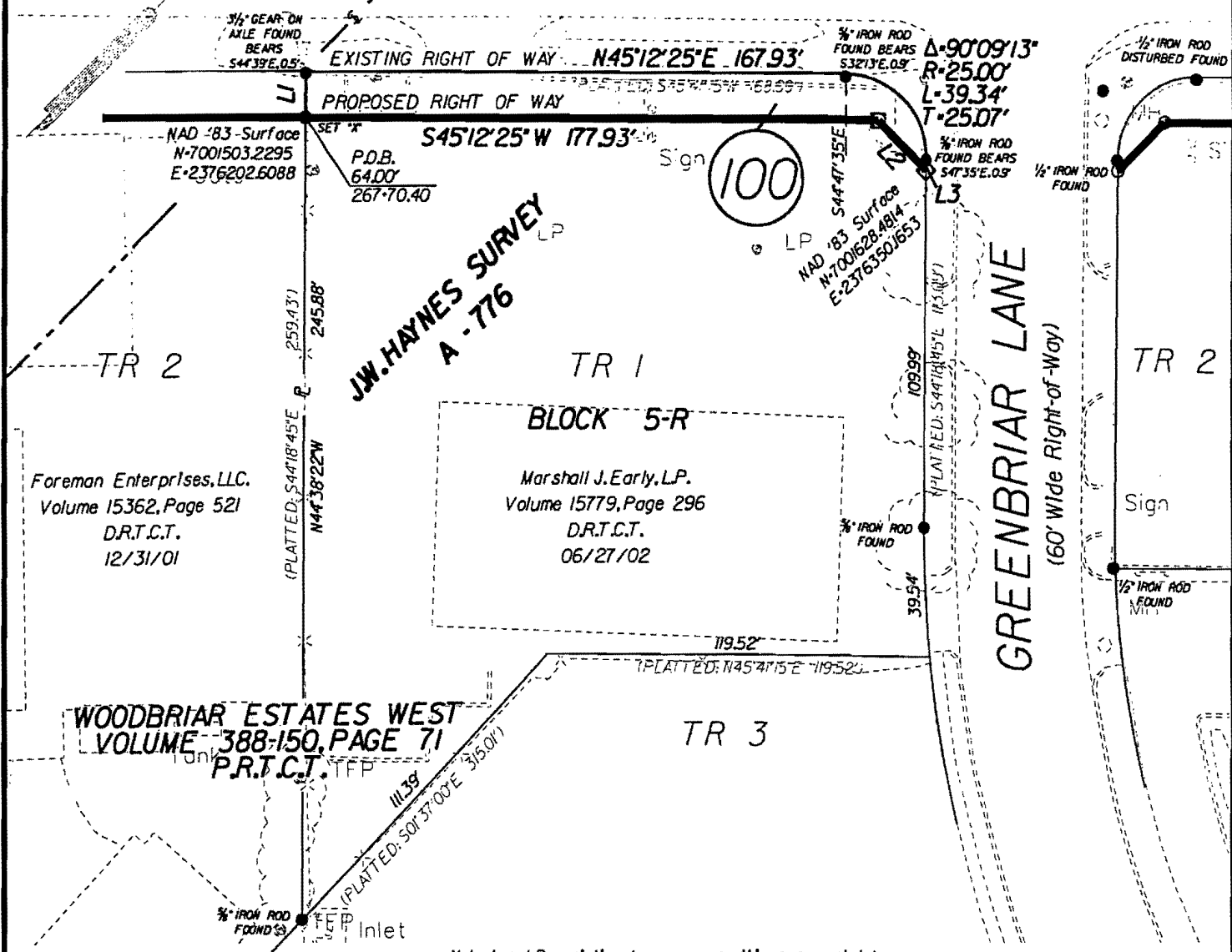




STATE OF TEXAS  
VOLUME 1019, PAGE 268  
VOLUME 1051, PAGE 96  
D.R.T.C.T.

# State Highway No. 26

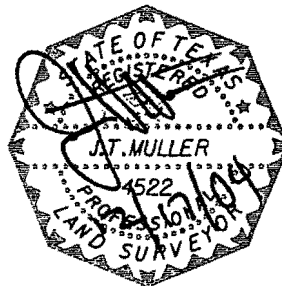
STATE OF TEXAS VOLUME 1017, PAGE 450 & VOLUME 1051, PAGE 82 D.R.T.C.T.



Note: Legal Description to accompany this survey sketch.  
 Note: Directional Control is based from State Plane NAD '83

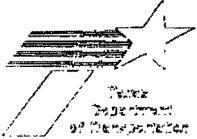
Page 2 of 2

- - Marker found "as noted"
  - - 1/8" smooth iron rod w/ aluminum cap stamped "TxDOT"
  - - Type II monument to be set at the end of construction
  - - 1/8" smooth iron rod w/ aluminum cap stamped "TxDOT" may be replaced with Type II monument at the end of construction
- P.D.B. - Point Of Beginning  
 P - Property Line  
 S - Survey Line  
 Z - Fee Hook  
 C - Proposed Centerline
- D.R.T.C.T. - Deed Records, Tarrant County, Texas  
 P.R.T.C.T. - Plat Records, Tarrant County, Texas  
 [ ] - Record Information  
 —●— - Control of Access



Parcel (100)  
**MARSHALL J. EARLY, L.P.**  
 2,691 sq. ft.

ENGLISH DISTANCES (FEET)				STATE	DIST.	COUNTY	
①	N44°38'22"W 14.05	⑤		TEXAS	FTW	Tarrant	
②	N89°42'57"W 21.29	⑥		CONT.	SECT.	JOB	HIGHWAY NO.
③	S44°38'22"E 4.06	⑦		0363	01	126	SH 26
④		⑧					





County: Denton  
Highway: Interstate Highway 35E  
R.O.W. CSJ: 0196-01-097

Page 1 of 3  
9 May 2011

Description of Parcel 10

BEING 0.0161 acre (702 square feet) of land situated in the Lowry Cobb Survey, Abstract No. 284, Denton County, Texas and being a portion of a certain tract of land described in deed to Ironhorse Properties #1, Ltd. recorded in Document No. 2004-119653 of the Official Records of Denton County, Texas (O.R.D.C.T.), said 0.0161 acre of land also being a portion of Lot 5, Block C of the E.K. Presley Subdivision recorded in Volume 387, Page 525 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said 0.0161 acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a bent 3/8 inch iron rod found for the southwest corner of Lot 1 of said Block C and the northwest corner of a certain tract of land described as "Tract 3" in deed to Ironhorse Properties #1, Ltd. recorded in Document No. 2004-125492; O.R.D.C.T.;

THENCE, South 89°46'48" East, along the south line of said Block C and the north line of said "Tract 3", a distance of 313.50 feet to the southwest corner of Lot 7R, Block C of the E.K. Presley Subdivision recorded in Cabinet C, Page 147 of the Plat Records of Denton County, Texas (P.R.D.C.T.) and the southeast corner of said Lot 5, from which a found 1/2 inch iron rod with cap bears South 32°36'40" West, 2.20 feet;

THENCE, North 00°48'49" West, along the east line of said Lot 5 and the west line of said Lot 7R, a distance of 53.83 feet to a 5/8 inch iron rod with TxDOT aluminum cap set on the proposed westerly right of way line of Interstate Highway 35E and on an "Access Denial Line", for the south corner and the POINT OF BEGINNING of the herein described parcel;

- 1) THENCE, North 16°43'11" West, along the proposed westerly right of way line of Interstate Highway 35E and said "Access Denial Line", a distance of 73.15 feet to a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" set on the south right of way line of Kelton Street (50 feet wide per Volume 387, Page 525, D.R.D.C.T.), being the end of said "Access Denial Line" and the northwest corner of the herein described parcel; \*\*
- 2) THENCE, North 89°58'55" East, along the south right of way line of Kelton Street and the north line of said Lot 5, a distance of 20.05 feet to a 1/2 inch square iron pipe found for the northwest corner of Lot 6R of said Block C recorded in Cabinet C, Page 147, P.R.D.C.T., the northeast corner of said Lot 5, and the northeast corner of the herein described parcel;
- 3) THENCE, South 00°48'49" East, along the east line of said Lot 5 and the west line of said Lots 6R and 7R, a distance of 70.08 feet to the POINT OF BEGINNING and containing 0.0161 acre (702 square feet) of land.

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

County: Denton  
Highway: Interstate Highway 35E  
R.O.W. CSJ: 0196-01-097

Page 2 of 3  
9 May 2011

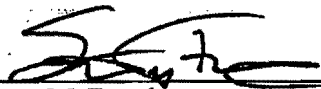
Description of Parcel 10

\*\* 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.

All bearings are referenced to the Texas Coordinate System, North Central Zone, North American Datum of 1983 (1993 Adjustment). All distances are surface and may be converted to grid by multiplying by the Dallas District Surface Adjustment Factor for Denton County of 0.999849393.



Date: 9 day of May, 2011

  
\_\_\_\_\_  
Scott M. Fertak  
Registered Professional Land Surveyor  
No. 5257

ALL BEARINGS SHOWN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (1983 ADJUSTMENT). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE DALLAS DISTRICT SURFACE ADJUSTMENT FACTOR FOR DENTON COUNTY OF 0.999849393.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N16°43'11"W	73.15'
L2	N89°58'55"E	20.05'
L3	S00°48'49"E	70.08'

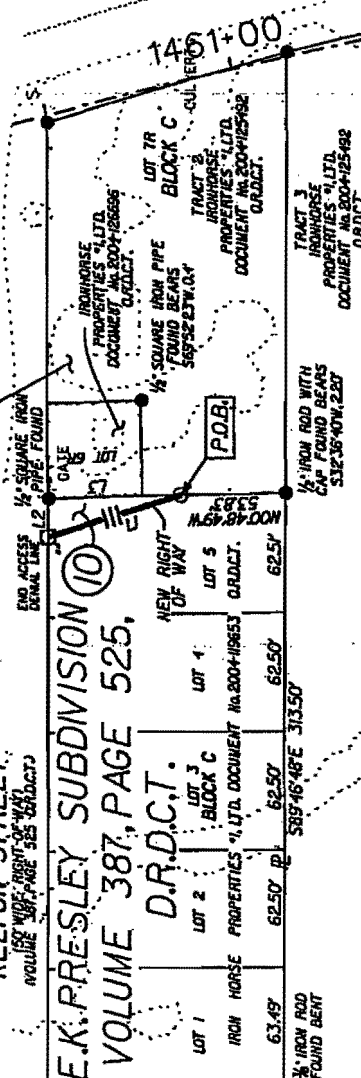
EXHIBIT "A"  
Page 3 of 3

SUBJECT TO A LONE STAR GAS COMPANY EASEMENT RECORDED IN VOLUME 142, PAGE 185, D.R.D.C.T. SUBJECT TO A TEXAS POWER & LIGHT COMPANY EASEMENT RECORDED IN VOLUME 448, PAGE 453, D.R.D.C.T.

E.K. PRESLEY SUBDIVISION  
CABINET C, PAGE 147  
P.R.D.C.T.

KELTON STREET  
150' WIDE RIGHT-OF-WAY  
VOLUME 387, PAGE 525, D.R.D.C.T.

E.K. PRESLEY SUBDIVISION  
VOLUME 387, PAGE 525,  
D.R.D.C.T.



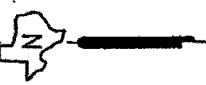
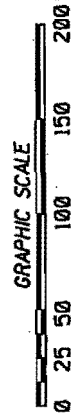
CENTERLINE CURVE INFORMATION  
PI STATION • 1452+95.47  
NORTHING • 7,091,680.3574  
EASTING • 2,419,211.8825  
DELTA • 37°29'27" (LT)  
LENGTH • 3,252.06'  
RADIUS • 497000'

\*\* THE MONUMENT DESCRIBED AND SET IN THIS CALL MAY BE REPLACED WITH A TxDOT TYPE IRRIGAT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED, BY TxDOT.

A PLAT OF A SURVEY OF PARCEL 10 FOR INTERSTATE HIGHWAY 35E, BEING 0.0161 ACRE (702 SQUARE FEET) OF LAND IN THE LOWRY COBB SURVEY, ABSTRACT NO. 284, DENTON COUNTY, TEXAS.

Legend

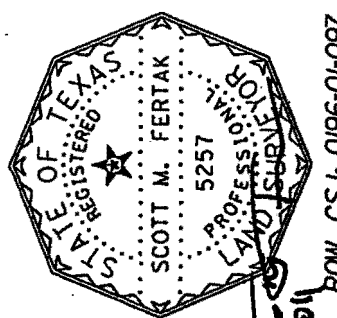
- • Marker found "as noted"
- • 1/2" Iron rod w/ aluminum cap stamped "TxDOT"
- • Type of monument to be set at the end of construction
- • 1/2" Iron rod w/ aluminum cap stamped "TxDOT" to be replaced with Type II monument at the end of construction
- P.O.B. • Point of Beginning
- P.O.C. • Point of Commencing
- Property Line
- Survey Line
- Fee Hook
- Proposed Centerline
- RPAD.C.T. • Real Property Records, Denton County, Texas
- OR.D.C.T. • Official Records, Denton County, Texas
- D.R.D.C.T. • Deed Records, Denton County, Texas
- P.R.D.C.T. • Plat Records, Denton County, Texas
- Access Denial Line



LOWRY COBB SURVEY  
ABSTRACT NO. 284

I.H. 35E  
(VARIABLE WIDTH RIGHT-OF-WAY  
VOLUME 450, PAGE 485 &  
VOLUME 479, PAGES 602 & 603, D.R.D.C.T.)

ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY.



Scott M. Fertak  
9 MAY 2011  
ROW CSJ: 0196-01-097

County: Denton  
Highway: Interstate Highway 35E  
R.O.W. CSJ: 0196-01-097

Page 1 of 3  
9 May 2011

**Description of Parcel 21**

BEING 0.0869 acre (3,786 square feet) of land situated in the Lowry Cobb Survey, Abstract No. 284, Denton County, Texas and being a portion of a certain tract of land described in deed to Iron Horse Properties # 1, Ltd. recorded in Document No. 2004-140520 of the Official Records of Denton County, Texas (O.R.D.C.T.), said 0.0869 acre of land also being a portion of Lot 2, Block B of the E.K. Presley Subdivision recorded in Volume 387, Page 525 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said 0.0869 acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found on the east right of way line of Presley Drive (62.50 feet wide per Volume 387, Page 525, D.R.D.C.T.), being the northwest corner of Lot 5 of said Block B and the southwest corner of Lot 1 of said Block B;

THENCE, North 89°15'42" East, along the north line of said Lot 5 and the south line of said Lot 1, a distance of 62.50 feet to a 1/2 inch iron rod found for the common corner of Lots 1, 2, 5 and 6 of said Block B;

THENCE, North 00°05'37" West, along the east line of said Lot 1 and the west line of said Lot 2, a distance of 65.08 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed westerly right of way line of Interstate Highway 35E and on an "Access Denial Line" for the southwest corner and the POINT OF BEGINNING of the herein described parcel;

- 1) THENCE, North 00°05'37" West, continuing along the east line of said Lot 1 and the west line of said Lot 2, a distance of 60.27 feet to a 1/2 inch iron rod found on the south right of way line of Oak Street (50 feet wide per Volume 387, Page 525, D.R.D.C.T.), being the northeast corner of said Lot 1, the northwest corner of said Lot 2, and the northwest corner of the herein described parcel;
- 2) THENCE, North 89°07'57" East, along the south right of way line of Oak Street and the north line of said Lot 2, a distance of 62.50 feet to a bent one inch iron pipe found for the northwest corner of Lot 3 of said Block B, the northeast corner of said Lot 2, and the northeast corner of the herein described parcel;
- 3) THENCE, South 00°05'37" East, along the west line of said Lot 3 and the east line of said Lot 2, a distance of 60.90 feet to a 5/8 inch iron rod with TxDOT aluminum cap set on the proposed westerly right of way line of Interstate Highway 35E and on said "Access Denial Line" for the southeast corner of the herein described parcel;
- 4) THENCE, South 89°42'42" West, along the proposed westerly right of way line of Interstate Highway 35E and said "Access Denial Line", a distance of 62.50 feet to the POINT OF BEGINNING and containing 0.0869 acre (3,786 square feet) of land.

County: Denton  
Highway: Interstate Highway 35E  
R.O.W. CSJ: 0196-01-097

Page 2 of 3  
9 May 2011


Description of Parcel 21

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

All bearings are referenced to the Texas Coordinate System, North Central Zone, North American Datum of 1983 (1993 Adjustment). All distances are surface and may be converted to grid by multiplying by the Dallas District Surface Adjustment Factor for Denton County of 0.999849393.



Date: 9 day of May, 2011

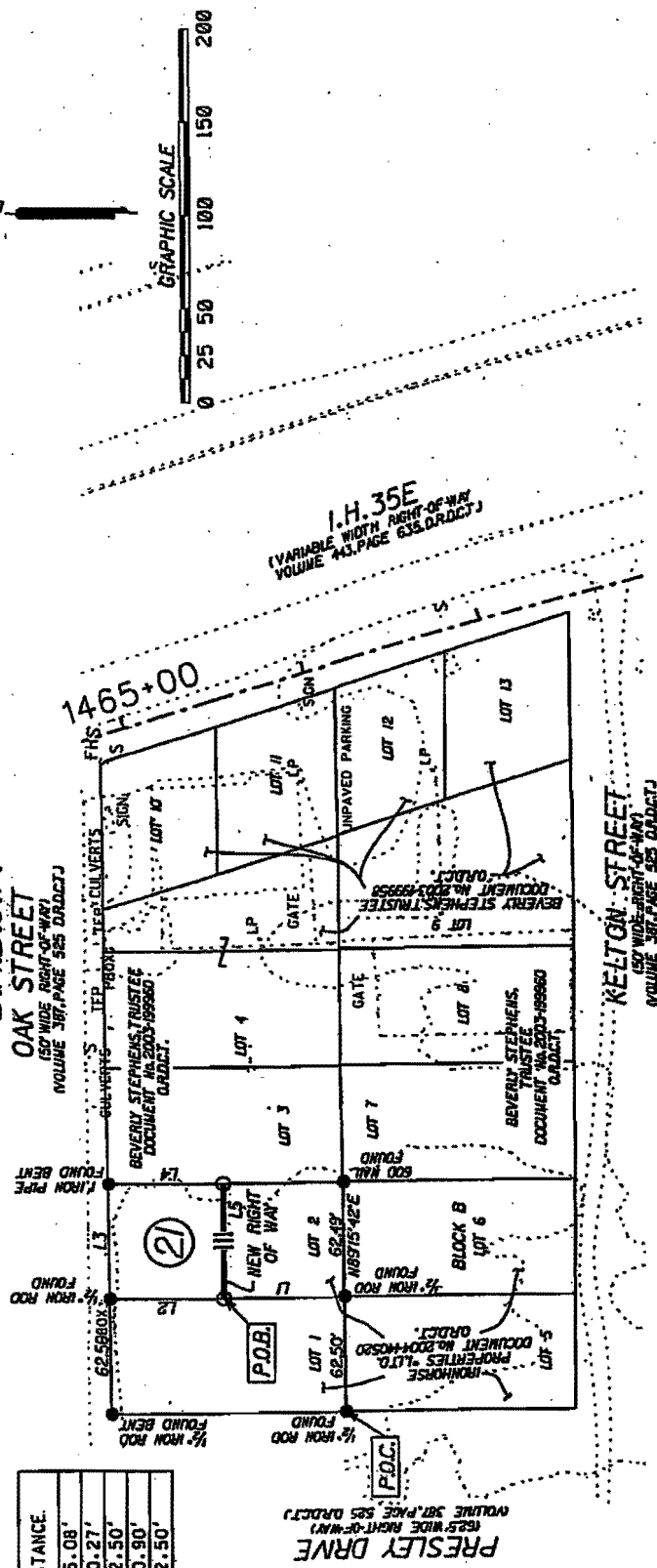
  
Scott M. Fertak  
Registered Professional Land Surveyor  
No. 5257

ALL BEARINGS SHOWN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (1993 ADJUSTMENT). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE DALLAS DISTRICT SURFACE ADJUSTMENT FACTOR FOR DENTON COUNTY OF 0.999849393.

EXHIBIT "A"  
Page 3 of 3  
E.K. PRESLEY SUBDIVISION  
VOLUME 387, PAGE 525  
D.R.D.C.T.

L. LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°05'37"W	65.08'
L2	N00°05'37"W	60.27'
L3	N89°07'57"E	62.50'
L4	S00°05'37"E	60.90'
L5	S89°42'42"W	62.50'



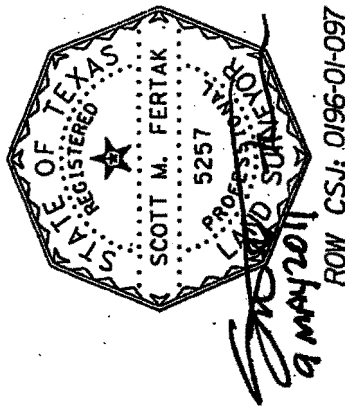
LOWRY COBB SURVEY  
ABSTRACT NO. 284

CENTERLINE CURVE INFORMATION  
PI STATION • 1462+96.47  
NORTHING • 7,091,680.3574  
EASTING • 2,419,811.8625  
DELTA • 37°29'27" (LT)  
LENGTH • 3,252.06'  
RADIUS • 4970.00'

ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY.

- Legend
- Marker found "as noted"
  - ½" iron rod w/ aluminum cap stamped "T.D.D.T"
  - Type II monument to be set at the end of construction
  - ¾" iron rod w/ aluminum cap stamped "T.D.D.T" to be replaced with Type II monument at the end of construction
  - P.O.B. • Point of Beginning
  - P.O.C. • Point of Connection
  - ⊕ • Property Line
  - ⋄ • Survey Line
  - ⌒ • File Hook
  - ⊞ • Proposed Centerline
  - RP.D.R.C.T. • Real Property Records, Denton County, Texas
  - OR.D.C.T. • Official Records, Denton County, Texas
  - DR.D.C.T. • Deed Records, Denton County, Texas
  - PR.D.C.T. • Plat Records, Denton County, Texas
  - ⊞ • Access Denial Line

A PLAT OF A SURVEY OF PARCEL 21 FOR INTERSTATE HIGHWAY 35E, BEING 00869 ACRE (3786 SQUARE FEET) OF LAND IN THE LOWRY COBB SURVEY, ABSTRACT NO. 284, DENTON COUNTY, TEXAS.



ROW CSJ: 0196-01-097

County: Denton  
Highway: Interstate Highway 35E  
R.O.W. CSJ: 0196-01-097

Page 1 of 3  
9 May 2011

Description of Parcel 22

BEING 0.0860 acre (3,747 square feet) of land situated in the Lowry Cobb Survey, Abstract No. 284, Denton County, Texas and being a portion of a certain tract of land described in deed to Iron Horse Properties # 1, Ltd. recorded in Document No. 2004-140520 of the Official Records of Denton County, Texas (O.R.D.C.T.), said 0.0860 acre of land also being a portion of Lot 1, Block B of the E.K. Presley Subdivision recorded in Volume 387, Page 525 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said 0.0860 acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found on the east right of way line of Presley Drive (62.50 feet wide per Volume 387, Page 525, D.R.D.C.T.), being the northwest corner of Lot 5 of said Block B and the southwest corner of said Lot 1;

THENCE, North 89°15'42" East, along the north line of said Lot 5 and the south line of said Lot 1, a distance of 62.50 feet to a 1/2 inch iron rod found for the common corner of Lots 1, 2, 5 and 6 of said Block B;

THENCE, North 00°05'37" West, along the east line of said Lot 1 and the west line of said Lot 2, a distance of 65.08 feet to a 5/8 inch iron rod with TxDOT aluminum cap set on the proposed westerly right of way line of Interstate Highway 35E and on an "Access Denial Line" for the southeast corner and the POINT OF BEGINNING of the herein described parcel;

- 1) THENCE, South 89°42'42" West, along the proposed westerly right of way line of Interstate Highway 35E and said "Access Denial Line", at a distance of 15.33 feet passing a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" set for the end of said "Access Denial Line", continuing with the same course for a total distance of 62.50 feet to a 5/8 inch iron rod with TxDOT aluminum cap set on the east right of way line of Presley Drive and the west line of said Lot 1, being the southwest corner of the herein described parcel; \*\*
- 2) THENCE, North 00°05'37" West, along the east right of way line of Presley Drive and the west line of said Lot 1, a distance of 59.63 feet to a bent 1/2 inch iron rod found on the south right of way line of Oak Street (50 feet wide per Volume 387, Page 525, D.R.D.C.T.), being the northwest corner of said Lot 1 and the northwest corner of the herein described parcel;
- 3) THENCE, North 89°07'57" East, along the south right of way line of Oak Street and the north line of said Lot 1, a distance of 62.50 feet to a 1/2 inch iron rod found for the northwest corner of said Lot 2, the northeast corner of said Lot 1, and the northeast corner of the herein described parcel;

County: Denton  
Highway: Interstate Highway 35E  
R.O.W. CSJ: 0196-01-097

Page 2 of 3  
9 May 2011

Description of Parcel 22

- 4) THENCE, South 00°05'37" East, along the west line of said Lot 2 and the east line of said Lot 1, a distance of 60.27 feet to the POINT OF BEGINNING and containing 0.0860 acre (3,747 square feet) of land.

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

\*\* 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.

All bearings are referenced to the Texas Coordinate System, North Central Zone, North American Datum of 1983 (1993 Adjustment). All distances are surface and may be converted to grid by multiplying by the Dallas District Surface Adjustment Factor for Denton County of 0.999849393.



Date: 9 day of May, 2011

A handwritten signature in black ink, appearing to read "Scott M. Fertak", written over a horizontal line.

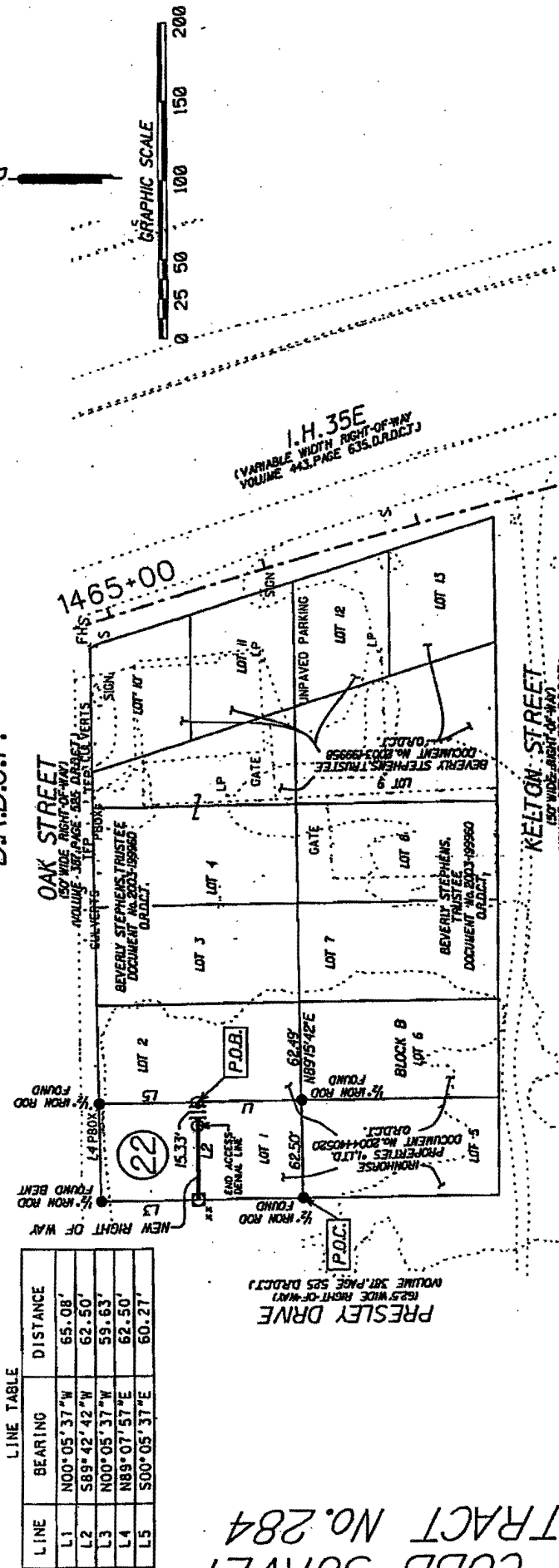
Scott M. Fertak  
Registered Professional Land Surveyor  
No. 5257



EXHIBIT "A"  
Page 3 of 3

E.K. PRESLEY SUBDIVISION  
VOLUME 387, PAGE 525  
D.R.D.C.T.

ALL BEARINGS SHOWN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (1993 ADJUSTMENT). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE DALLAS DISTRICT SURFACE ADJUSTMENT FACTOR FOR DENTON COUNTY OF 0.999849393.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°05'37"W	65.08'
L2	S89°42'42"W	62.50'
L3	N00°05'37"W	59.63'
L4	N89°07'57"E	62.50'
L5	S00°05'37"E	60.21'

LOWRY COBB SURVEY  
ABSTRACT NO. 284

Legend

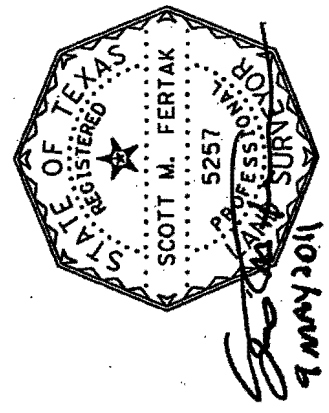
- Water found "as noted"
- ½" Iron rod w/ aluminum cap stamped "L.D.T."
- Type II monument to be set at the end of construction
- ½" Iron rod w/ aluminum cap stamped "L.D.T." to be replaced with Type II monument at the end of construction
- P.D.B. - Point of Beginning
- P.O.C. - Point of Commencing
- ⊕ - Property Line
- ⊙ - Survey Uts
- 1 - Fee Hook
- ⊕ - Proposed Centerline
- R.P.R.D.C.T. - Real Property Records, Denton County, Texas
- O.R.D.C.T. - Official Records, Denton County, Texas
- D.R.D.C.T. - Deed Records, Denton County, Texas
- P.R.D.C.T. - Plat Records, Denton County, Texas
- Access Denial Line

CENTERLINE CURVE INFORMATION  
PI STATION - 1462+95.47  
NORTHING - 7,091,680.3574  
EASTING - 2,419,818,825  
DELTA - 37°29'27" (LT)  
LENGTH - 3,252.06'  
RADIUS - 4,570.00'

... 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.

A PLAT OF A SURVEY OF PARCEL 22 FOR INTERSTATE HIGHWAY 35E, BEING 0.0860 ACRE (37.47 SQUARE FEET) OF LAND IN THE LOWRY COBB SURVEY, ABSTRACT NO. 284, DENTON COUNTY, TEXAS.

ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY.



ROW CSJ: 0196-01-097

County: Bell  
Highway: Interstate Highway 35  
Limits: From S LP 363 to Nugent Ave  
ROW CSJ: 0015-14-123

Property Description  
For Parcel 29

BEING 0.292 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE C. S. MASTERS SURVEY, ABSTRACT NO. 550 IN BELL COUNTY, TEXAS AND BEING ALL OF A CALLED 0.29 ACRE TRACT DESCRIBED IN WARRANTY DEED TO JOHN W. MAULDIN, JR., AND WIFE, GRACE MAULDIN RECORDED IN VOLUME 2332, PAGE 379 OF THE DEED RECORDS OF BELL COUNTY, TEXAS (D.R.B.C.T.) ALSO BEING PART OF LOT 1 AND LOT 2 OF BLOCK 1 OF BUCHANAN AND GARDENHIRE SUBDIVISION OF BENTLEY'S BELLVIEW ADDITION RECORDED IN VOLUME 195, PAGE 548 OF THE PLAT RECORDS BELL COUNTY, TEXAS (P.R.B.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a found 1/2" iron rod at the southwest corner of said 0.29 acre tract, the southeast corner of a called 0.582 acre tract of land described in deed to Fleemot Investments, LLC recorded in Document Number 200800033238 of the Official Public Records of Bell County, Texas (O.P.R.B.C.T.), on the existing north right-of-way line of Interstate Highway 35 (IH 35)( Old Public Road, no dedication found) and on the existing south right-of-way line of Avenue K as shown on said plat of Buchanan and Gardenhire Subdivision of Bentley's Bellview Addition;

- (1) THENCE North 17°40'58" East 218.42 feet with the west line of said 0.29 acre tract and the east line of said 0.582 acres to a found 1/2" iron rod at the northwest corner of said 0.29 acre tract, the northeast corner of said 0.582 acres and on the existing south right-of-way line of Avenue J as shown on said plat Buchanan and Gardenhire Subdivision of Bentley's Bellview Addition;
- (2) THENCE South 74°58'30" East 71.12 feet with the north line of said 0.29 acre tract and the existing south right-of-way line of Ave. J to a found 1/2" iron rod at the northeast corner of said 0.29 acre tract and the northwest corner of a remainder of a called 0.195 acres described in deed to Theodore R. Johns and wife, Bernice E. Johns recorded in Volume 1900, Page 343 of the D.R.B.C.T.;
- (3) THENCE South 15°54'22" West 79.62 feet with the east line of said 0.29 acre tract and the west line of said remainder of 0.195 acres to a set 5/8" iron rod with plastic cap stamped "Landesign";

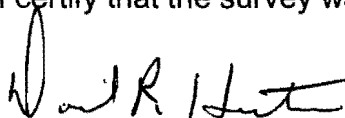
- (4) THENCE South 33°03'14" West 112.62 feet with the east line of said 0.29 acre tract and the west line of said remainder of 0.195 acres to a found 1/2" iron rod at the southeast corner of said 0.29 acre tract, the southwest corner of said remainder of 0.195 acres and on the existing north right-of-way line of IH 35;
- (5) THENCE South 70°08'47" West 55.06 feet with the south line of said 0.29 acre tract and the existing north right-of-way line of IH 35 to the **POINT OF BEGINNING.**

This parcel contains 0.292 of an acre of land, more or less, out of the C. S. Masters Survey, Abstract No. 550 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 1.00015.

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

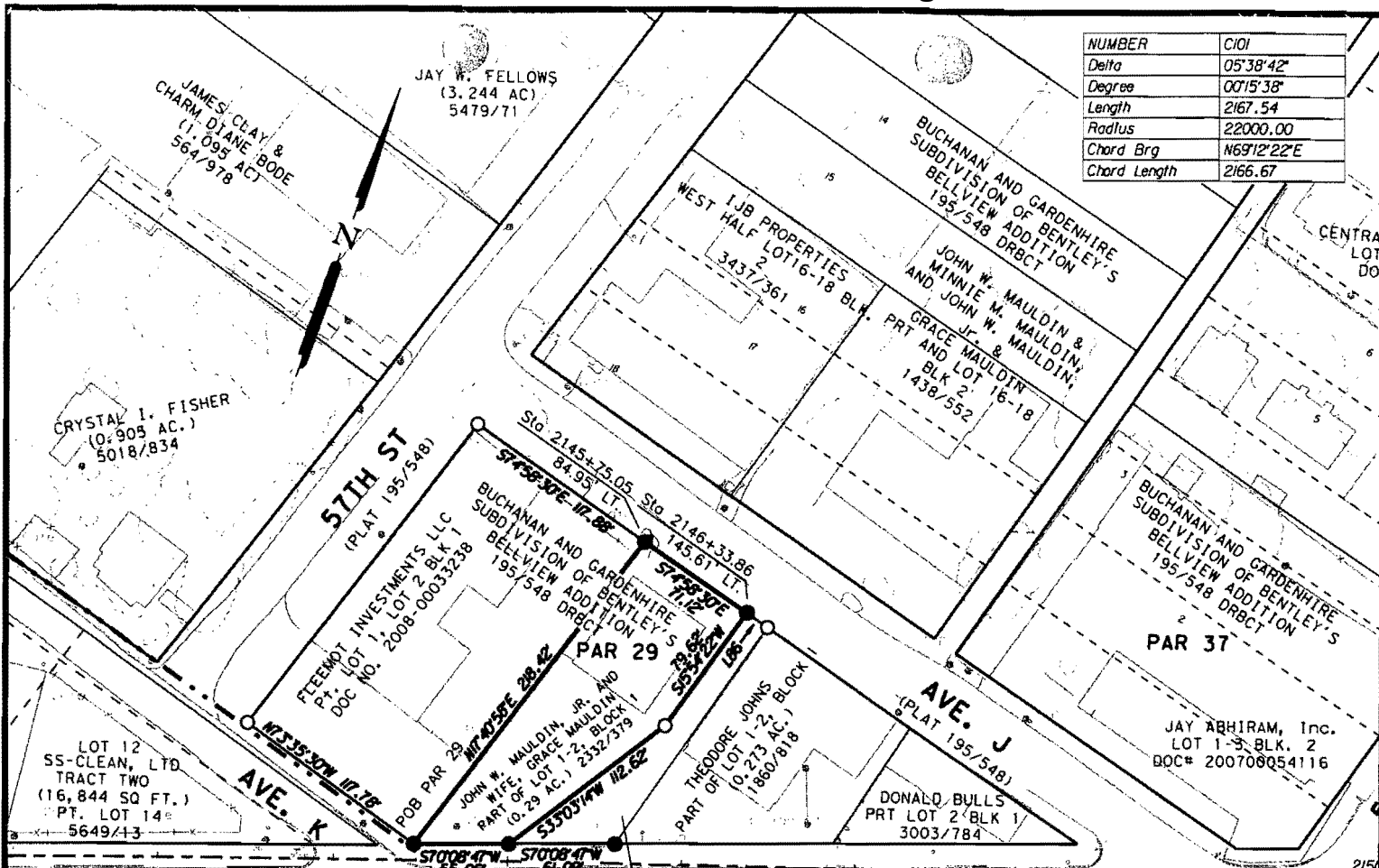
I certify that the survey was performed on the ground under my supervision.

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

10/17/11  
Date



NUMBER	C101
Delta	05°38'42"
Degree	00°15'38"
Length	2167.54
Radius	22000.00
Chord Brg	N69°12'22"E
Chord Length	2166.67



PUBLIC ROAD DEDICATION NOT FOUND

PROPOSED CENTERLINE

BELTON AND TEMPLE TRACTION COMPANY  
ACCORDING TO PLAT OF TEMPLE HEIGHTS ADDITION  
195/634

INTERSTATE HIGHWAY 35

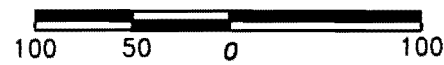
STATE OF TEXAS

STATE OF TEXAS  
(0.210 AC.)

**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)
- ⊕ = SET 5/8" IRON WITH TxDOT 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/ "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

**SCALE IN FEET**



**NOTES:**

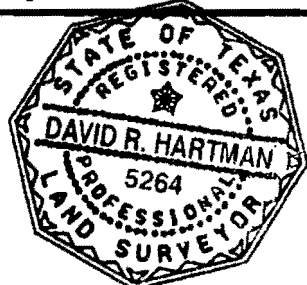
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.00015.

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* 10/17/11

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: 29 ACRES 0.292  
HIGHWAY: IH 35 COUNTY: BELL  
ROW CSJ: 0015-14-123 REV: 10/17/11  
SCALE: 1" = 100' DATE: 03/31/11  
SHEET: 3 of 3

PROJECT NAME: IH 35 LP 363 JOB NUMBER: 101-07-03

County: Bell  
Highway: IH 35: From S LP 363 to Nugent Ave  
CSJ: 0015-14-123  
Parcel: 86E

**DRAINAGE EASEMENT CLAUSE**

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

County: Bell  
Highway: Interstate Highway 35  
Limits: From S LP 363 to Nugent Ave  
ROW CSJ: 0015-14-123

Property Description  
For Parcel 86E

BEING 0.029 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE C. S. MASTERS SURVEY, ABSTRACT NO. 550 IN BELL COUNTY, TEXAS AND BEING A PART OF A CALLED LOT 1, BLOCK 1 OF SHONEY'S COMMERCIAL SUBDIVISION RECORDED IN CABINET B, SLIDE 259-B OF THE PLAT RECORDS BELL COUNTY, TEXAS (P.R.B.C.T.) AND ALONG A CALLED 1.477 ACRE TRACT GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO MEADOWBROOK MANAGEMENT, LLC RECORDED IN DOCUMENT NUMBER 201000021984 OF THE REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a set 5/8" iron rod with plastic cap stamped "Landesign" at an angle point in the north line of Lot 1, Block 1 and the south line of a called 1.11 acre tract described as First Tract in deed to Johnson Special Land, Ltd. recorded in Volume 5349, Page 458 of the Deed Records of Bell County, Texas (D.R.B.C.T.);

THENCE North 73°08'11" West 105.83 feet with the north line of Lot 1, Block 1 and the south line of said 1.11 acre tract to a Set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap on northeast corner of the proposed easement;

- (1) THENCE South 18°02'17" West 41.73 feet through Lot 1, Block 1 with the east line of the proposed easement to a set 5/8" iron rod with TxDOT aluminum cap at the southeast corner of the proposed easement;
- (2) THENCE North 73°28'08" West 30.01 feet through Lot 1, Block 1 with the proposed south line of the proposed easement to a set 5/8" iron rod with TxDOT aluminum cap on the west line of Lot 1, Block 1, the east line of a called 0.288 acre tract described in deed to the State of Texas recorded in Volume 1080, Page 43 of the D.R.B.C.T., the existing east right-of-way line of IH 35 and the beginning of an Access Denial Line;

- (3) THENCE North 18°02'17" East 41.90 feet with the west line of Lot 1, Block 1, the existing east right-of-way line of IH 35 and the Access Denial Line to a set 5/8" iron rod with plastic cap stamped "Landesign" at the northeast corner of Lot 1, Block 1, the southwest corner of said 1.11 acre tract and the end of the Access Denial Line;
- (4) THENCE South 73°08'11" East 30.01 feet with the north line of Lot 1, Block 1 and the south line of said 1.11 acre tract to the **POINT OF BEGINNING**.

This parcel contains 0.029 of an acre, more or less, out of the C. S. Masters Survey, Abstract No. 550 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 1.00015.

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                      3/31/11  
Date  
David R. Hartman  
Registered Professional Land Surveyor  
State of Texas No. 5264



C. S. MASTERS SURVEY  
ABST. NO. 550

INTERSTATE HIGHWAY 35

2215.00

N16°40'57"E

2220.00

PROPOSED CENTERLINE

STATE OF TEXAS  
(17.784 AC.)  
6157481

BEG. ACCESS  
DENIAL LINE (ADL)  
Sta 2216+15.72  
184.90' RT.

END ACCESS  
DENIAL LINE (ADL)  
Sta 2216+57.60  
185.89' RT.

STATE OF TEXAS  
(0.025 AC.) 1066/636

STATE OF TEXAS  
(0.288 AC.) 1080/43

N18°02'17"E  
62.85'

S18°02'17"W 192.68'

Sta 2216+15.79  
214.91' RT.

Sta 2216+57.51  
215.90' RT.  
POB PAR 86E

CALHOUN ST.

JERRY A. ROSENBLUM  
AND CHERYL ROSENBLUM  
(0.680 AC.)  
2008-00022963

PARCEL 86E

MEADOWBROOK PROPERTIES, LLC  
(1.477 AC.)  
201000021984  
LOT 1, BLK. 1  
SHONEY'S COMMERCIAL SUBDIVISION  
CAB. B, SLIDE 259-B

JOHNSON SPECIAL  
LAND, LTD  
FIRST TRACT  
(1.11 AC.)  
5349/458

JOHNSON SPECIAL LAND, LTD  
SECOND TRACT  
(3.08 AC.)  
5349/458

NUMBER	DIRECTION	DISTANCE
L161	N18°02'17"E	41.90'
L162	S73°08'11"E	30.01'
L163	S18°02'17"W	41.73'
L164	N73°28'08"W	30.01'

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)
- ⊙ - SET 5/8" IRON WITH TxDOT 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/ "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

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 1.00015.

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* 7/31/11

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: 86E ACRES 0.029  
HIGHWAY: IH 35 COUNTY: BELL  
ROW CSJ: 0015-14-123 DATE: 03/31/11  
SCALE: 1" = 100' SHEET: 3 of 3

PROJECT NAME: IH 35 LP 363 JOB NUMBER: 101-07-03



County: Bell  
Highway: Interstate Highway 35  
Limits: From S LP 363 to Nugent Ave  
ROW CSJ: 0015-14-123

Property Description  
For Parcel 86AC

BEING AN ACCESS DENIAL LINE, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE C. S. MASTERS SURVEY, ABSTRACT NO. 550 IN BELL COUNTY, TEXAS AND ALONG A PART OF A CALLED LOT 1, BLOCK 1 OF SHONEY'S COMMERCIAL SUBDIVISION RECORDED IN CABINET B, SLIDE 259-B OF THE PLAT RECORDS BELL COUNTY, TEXAS (P.R.B.C.T.) AND ALONG A CALLED 1.477 ACRE TRACT DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO MEADOWBROOK MANAGEMENT, LLC RECORDED IN DOCUMENT NUMBER 201000021984 OF THE REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a set 5/8" iron rod with plastic cap stamped "Landesign" at an angle point in the north line of Lot 1, Block 1 and the south line of a called 1.11 acre tract described as First Tract in deed to Johnson Special Land, Ltd. recorded in Volume 5349, Page 458 of the Deed Records of Bell County, Texas (D.R.B.C.T.);

THENCE North 73°08'11" West 135.84 feet with the north line of Lot 1, Block 1 and the south line of said 1.11 acre tract to a set 5/8" iron rod with plastic cap stamped "Landesign" at the northwest corner of Lot 1, Block 1, the southwest corner of said 1.11 acre tract, the east line of a called 0.288 acre tract described in deed to the State of Texas recorded in Volume 1080, Page 43 of the D.R.B.C.T., the existing east right-of-way line of Interstate Highway 35 (IH 35) and the **BEGINNING** of an Access Denial Line;

- (1) THENCE South 18°02'17" West 41.90 feet with the west line of Lot 1, Block 1, the existing east right-of-way line of IH 35 and the Access Denial Line to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap;
- (2) THENCE South 18°02'17" West 130.02 feet with the west line of Lot 1, Block 1, the existing east 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.

This parcel contains 171.92 linear feet of Access Denial Line, more or less, out of the C. S. Masters Survey, Abstract No. 550 in Bell County, Texas.

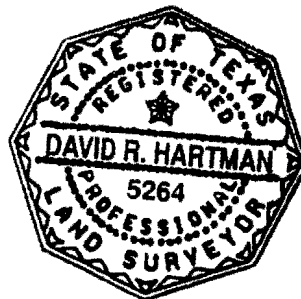
All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00015.

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                      3/31/11  
David R. Hartman                      Date  
Registered Professional Land Surveyor  
State of Texas No. 5264



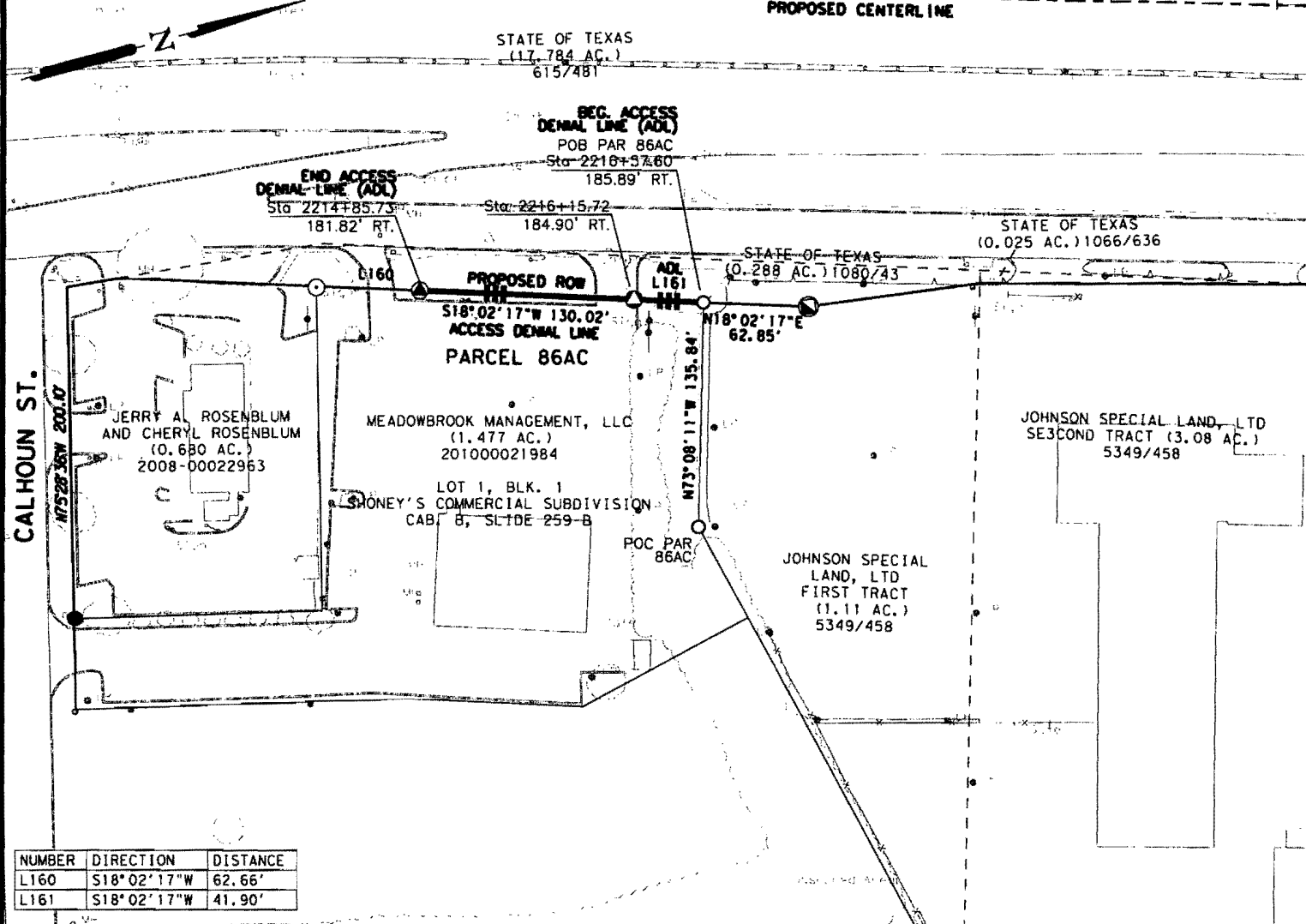
C. S. MASTERS SURVEY  
ABST. NO. 550

INTERSTATE HIGHWAY 35

N16°40'57"E

2220-00

PROPOSED CENTERLINE

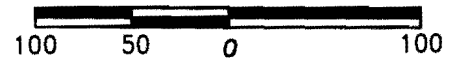


NUMBER	DIRECTION	DISTANCE
L160	S18°02'17"W	62.66'
L161	S18°02'17"W	41.90'

**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)
- ⊙ - SET 5/8" IRON WITH TxDOT 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/ "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

**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 1.00015.

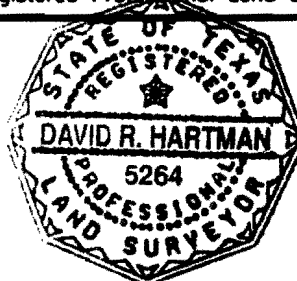
ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

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 3/31/11*

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: 86AC ACCESS DENIAL LINE  
HIGHWAY: IH 35 COUNTY: BELL  
ROW CSJ: 0015-14-123 DATE: 03/31/11  
SCALE: 1" = 100' SHEET: 3 of 3

PROJECT NAME: IH 35 LP 363 JOB NUMBER: 101-07-03

County: Bell  
Highway: Interstate Highway 35  
Limits: From S LP 363 to Nugent Ave  
ROW CSJ: 0015-14-123

**Property Description**  
**For Parcel 39**

BEING 0.003 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE C. S. MASTERS SURVEY, ABSTRACT NO. 550 IN BELL COUNTY, TEXAS AND BEING PART OF LOTS 2 AND 3, BLOCK 15 OF THE TEMPLE HEIGHTS ADDITION RECORDED IN VOLUME 195, PAGE 634 OF THE DEED RECORDS OF BELL COUNTY, TEXAS (D.R.B.C.T.), CONVEYED TO RICKY HILL IN DEED RECORDED IN VOLUME 3716, PAGE 96 OF THE 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 plastic cap stamped "Landesign" at the southwest corner of said Lot 3, Block 15 in the existing east right-of-way line of 53<sup>rd</sup> Street (plat of Temple Heights Addition, 195/634);

THENCE North 16°25'49" East 33.20 feet with the existing east right-of-way line of 53<sup>rd</sup> Street and the west line of said Lot 3, Block 15 to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap (note 1) in the proposed south right-of-way line of Interstate Highway 35 (IH 35) and the **POINT OF BEGINNING**;

- (1) THENCE North 16°25'49" East 16.92 feet with the existing east right-of-way line of 53<sup>rd</sup> Street and the west line of said Lot 3, Block 15 to a set 5/8" iron rod with plastic cap stamped "Landesign" at the northwest corner of said Lot 3, Block 15, the southwest corner of the remainder of said Lot 2, Block 15, the southwest corner of a called 0.160 acre tract described in deed to the State of Texas recorded in Volume 607, Page 407 of the D.R.B.C.T. and the existing south right-of-way line of IH 35;
- (2) THENCE North 70°02'45" East 16.40 feet with the north line the remainder of said Lot 2, Block 15 and the existing south right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (note 1) in the proposed south right-of-way line of Interstate Highway 35 (IH 35);
- (3) THENCE South 42°47'21" West 29.74 feet through Lots 2 and 3, Block 15 with the proposed south right-of-way line of IH 35 to the **POINT OF BEGINNING**.

This parcel contains 0.003 of an acre of land, more or less, out of the C.S. Masters Survey, Abstract No. 550 in Bell 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 Marker 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."

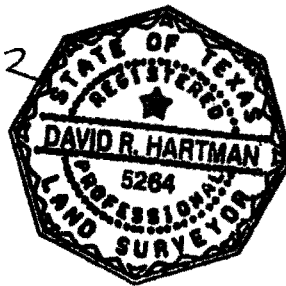
All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00015.

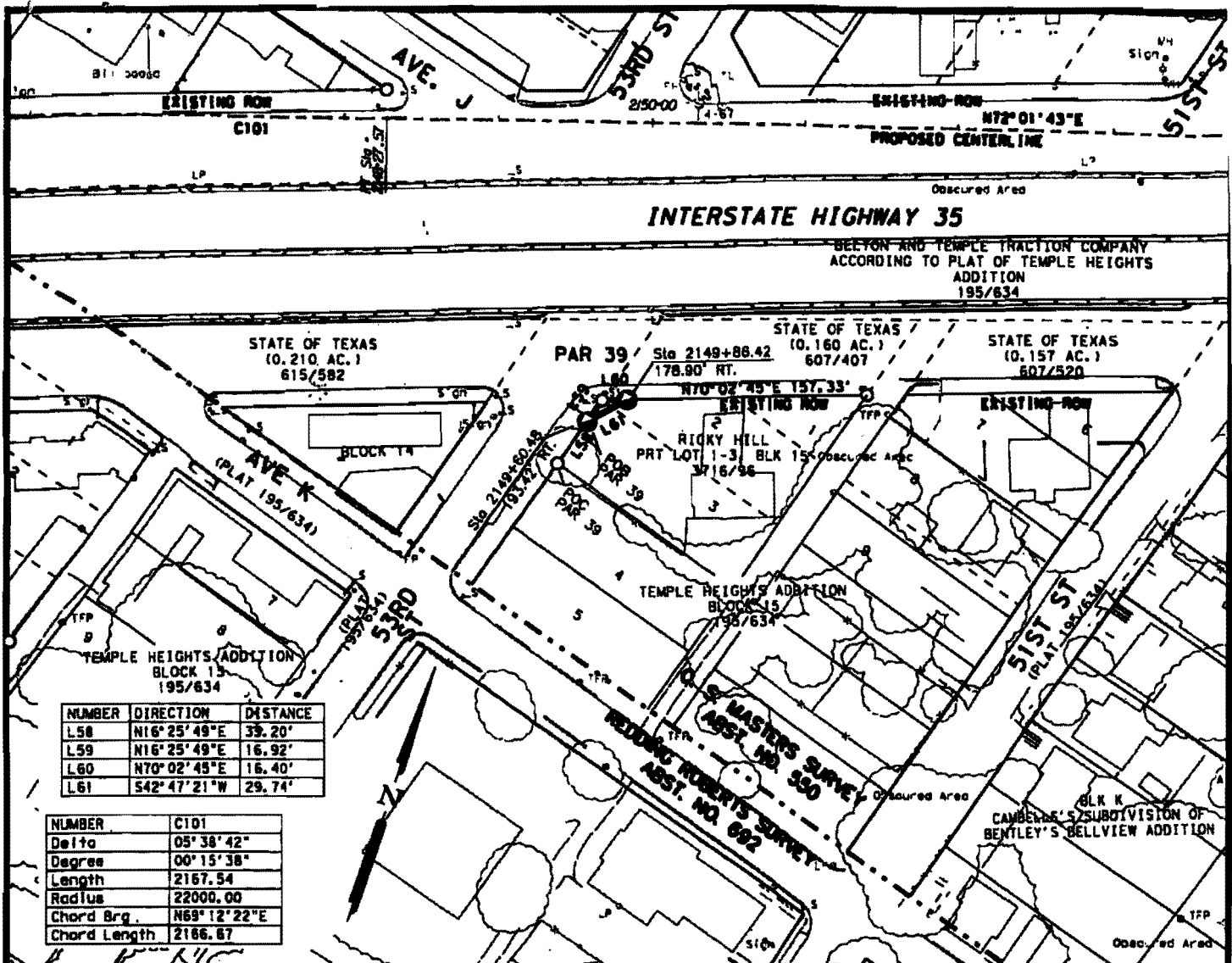
Access is permitted to highway facility from the remainder of the abutting property.

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 2/7/12  
Date  
David R. Hartman  
Registered Professional Land Surveyor  
State of Texas No. 5264





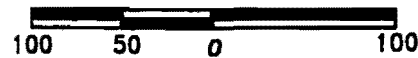
NUMBER	DIRECTION	DISTANCE
L58	N16°25'49"E	33.20'
L59	N16°25'49"E	16.92'
L60	N70°02'45"E	16.40'
L61	S42°47'21"W	29.74'

NUMBER	C101
Delta	05°38'42"
Degree	00°15'38"
Length	2167.54
Radius	22000.00
Chord Brg.	N69°12'22"E
Chord Length	2166.67

**SURVEY LEGEND**

- ⊙ = SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "TODOT" (MAY BE REPLACED WITH TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF CONSTRUCTION)
- ⊙ = 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
- 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

**SCALE IN FEET**



**NOTES:**

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING MAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.00015.

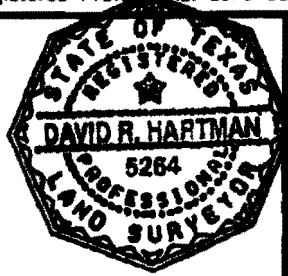
ACCESS IS PERMITTED TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman 2/7/12*

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



**LANDESIGN SERVICES, INC.**

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

PARCEL: 39 ACRES 0.003  
HIGHWAY: IH 35 COUNTY: BELL  
ROW CSJ: 0015-14-123 Rev: 02/07/12  
SCALE: 1" = 100' DATE: 03/31/11  
SHEET: 3 of 3

PROJECT NAME: IH 35 LP 363 JOB NUMBER: 101-07-03

County: Bell  
Highway: Interstate Highway 35  
Limits: From Nugent Ave to North LP 363  
ROW CSJ: 0015-14-124

Property Description  
For Parcel 24

BEING 4.705 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE NANCY FERGUSON SURVEY, ABSTRACT NO. 322 IN BELL COUNTY, TEXAS AND BEING A PART OF A REMAINDER OF A CALLED 50.9 ACRE TRACT DESCRIBED IN DEED TO TEMPLE HOUSING CORPORATION (CLOUD CONSTRUCTION CO., SUCCESSOR IN INTEREST TO TEMPLE HOUSING CORPORATION) RECORDED IN VOLUME 615, PAGE 152 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 plastic cap stamped "Landesign" at the west line of said remainder of 50.9 acre tract and the east line of a called 4.059 acre tract described in deed to H. Wayne Chupik and Barbara Chupik recorded in Document Nurnber 200800043302 of the Real Property Records of Bell County, Texas;

THENCE South 16°48'06" West 388.84 feet with the west line of said remainder of 50.9 acre tract and the east line of said 4.059 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) for the **POINT OF BEGINNING**;

- (1) THENCE North 65°49'15" East 338.36 feet through said 50.9 acre tract with the proposed north right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1);
- (2) THENCE North 76°11'57" East 94.54 feet through said 50.9 acre tract with the proposed north right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap stamped "Control of Access Point" at the beginning of an Access Denial Line;
- (3) THENCE North 76°11'57" East 488.29 feet through said 50.9 acre tract with the proposed north right-of-way line of IH 35 and the Access Denial Line to a set 5/8" iron rod with TxDOT aluminum cap (Note 1) at the end of the Access Denial Line in the east line of said 50.9 acre tract and the west line of a remainder of a called 328.53 acre tract described in deed to Gulf, Colorado and Santa Fe Railroad (now Burlington Northern Santa Fe Railroad) recorded in Volume 218, Page 349 of the D.R.B.C.T.;
- (4) THENCE South 11°39'36" West 6.13 feet with the east line of said 50.9 acres and the west line of the railroad to a set 5/8" iron rod with plastic cap stamped "Landesign";

- (5) THENCE South 17°40'18" West 278.43 feet with the east line of said 50.9 acres and the west line of the railroad to a found Type I monument at the southeast corner of said remainder of 50.9 acres and the northeast corner of a called 8.803 acre tract described in deed to the State of Texas recorded in Volume 615, Page 471 of the D.R.B.C.T.;
- (6) THENCE South 76°11'57" West 637.72 feet with the south line of said remainder of 50.9 acres and the existing north right-of-way line of IH 35 to a set 5/8" iron rod with plastic cap stamped "Landesign";
- (7) THENCE South 74°46'07" West 200.06 feet with the south line of said remainder of 50.9 acres and the existing north right-of-way line of IH 35 to a found Type I monument;
- (8) THENCE South 76°11'57" West 40.57 feet with the south line of said remainder of 50.9 acres and the existing north right-of-way line of IH 35 to a found 1/2" iron at the southwest corner of said remainder of 50.9 acres and the southeast corner of said 4.059 acres;
- (9) THENCE North 16°48'06" East 217.31 feet with the west line of said remainder of 50.9 acres and the east line of said 4.059 acres to the **POINT OF BEGINNING**;

This parcel contains 4.705 acres of land, more or less, out of the Nancy Ferguson Survey, Abstract No. 322 in Bell County, Texas.

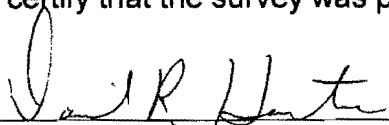
(Note 1) "The monument described as set in this call may be replaced with a Texas Department of Transportation Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by Texas Department 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 1.00015.

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.

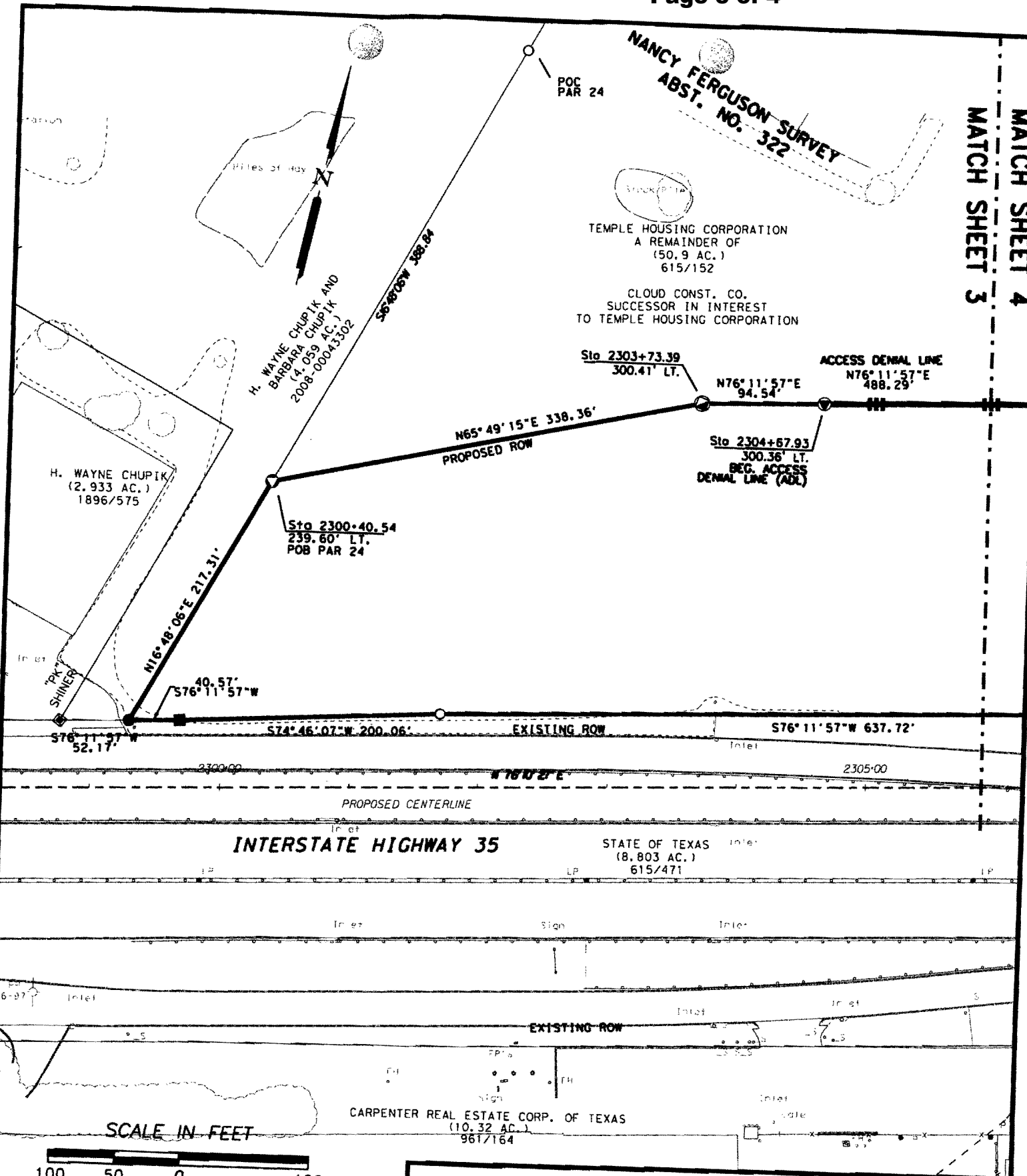
  
\_\_\_\_\_  
David R. Hartman  
Registered Professional Land Surveyor  
State of Texas No. 5264

4/21/11  
Date

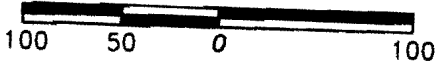




MATCH SHEET 4  
MATCH SHEET 3



SCALE IN FEET

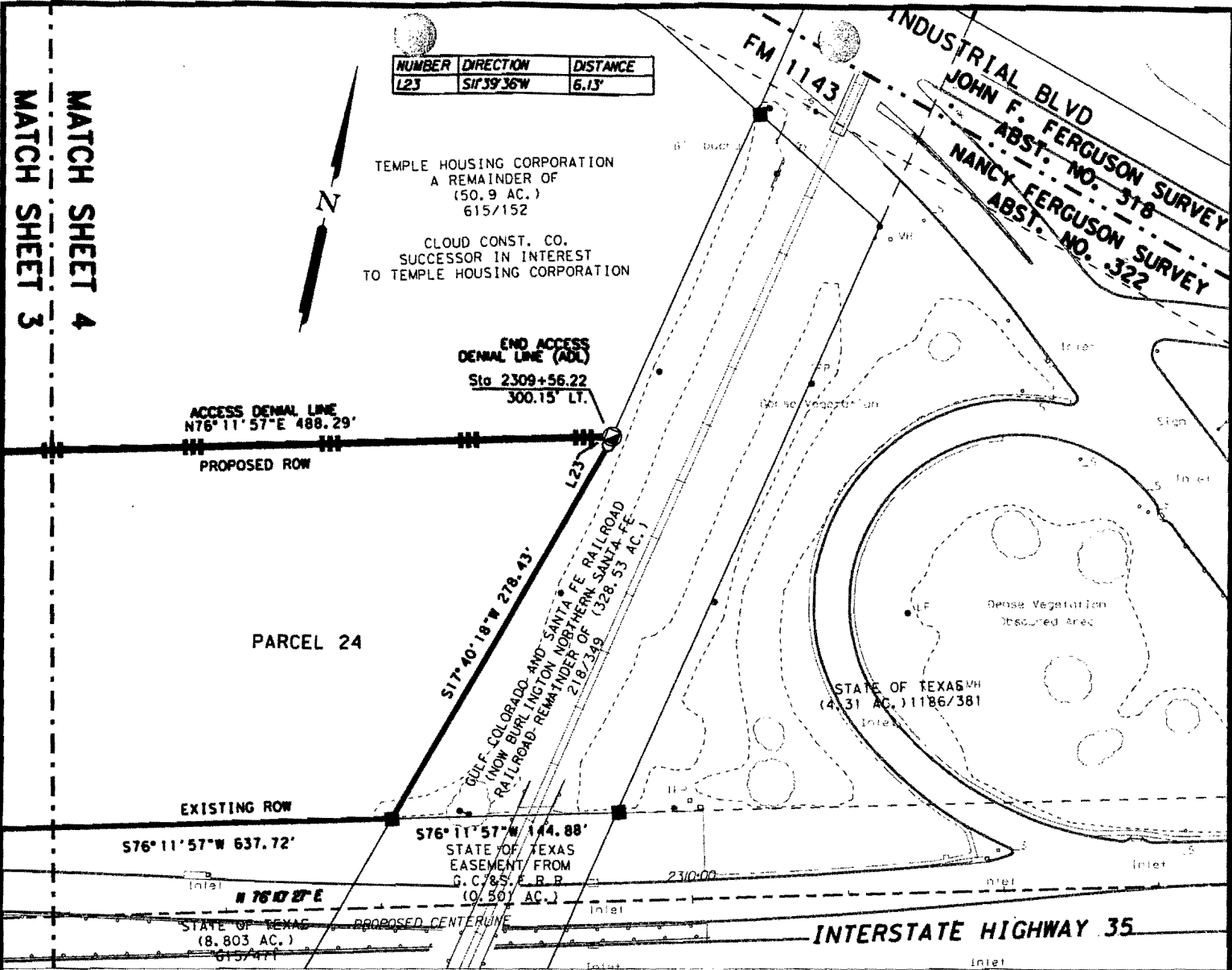


PARCEL: 24  
 HIGHWAY: IH 35  
 ROW CSJ: 0015-14-124  
 SCALE: 1" = 100'  
 ACRES 4.705  
 COUNTY: Bell  
 SHEET: 3 of 4  
 PROJECT NAME: IH35 Temple Troy JOB NUMBER: 101-07-004



**LANDESIGN SERVICES, INC.**

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



**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)
- ⊙ SET 5/8" IRON WITH TXDOT ALUMINUM CAP STAMPED "CONTROL OF ACCESS POINT"
- TYPE II MONUMENT SET
- TYPE I MONUMENT FOUND
- 5/8" IRON ROD SETW/ "LANDESIGN" CAP UNLESS NOTED
- 5/8" IRON ROD SETW/ "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 1.00015.

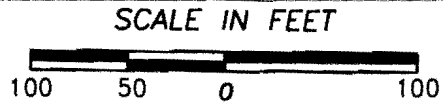
ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

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* 4/21/11

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



PARCEL: 24  
HIGHWAY: IH 35  
ROW CSJ: 0015-14-124  
SCALE: 1" = 100'

ACRES 4.705  
COUNTY: Bell  
REVISED 04/21/11  
DATE: 03/09/11  
SHEET: 4 of 4



**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 S LP 363 to Nugent Ave  
ROW CSJ: 0015-14-123

Property Description  
For Parcel 23

BEING 1.373 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE REDDING ROBERTS SURVEY, ABSTRACT NO. 692 IN BELL COUNTY, TEXAS AND BEING ALL OF A CALLED 0.748 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO SS-CLEAN, LTD. RECORDED IN DOCUMENT NUMBER 2009-41191 OF THE REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS (R.P.R.B.C.T.) AND ALL OF A CALLED 16,844 SQUARE FEET TRACT OF LAND DESCRIBED AS TRACT TWO IN SPECIAL ASSUMPTION WARRANTY DEED TO SS-CLEAN, LTD. RECORDED IN VOLUME 5649, PAGE 613 OF THE DEED RECORDS OF BELL COUNTY, TEXAS (D.R.B.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap (note 1) in the west line of the said 0.748 acres also being the west line of Lot 13 of Hillside Addition recorded in Volume 397, Page 280 of the D.R.B.C.T. and the east line of Lot 12 of said Hillside Addition;

- (1) THENCE North 19°31'18" West 16.79 feet with the west line of said Lot 12, Block 1, the east line of said Lot 13 and the east line of said 0.748 acres to a set 5/8" iron rod with TxDOT aluminum cap (note 1);
- (2) THENCE North 19°31'18" West 100.99 feet with the west line of said Lot 12, the east line of said Lot 13 and the east line of said 0.748 acres to a found 1/2" iron rod at the northeast corner of said Lot 12, the northwest corner of said Lot 13, the northeast corner of the said 0.748 acres and in the south line of the right-of-way of Ave. K as shown on plat of said Hillside Addition;
- (3) THENCE South 73°33'41" East 502.11 feet through the existing right-of-way of Avenue K as maintained and used, with the south right-of-way line of Avenue K as shown on plat of said Hillside Addition, with the north line of said Lots 13 and 14, the north line of the said 0.748 acres, and the north line of the said 16,844 square feet to a set 5/8" iron rod with plastic cap stamped "Landesign" at the east corner of said 16844 square feet and the existing north right-of-way line of Interstate High 35 (IH 35) (Old Public Road, no dedication found);

- (4) THENCE South 70°33'27" West 406.42 feet with the south line of said Lots 13 and 14, the south line of said 16,844 square feet, the south line of said 0.748 acres, and the existing north right-of-way line of IH 35 to a found 1/2" iron rod at the southeast corner of said Lot 12, the southwest corner of said Lot 13 and the southwest of said 0.748 acres;
  
- (5) THENCE North 19°31'18" West 176.51 feet with the west line of said Lot 12, the east line of said Lot 13 and the east line of said 0.748 acres to the **POINT OF BEGINNING**.

This parcel contains 1.373 acres of land, more or less, out of the Redding Roberts Survey, Abstract No. 692 in Bell County, Texas.

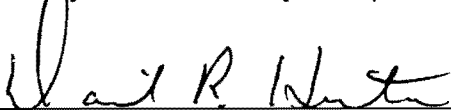
1.373 acres total  
0.238 acres in existing right-of-way of Ave. K  
1.135 acres additional right-of-way

(Note 1) "The monument described as set in this call may be replaced with a Texas Department of Transportation 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 Texas Department of Transportation."

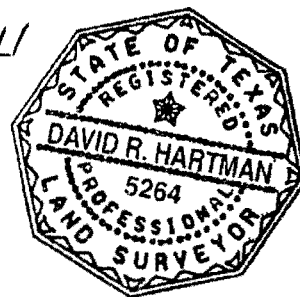
All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00015.

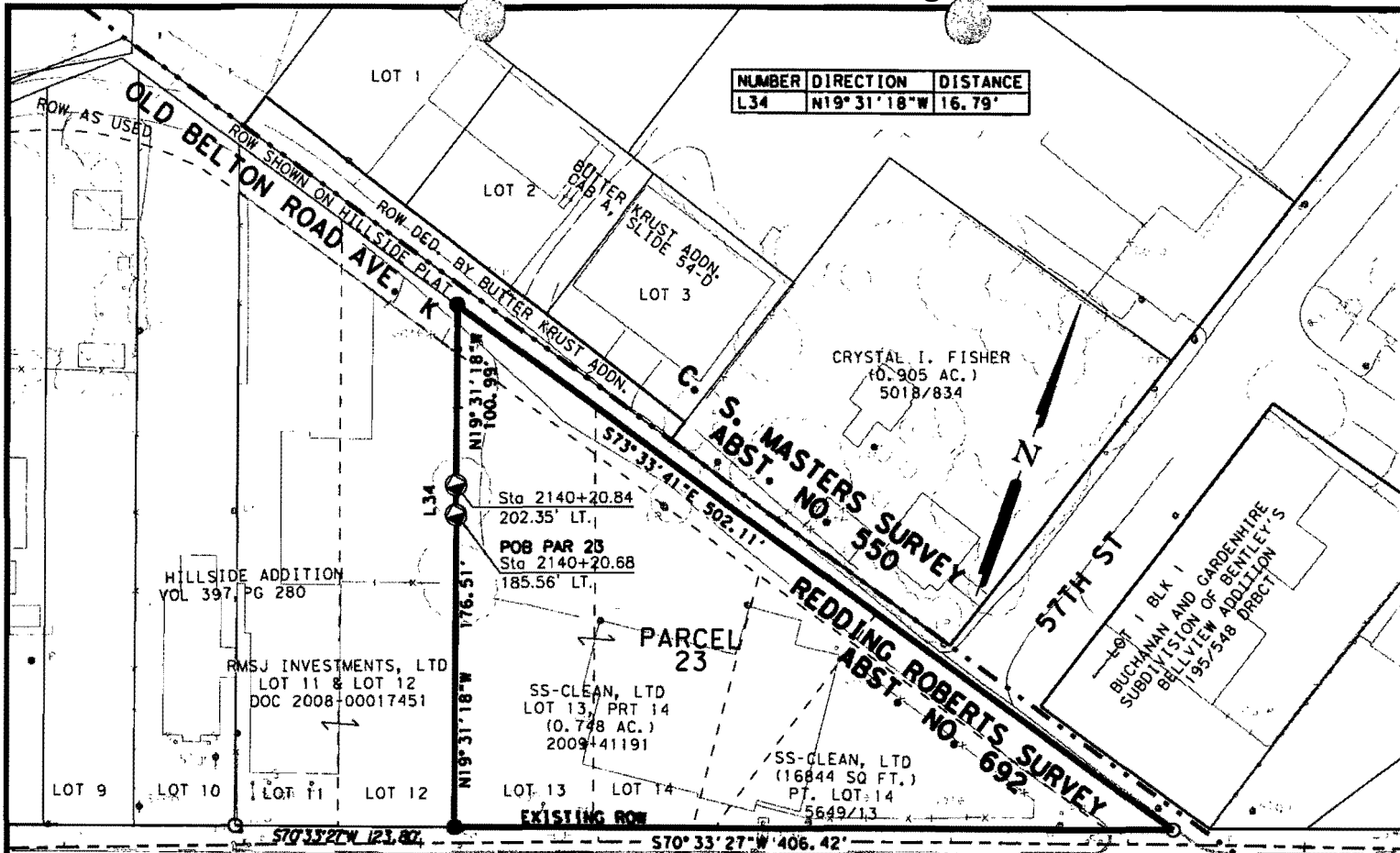
A plat of even survey date herewith accompanies this property description.

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

11/9/11  
Date





2140'00 2145'00  
PUBLIC ROAD DEDICATION NOT FOUND  
INTERSTATE HIGHWAY 35

NUMBER	C101	STATE OF TEXAS (0.219 AC.) 452/154	BELTON AND TEMPLE TRACTION COMPANY ACCORDING TO PLAT OF TEMPLE HEIGHTS-ADDITION
Delta	05°38'42"		
Degree	0015°38'		
Length	2167.54		
Radius	22000.00		
Chord Brg	N69°12'22"E		
Chord Length	2166.67		

- SURVEY LEGEND**
- - SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "xDOT" (MAY BE REPLACED WITH TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF CONSTRUCTION)
  - ⊙ - SET 5/8" IRON WITH TxDOT 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/ "xDOT" 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**  
100 50 0 100

**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 1.00015.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman 11/9/11*

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

PARCEL: 23 ACRES 1.373  
HIGHWAY: IH 35 COUNTY: BELL  
ROW CSJ: 0015-14-123 REVISED: 11/09/11  
SCALE: 1" = 100' DATE: 03/31/11  
SHEET: 3 of 3



**LANDESIGN SERVICES, INC.**

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

County: Rockwall  
Highway: IH 30  
R.O.W. CSJ: 0009-12-077

Page 1 of 4  
Oct. 24, 2008

Description for Parcel 8

BEING a 32,480 square feet tract of land situated in the J. Stephenson Survey, Abstract No. 188, Rockwall County, Texas, and being parts of Lot 1, Block J of Estates of Quail Ridge, an addition to the city of Royse City, Texas, as recorded by plat in Cabinet D, Slide 297 of the Plat Records of Rockwall County, Texas, and being parts of that tract conveyed to Crowell Development Co., Inc., as recorded in Volume 1933, Page 223 of the Deed Records, Rockwall County, Texas, said 32,480 square feet tract being more particularly described in two parts by metes and bounds as follows;

Part 1

COMMENCING at the southwest corner of Lot 1, Block J of said Estates of Quail Ridge and being an ell corner of Lot 34, Block A of said Estates of Quail Ridge;

THENCE North 31 degrees 44 minutes 27 seconds West, along the western line of said Lot 1, Block J and a eastern line of said Lot 34, Block A of said Estates of Quail Ridge, for a distance of 124.98 feet to a 5/8" iron rod with TxDOT aluminum cap set on the new southern right of way line of Interstate Highway 30 and being the POINT OF BEGINNING;

1) THENCE North 31 degrees 44 minutes 27 seconds West, continuing along the common line of said Lot 1, Block J and Lot 34, Block A of Estates of Quail Ridge, for a distance of 38.97 feet to the existing southern right of way line of Interstate Highway 30;

2) THENCE North 58 degrees 13 minutes 27 seconds East, along the existing southern right of way line of Interstate Highway 30, for a distance of 137.76 feet to a concrete right of way post found;

3) THENCE North 53 degrees 26 minutes 44 seconds East, continuing along the existing southern right of way line of Interstate Highway 30, for a distance of 282.38 feet to an interior ell corner of said Crowell Development Co., Inc. tract and also being the northwest corner of a tract conveyed to Terry B. Kafka as recorded in Volume 1349, Page 153 of said Deed Records;

4) THENCE South 36 degrees 28 minutes 08 seconds East, along the common line of said Crowell Development Co., Inc. tract and said Kafka tract, for a distance of 27.39 feet to a 5/8" iron rod with TxDOT aluminum cap set on the new southern right of way line of Interstate Highway 30 and being the beginning of a Control of Access Line;

5) THENCE South 53 degrees 27 minutes 01 seconds West, along said new southern right of way line and said Control of Access Line, at a distance of 397.88 feet passing the end of said Control of Access Line, in all a total distance of 422.88 feet to the POINT OF BEGINNING of Part 1 and containing an area of 12,336 square feet or 0.2832 acres of land, more or less.

County: Rockwall  
Highway: IH 30  
R.O.W. CSJ: 0009-12-077

Page 2 of 4  
Oct. 24, 2008

Description for Parcel 8  
Part 2

COMMENCING at the southwest corner of Lot 1, Block J of said Estates of Quail Ridge and being an ell corner of Lot 34, Block A of said Estates of Quail Ridge;

THENCE North 88 degrees 52 minutes 51 seconds East, along the common line of said Lot 1, Block J and said Lot 34, Block A, for a distance of 529.72 feet to a 5/8" iron rod with TxDOT aluminum cap set at the intersection of the existing western right of way line of Circle Lane and the new southern right of way line of Interstate Highway 30 and being the southeast corner of said Lot 1, Block J and the northeast corner of said Lot 34, Block A and also being the POINT OF BEGINNING;\*\*

1) THENCE North 06 degrees 00 minutes 24 seconds West, along the new southern right of way line of Interstate Highway 30, for a distance of 439.24 feet to a 5/8" iron rod with TxDOT aluminum cap set and being the beginning of a Control of Access Line;\*\*

2) THENCE North 63 degrees 49 minutes 38 seconds West, continuing along the new southern right of way line of Interstate Highway 30 and said Control of Access Line, for a distance of 60.00 feet to a 5/8" iron rod with TxDOT aluminum cap set;\*\*

3) THENCE South 53 degrees 27 minutes 01 seconds West, continuing along the existing southern right of way line of Interstate Highway 30 and said Control of Access Line, for a distance of 173.95 feet to a 5/8" iron rod with TxDOT aluminum cap set on the common line of said Crowell Development Co., Inc. tract and a tract conveyed to Terry B. Kafka as recorded in Volume 1349, Page 153 of said Deed Records and being the end of said Control of Access Line;

4) THENCE North 36 degrees 24 minutes 41 seconds West, along said common line, for a distance of 27.39 feet to an interior ell corner of said Crowell Development Co., Inc. tract and the northeast corner of said Kafka tract and being on the existing southern right of way line of Interstate Highway 30;

5) THENCE North 53 degrees 26 minutes 44 seconds East, along the existing southern right of way line of Interstate Highway 30, for a distance of 260.32 feet to an angle point, from which a concrete right of way post bears South 70 degrees 51 minutes 40 seconds East, a distance of 0.67 feet;

6) THENCE South 62 degrees 45 minutes 41 seconds East, continuing along the existing southern right of way line of Interstate Highway 30, for a distance of 41.14 feet to the intersection of said existing southern right of way line and the existing western right of way line of Circle Lane;

County: Rockwall  
Highway: IH 30  
R.O.W. CSJ: 0009-12-077

Page 3 of 4  
Oct. 24, 2008

Description for Parcel 8

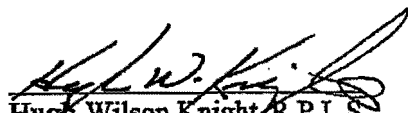
7) THENCE South 01 degrees 07 minutes 09 seconds East, along the existing western right of way line of Circle Lane, for a distance of 518.06 feet to the POINT OF BEGINNING of Part 2 and containing an area of 20,144 square feet or 0.4624 acres more or less.

A plat at even survey date herewith accompanies 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.

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

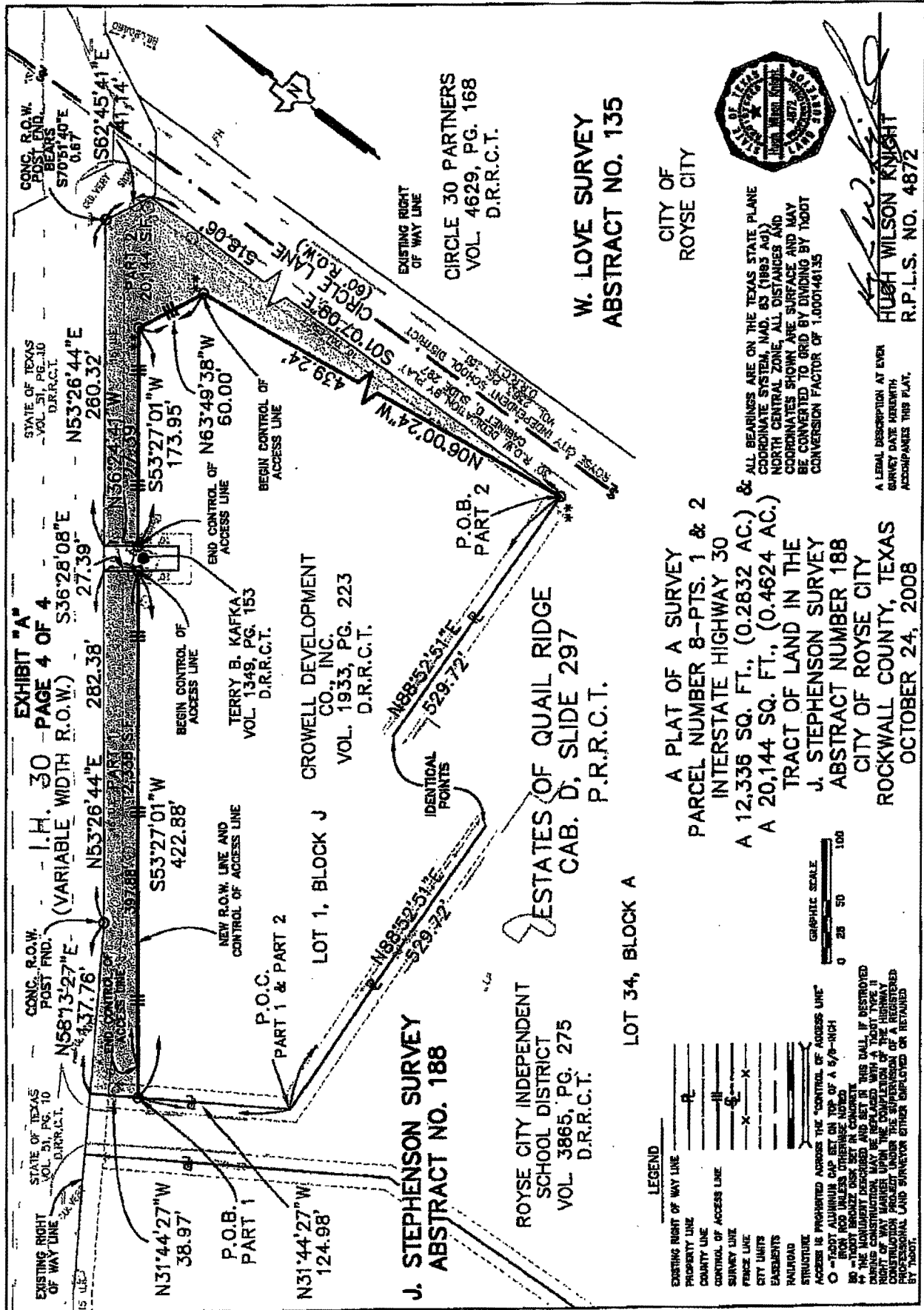
All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 (1993 Adj.), North Central Zone. All coordinates shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.000146135.

  
Hugh Wilson Knight, R.P.L.S.  
Texas Registration No. 4872



Douphrate & Associates, Inc.  
2235 Ridge Road, Suite 200  
Rockwall, Texas 75087  
Ph. (972) 771-9004





W. LOVE SURVEY  
ABSTRACT NO. 135

CITY OF  
ROYSE CITY



ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (1983 AD) NORTH CENTRAL ZONE, ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TIGHT CONVERSION FACTOR OF 1.000146135

HUGH WILSON KNIGHT  
R.P.L.S. NO. 4872

A LEGAL DESCRIPTION AT EVERY SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

A PLAT OF A SURVEY  
PARCEL NUMBER 8-PTS. 1 & 2  
INTERSTATE HIGHWAY 30  
A 12,336 SQ. FT., (0.2832 AC.) &  
A 20,144 SQ. FT., (0.4624 AC.)  
TRACT OF LAND IN THE  
J. STEPHENSON SURVEY  
ABSTRACT NUMBER 188  
CITY OF ROYSE CITY  
ROCKWALL COUNTY, TEXAS  
OCTOBER 24, 2008

LEGEND

- EXISTING RIGHT OF WAY LINE
- PROPERTY LINE
- COUNTY LINE
- CONTROL OF ACCESS LINE
- SURVEY LINE
- FRANCE LINE
- CITY LIMITS
- EASEMENTS
- RAILROAD
- STRUCTURE
- ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE
- 1" THICK ALUMINUM CAP SET ON TOP OF A 6/8"-HIGH IRON ROD UNLESS OTHERWISE NOTED
- 10" THICK BRONZE DISK SET IN CONCRETE
- THE MONUMENT DESCRIBED AND SET IN THIS DALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TIGHTY TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR OTHER EMPLOYED OR RETIRED BY TIGHT.

**COUNTY:** ROCKWALL  
**HIGHWAY:** IH-30  
**CSJ NO:** 0009-12-077  
**PARCEL:** 8, Part 1 & 2  
**DATE:** June 21, 2012  
**EXHIBIT B, Page 1 of 1**

AND IN ADDITION THERETO:

**Part 1**

**Access will be permitted to the remainder from the transportation facility at the P.O.B., Part 1, in an Easterly direction along Call 1, for a distance of 25 feet to the "End Control of Access Line".**

**Access will be denied to the remainder from the transportation facility at the "Begin Control of Access Line" and P.O.B., Parcel 9, in a Westerly direction for a distance of 397.88 feet along Call 1 to the "End Control of Access Line"**

**Part 2**

**Access will be permitted to the remainder from the transportation facility at the P.O.B., Part 2, in a Northerly direction along Call 1, for a distance of 439.24 feet to the "Begin Control of Access Line".**

**Access will be denied to the remainder from the transportation facility at the "Begin Control of Access Line" to a point being N63 49'38W for a distance of 60 feet along Call 2, and from a point being S53 27' 01" W for a distance of 173.95 feet in a Westerly direction along Call 3 to the "End Control of Access Line" at the P.O.B. for Parcel 9.**

County: Dallas Page 1 of 3 March 28, 2012  
Highway: State Highway 121  
ROW CSJ No.: 0364-02-020  
Station: From: 1976+85.54  
To: 1978+72.11

FIELD NOTES-PARCEL 28

Being 0.105 acres of land more or less situated in the John E. Holland Survey, Abstract No. 614, City of Coppell, Dallas County, Texas, being a portion of the tract described in the deed to Ferguson Realty Company recorded in Volume 79085, Page 2171 of the Deed Records of Dallas County, Texas, said 0.105 acres of land being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with an aluminum cap stamped "TxDOT" set at the intersection of the proposed easterly right of way line of State Highway 121 and the southerly line of said Ferguson Realty tract, also being on the northerly right of way line of Sandy Lake Road, a variable width right of way, said iron rod bears South 89°43'42" West, 758.92 feet from a 1/2 inch capped (illegible) iron rod found at the southwest corner of Lot 1 Block 1 West Sandy Lake Road Addition, as it appears upon the map recorded in Volume 2005005, Page 70 of the Official Public Records of Dallas County, Texas, said beginning point also being 635.83 feet easterly of and at right angles to centerline survey station 1978+72.11; (\*\*)

- (1) THENCE South 89°43'42" West, along the southerly line of Ferguson Realty tract and the northerly right of way line of Sandy Lake Road, a distance of 276.63 feet to 5/8 inch iron rod set with an aluminum cap stamped "TxDOT";
- (2) THENCE North 00°16'18" West, a distance of 33.12 feet to 5/8 inch iron rod set with an aluminum cap stamped "TxDOT" set on said proposed easterly right of way line, also being the beginning of the Access Denial Line; (\*\*)
- (3) THENCE South 83°26'37" East, along the proposed easterly right of way line of said State Highway 121, and said Access Denial Line a distance of 278.60 feet to the POINT OF BEGINNING and the end of the Access Denial Line and containing 0.105 acre of land more or less.

County: Dallas  
Highway: State Highway 121  
ROW CSJ No.: 0364-02-020  
Station: From: 1976+85.54  
To: 1978+72.11

Page 2 of 3

March 28, 2012

Notes:

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

Survey sketch to accompany this legal description.

Directional control is based upon NAD 83 Datum, Texas State Plane Coordinate System, North Central Zone, with all distances and coordinates adjusted to the surface by project surface factor of 1.00012.

Surveyor of Record: Stephen H. Roberson  
Texas Registration Number: 4090  
Release date: 3-28-12

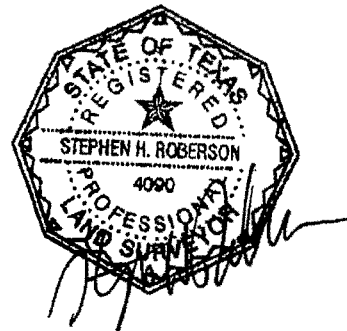


EXHIBIT "A"

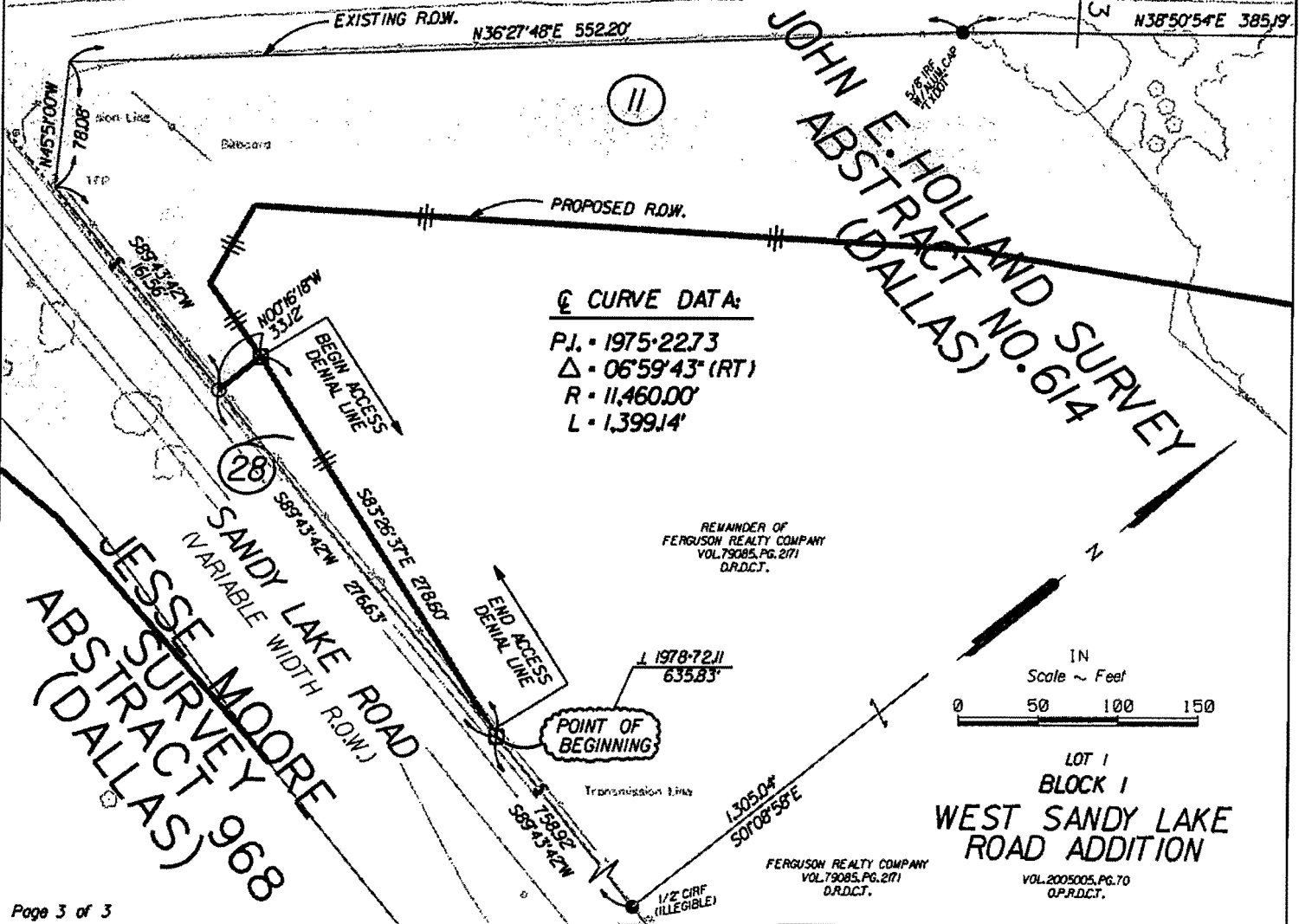
PROPOSED  $\bar{C}$  S.H.121 1980+00

N 41°58'37"E  
2,660.46'

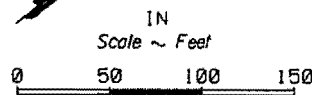
Notes:

Legal Description to accompany this survey sketch.

Bearings are based on NAD 83 Datum, Texas State Plane Coordinates, North Central Zone, with all distances and coordinates adjusted to the surface by project surface factor of 1.00012.

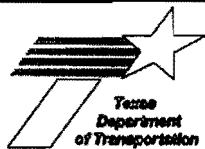
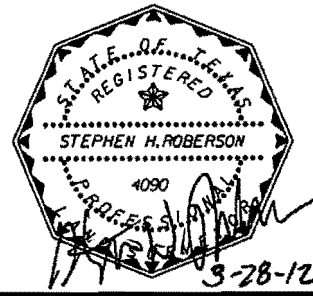


**CURVE DATA:**  
 P.I. = 1975-22.73  
 $\Delta$  = 06°59'43" (RT)  
 R = 11,460.00'  
 L = 1,399.14'



Legend

- - Marker found "as noted"
- - 5/8" Iron rod w/ aluminum cap stamped "TxDOT"
- - Type II monument to be set at the end of construction
- - 5/8" Iron rod w/ aluminum cap stamped "TxDOT" to be replaced with Type II monument at the end of construction
- ▲ - 60d Nail set
- P.O.B. - Point Of Beginning
- E - Property Line
- S - Survey Line
- Z - Fee Hook
- C - Proposed Centerline
- D.R.D.C.T. - Dead Records, Dallas County, Texas
- P.R.D.C.T. - Plat Records, Dallas County, Texas
- O.P.R.D.C.T. - Official Public Records, Dallas County, Texas
- Access Denial Line



PARCEL 28

FERGUSON REALTY COMPANY

0.105 acre

STATE	DIST.	COUNTY	
TEXAS	18	DALLAS	
CONT.	SECT.	JOB	HIGHWAY NO.
0364	02	020	S.H.121

County: Bell  
Highway: Interstate Highway 35  
Limits: From S LP 363 to Nugent Ave  
ROW CSJ: 0015-14-123

Property Description  
For Parcel 49

BEING 0.089 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE C. S. MASTERS SURVEY, ABSTRACT NO. 550 IN BELL COUNTY, TEXAS AND BEING A PART OF LOTS 1 AND 2, BLOCK I OF THE JOHLE ADDITION RECORDED IN CABINET D, SLIDE 5D OF THE PLAT RECORDS OF BELL COUNTY, TEXAS AND ALSO BEING PART OF A CALLED 0.213 ACRE TRACT DESCRIBED IN WRAP-AROUND WARRANTY DEED WITH VENDOR'S DESCRIBED IN DEED TO LLOYD JOHLE AND WIFE, DONNA F. JOHLE RECORDED IN VOLUME 2903, PAGE 742 OF THE DEED RECORDS OF BELL COUNTY, TEXAS (D.R.B.C.T.) AND TRACTS DESCRIBED IN WARRANTY DEEDS TO LLOYD JOHLE AND DONNA JOHLE, TRUSTEES RECORDED IN VOLUME 4196, PAGE 644 AND PAGE 647 OF THE 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 plastic cap stamped "Landesign" at the southwest corner of said Lot 2, Block I in the existing east right-of-way line of 49<sup>th</sup> Street as shown on plat of Bentley's Bellview Addition recorded in Volume 160, Page 638 of the D.R.B.C.T.;

THENCE North 16°16'29" East 87.50 feet with the west line of said Lot 2 , Block I and the existing east right-of-way line of 49<sup>th</sup> Street to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap (Note 1) on the proposed south right-of-way line of Interstate Highway 35 (IH 35) and the **POINT OF BEGINNING**;

- (1) THENCE North 16°16'29" East 21.63 feet with the west line of said Lot 2 , Block I and the existing east right-of-way line of 49<sup>th</sup> Street to a set 5/8" iron rod with plastic cap stamped "Landesign" at the northwest corner of the remainder of said Lot 2, Block I, at the southwest corner of a called 0.093 acre tract described in deed to the State of Texas recorded in Volume 615, Page 407 of the D.R.B.C.T., and the existing south right-of-way line of IH 35;

- (2) THENCE North 70°02'45" East 187.51 feet with the north line of said Lots 1 and 2, Block I, the existing south right-of-way line of IH 35, and a called 0.060 acre tract described in deed to the State of Texas recorded in Volume 602, Page 566 of the D.R.B.C.T to a found 1/2" iron rod at the northeast corner of said Lot 1, Block I, the southeast corner of said 0.060 acre tract, the southwest corner of a called 0.038 acre tract described in deed to the State of Texas recorded in Volume 615, Page 494 of the D.R.B.C.T. and the northwest corner of a called 0.348 acre tract described in deed to Arlon D. Greiner and wife, Connie S, Greiner recorded in Volume 5336, Page 73 of the D.R.B.C.T.;
- (3) THENCE South 15°45'48" West 29.30 feet with the east line of said Lot 1 , Block I and the west line of said 0.348 acres to a set 5/8" iron rod with TxDOT aluminum cap on the proposed south right-of-way line of IH 35;
- (4) THENCE South 72°01'43" West 183.30 feet through said Lot 1 and 2, Block I with the proposed south right-of-way line of IH 35 to the **POINT OF BEGINNING.**

This parcel contains 0.089 of an acre of land, more or less, out of the C. S. Masters Survey, Abstract No. 550 in Bell County, Texas.

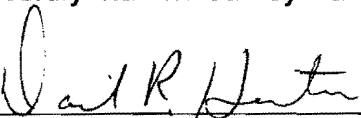
(Note 1) "The monument described as set in this call may be replaced with a Texas Department of Transportation Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by Texas Department 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 1.00015.

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

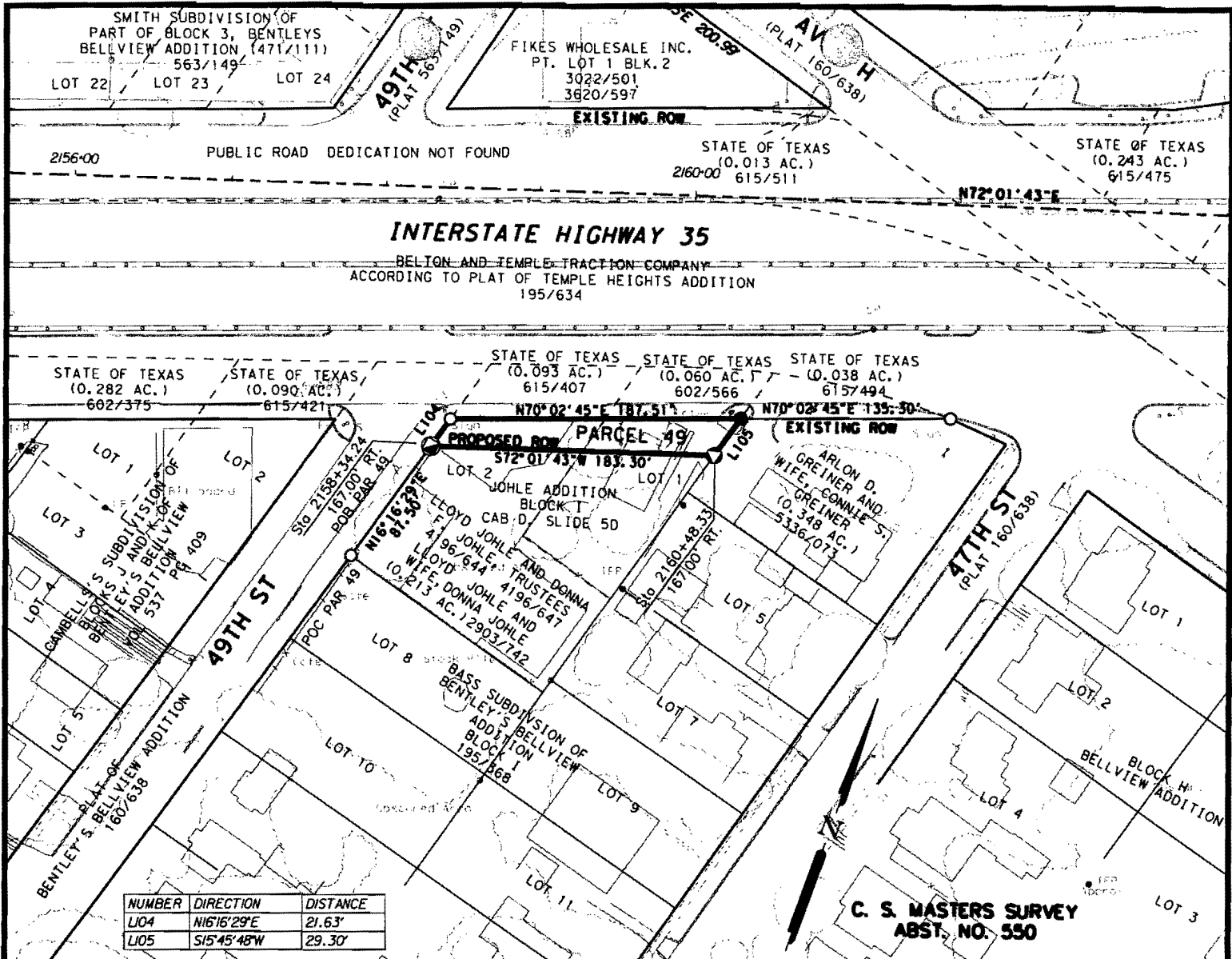
A plat of even survey date herewith accompanies this property description.

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

4/21/11  
Date





NUMBER	DIRECTION	DISTANCE
L104	N16°16'29\"E	21.63'
L105	S15°45'48\"W	29.30'

**SURVEY LEGEND**

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

**NOTES:**

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.00015.

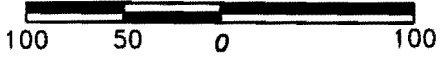
ACCESS IS PERMITTED TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman* 4/21/11

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



PARCEL: 49 ACRES 0.089  
 HIGHWAY: IH 35 COUNTY: BELL  
 ROW CSJ: 0015-14-123 REVISED: 04/21/11  
 SCALE: 1" = 100' DATE: 03/31/11  
 SHEET: 3 of 3

PROJECT NAME: IH 35 LP 363 JOB NUMBER: 101-07-03



**LANDESIGN SERVICES, INC.**

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



Parcel 49  
Highway No.: IH 35  
CSJ 0015-14-123  
Bell County  
Limits: From S LP 363 to Nugent Ave

**CATEGORY I BISECTION CLAUSE**

AND IN 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 south 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 improvement.

Title to all of that Wood Frame Building located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed south 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 improvement.

County: Bell  
Highway: Interstate Highway 35  
Limits: From S LP 363 to Nugent Ave  
ROW CSJ: 0015-14-123

**Property Description**  
**For Parcel 61**

BEING 0.121 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE C. S. MASTERS SURVEY, ABSTRACT NO. 550 IN BELL COUNTY, TEXAS AND BEING A PART OF LOTS 1 THROUGH 3, BLOCK 1 OF THE AWAY SUBDIVISION RECORDED IN CABINET A, SLIDE 376-D OF THE PLAT RECORDS BELL COUNTY, TEXAS (P.R.B.C.T.) AND CONVEYED IN WARRANTY DEED WITH VENDOR'S LIEN TO CAMPBELL GIRLS PARTNERSHIP, LTD. RECORDED IN VOLUME 4389, PAGE 478 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 plastic cap stamped "Landesign" at the southeast corner of Lot 1, Block 1, the northeast corner of Lot 2, Block 1 and in the west line of Lot 8, Block 1 of the Calhoun Addition recorded in Volume 544, Page 493 of the D.R.B.C.T.;

THENCE North 17°01'45" East 156.60 feet with the east line of Lot 1, Block 1 and the west line of said Lot 8, Block 1 to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the proposed south right-of-way line of Interstate Highway 35 (IH 35) for the **POINT OF BEGINNING**;

- (1) THENCE North 73°44'35" West 26.27 feet through Lot 1, Block 1 with the proposed south right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1);
- (2) THENCE North 16°15'25" East 18.64 feet through Lot 1, Block 1 with the proposed south right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1);
- (3) THENCE South 84°50'42" West 9.47 feet through Lot 1, Block 1 with the proposed south right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1);
- (4) THENCE South 63°07'52" West 289.26 feet through Lot 1 and Lot 2, Block 1 with the proposed south right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1);

- (5) THENCE 38.35 feet along a curve to the left having a radius of 2835.00 feet, a delta angle of  $00^{\circ}46'30''$  and a chord bears South  $62^{\circ}44'37''$  West 38.35 feet through Lot 2 and Lot 3, Block 1 with the proposed south right-of-way of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1);
- (6) THENCE South  $62^{\circ}21'22''$  West 175.36 feet through Lot 3, Block 1 with the proposed south right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1) on the south line of Lot 3, Block 1, the existing right-of-way line of Gulf Colorado & Santa Fe Railroad (no deed found), the east line of a called 0.668 acre tract described in deed to the State of Texas recorded in Volume 615, Page 394 of the D.R.B.C.T. and the existing south right-of-way line of IH 35;
- (7) THENCE North  $16^{\circ}06'37''$  East 10.62 feet with the south line of Lot 3, Block 1 and the existing south right-of-way line of IH 35 to a set 5/8" iron rod with plastic cap stamped "Landesign" at the southwest corner of a called 0.582 acre tract described in deed to the State of Texas recorded in Volume 602, Page 617 of the D.R.B.C.T
- (8) THENCE North  $62^{\circ}22'45''$  East 500.53 feet with the north line of Lots 1 through 3, the south line of a called 0.429 acre tract described in deed to the State of Texas recorded in Volume 615, Page 495 of the D.R.B.C.T, the south line of a called 0.286 acre tract described in deed to the State of Texas recorded in Volume 606, Page 224 of the D.R.B.C.T., the south line of a called 0.148 acre tract described in deed to the State of Texas recorded in Volume 607, Page 488 of the D.R.B.C.T., the south line of a called 0.023 acre tract awarded to the State of Texas by condemnation recorded in Book L, Page 210 of the County Court Minutes of Bell Country, Texas and the existing south right-of-way line of IH 35 to a found 1/2" iron rod at the northwest corner of Lot 1, Block 1 on the existing south right-of-way line of Ave. D;
- (9) THENCE South  $73^{\circ}35'29''$  East 39.97 feet with the north line of Lot 1, Block 1 and the existing south right-of-way line of Ave. D to a set 5/8" iron rod with plastic cap stamped "Landesign" at the northeast corner of said Lot 1, Block 1 and the northwest corner of said Lot 8, Block 1;
- (10) THENCE South  $17^{\circ}01'45''$  West 26.89 feet with the east line of Lot 1, Block 1 and the west line of Lot 8, Block 1 to the **POINT OF BEGINNING**.

This parcel contains 0.121 of an acre of land, more or less, out of the C. S. Masters Survey, Abstract No. 550 in Bell 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 Marker 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 1.00015.

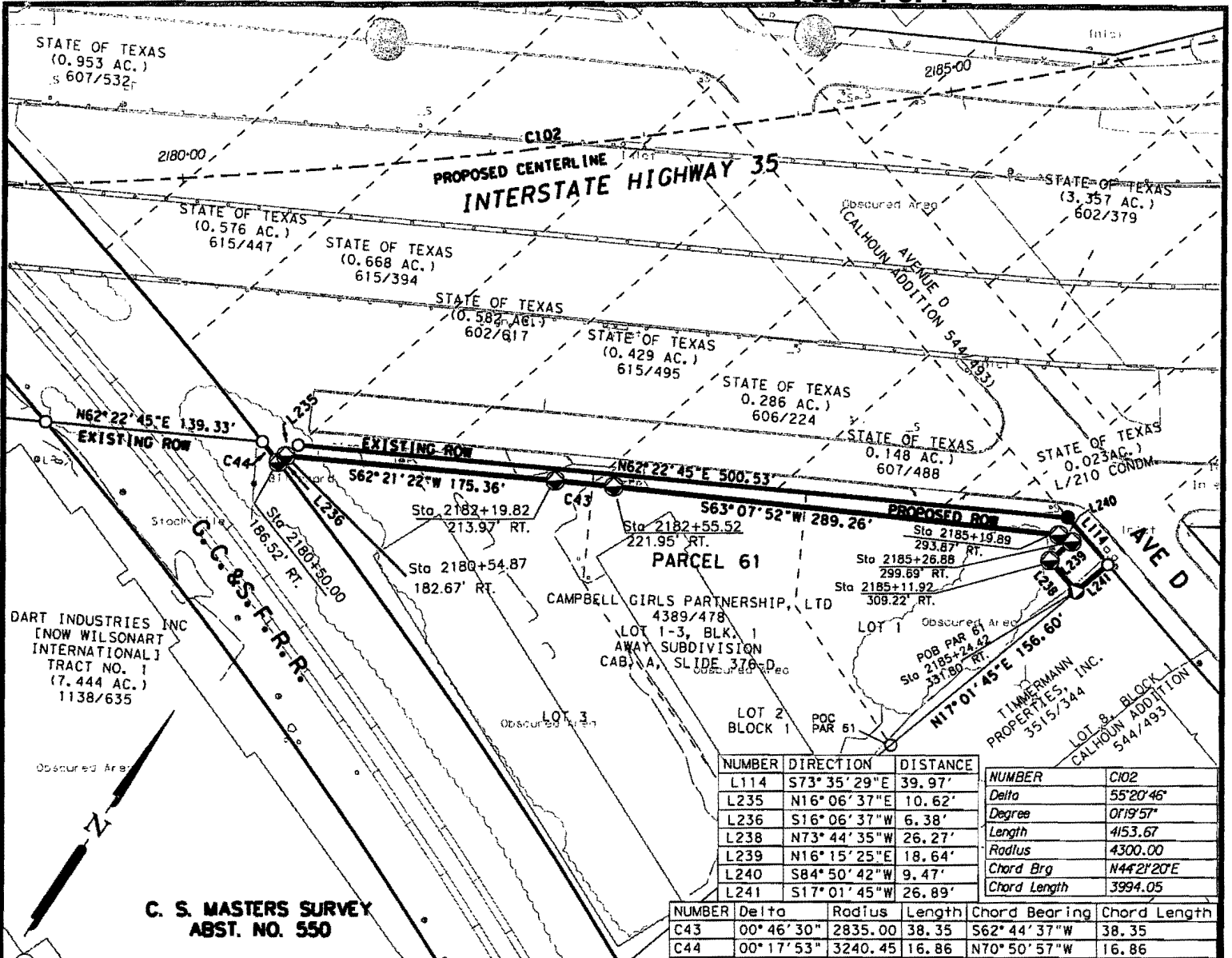
Access is permitted to highway facility from the remainder of the abutting property.

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      3/2/12  
Date  
David R. Hartman  
Registered Professional Land Surveyor  
State of Texas No. 5264





NUMBER	DIRECTION	DISTANCE
L114	S73° 35' 29" E	39.97'
L235	N16° 06' 37" E	10.62'
L236	S16° 06' 37" W	6.38'
L238	N73° 44' 35" W	26.27'
L239	N16° 15' 25" E	18.64'
L240	S84° 50' 42" W	9.47'
L241	S17° 01' 45" W	26.89'

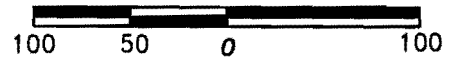
NUMBER	Delta	Radius	Length	Chord Bearing	Chord Length
C43	00° 46' 30"	2835.00	38.35	S62° 44' 37" W	38.35
C44	00° 17' 53"	3240.45	16.86	N70° 50' 57" W	16.86

C. S. MASTERS SURVEY  
ABST. NO. 550

**SURVEY LEGEND**

- ⊙ = SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "xDOT" (MAY BE REPLACED WITH TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF CONSTRUCTION)
- ⊕ = SET 5/8" IRON WITH xDOT 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/ "xDOT" 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:**

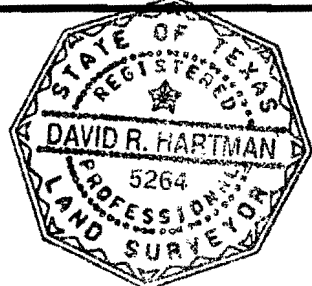
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.00015.

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* 3/12/12  
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: 61  
HIGHWAY: IH 35  
ROW CSJ: 0015-14-123  
SCALE: 1" = 100'

ACRES 0.121  
COUNTY: BELL  
REVISED: 03/12/12  
DATE: 03/31/11  
SHEET: 4 of 4

PROJECT NAME: IH 35 LP 363 JOB NUMBER: 101-07-03

County: Bell  
Highway: Interstate Highway 35  
Limits: From S LP 363 to Nugent Ave  
ROW CSJ: 0015-14-123

Property Description  
For Parcel 106

BEING 0.040 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE AZARIAH G. MOORE SURVEY, ABSTRACT NO. 596 IN BELL COUNTY, TEXAS AND BEING A PART OF A CALLED 1.185 ACRE TRACT DESCRIBED AS FIRST TRACT AND A CALLED 0.11 ACRE TRACT DESCRIBED AS SECOND TRACT BOTH IN WARRANTY DEED WITH VENDOR'S LIEN TO TEMPLE ECONO LODGE, INC. RECORDED IN DOCUMENT NUMBER 200700049607 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 found PK nail at an angle point in the west line of said 0.11 acre tract and the northeast corner of the remainder of a called 0.601 acre tract described in deed to Atocha Properties, Inc. recorded in Volume 6238, Page 535 of the Deed Records of Bell County, Texas (D.R.B.C.T.);

THENCE North 73°25'04" West 109.99 feet with the west line of said 0.11 acre tract and the north line of the remainder of said 0.601 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) for the **POINT OF BEGINNING**;

- (1) THENCE North 73°25'04" West 13.54 feet with the west line of said 0.11 acre tract and the north line of the remainder of said 0.601 acre tract to a found PK nail at an angle point in the west line of said 0.11 acre tract, the northwest corner of the remainder of said 0.601 acre tract, the east line of a called 10.861 acre tract described in deed to the State of Texas recorded in Volume 615, Page 548 of the D.R.B.C.T. and the existing east right-of-way line of IH 35;
- (2) THENCE North 16°38'10" East 126.94 feet with the west line of said 0.11 acre tract, the west line of said 1.185 acre tract and the existing east right-of-way line of IH 35 to a found one inch iron pipe at the northwest corner of said 1.185 acre tract and the southwest corner of a called 0.595 acre tract described in deed to Nonnie Roberson and Joseph Roberson recorded in Volume 4743, Page 715 of the D.R.B.C.T.;

- (3) THENCE South 73°22'42" East 13.65 feet with the north line of said 1.185 acre tract and the south line of said 0.595 acre tract to a set 5/8" iron rod with TxDOT aluminum cap on the proposed east right-of-way line of IH 35;
- (4) THENCE South 16°40'57" West 126.93 feet through said 1.185 acre tract and said 0.11 acre tract with the proposed east right-of-way line of IH 35 to the **POINT OF BEGINNING.**

This parcel contains 0.040 of an acre of land, more or less, out of the Azariah G. Moore Survey, Abstract No. 596 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 1.00015.

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

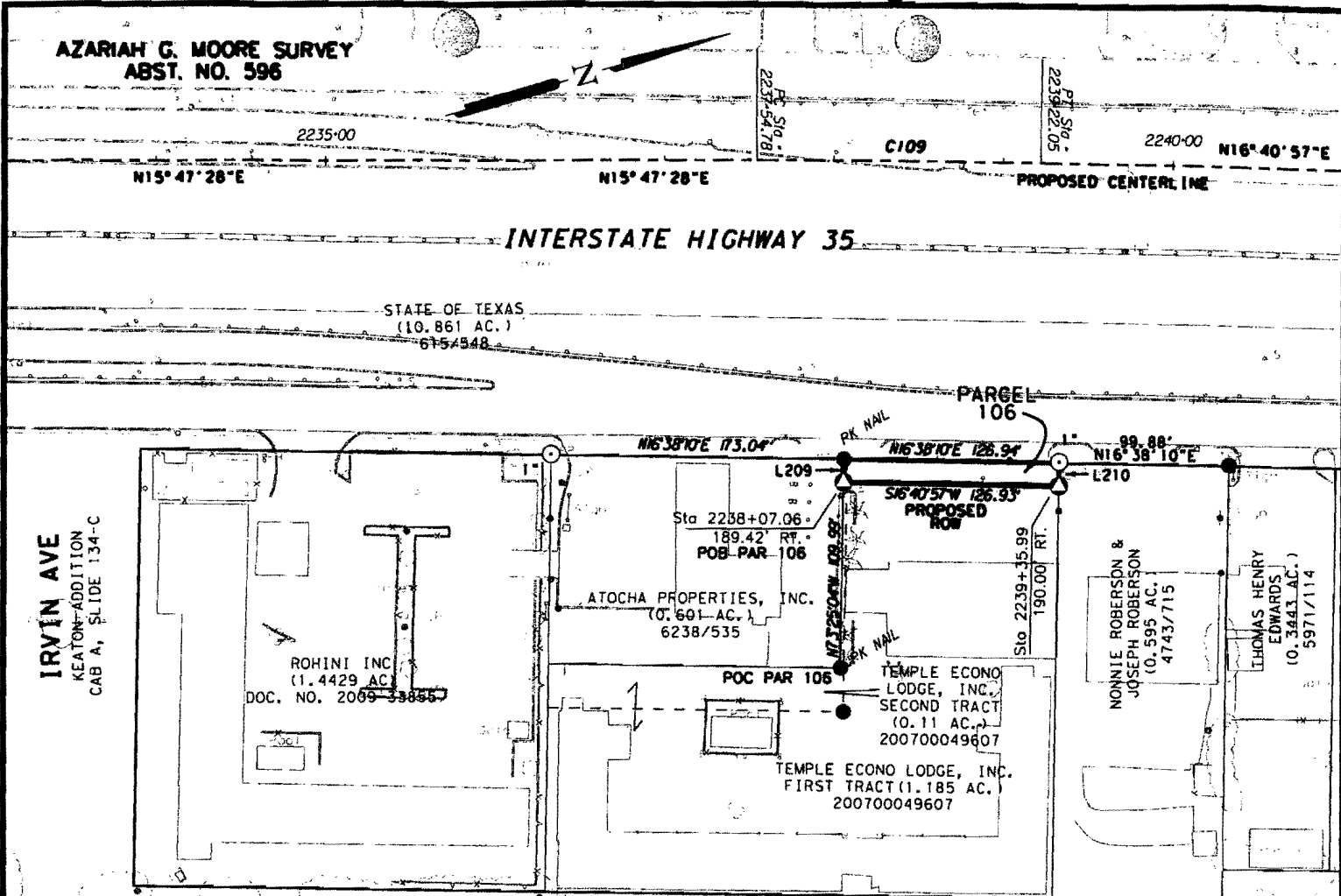
A plat of even survey date herewith accompanies this property description.

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

David R. Hartman                      3/31/11  
David R. Hartman                      Date  
Registered Professional Land Surveyor  
State of Texas No. 5264



AZARIAH G. MOORE SURVEY  
ABST. NO. 596



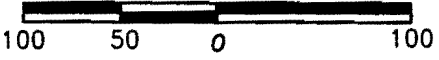
NUMBER	C109
Delta	00°53'29"
Degree	00°31'59"
Length	167.27
Radius	10750.00
Chord Brg	N16°14'13"E
Chord Length	167.27

NUMBER	DIRECTION	DISTANCE
L209	N73°25'04"W	13.54'
L210	S73°22'42"E	13.65'

**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)
- ⊙ = SET 5/8" IRON WITH TxDOT 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/ "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

**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 1.00015.

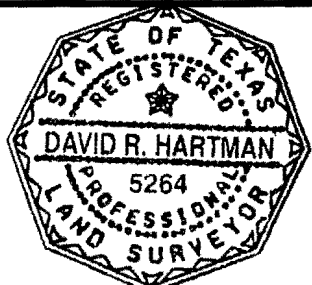
ACCESS IS PERMITTED TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

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* 3/31/11

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: 106 ACRES 0.040  
HIGHWAY: IH 35 COUNTY: BELL  
ROW CSJ: 0015-14-123 DATE: 03/31/11  
SCALE: 1" = 100' SHEET: 3 of 3

PROJECT NAME: IH 35 LP 363 JOB NUMBER: 101-07-03



Parcel 106  
Highway No.: IH 35  
CSJ 0015-14-123  
Bell County  
Limits: From South Loop 363 to Nugent Ave

**CATEGORY I BISECTION CLAUSE**

AND IN ADDITION THERETO:

Title to all of Plastic Econo Lodge Sign Facing attached to the Northerly Metal Sign Pole, 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 improvement.

July, 2010  
Parcel 217  
Page 1 of 13 Pages

County: Harris  
Highway: Interstate Highway 610  
Limits: T.C. Jester to North of I.H.10 on I.H.610 and to 34th St. on U.S. 290  
RCSJ: 0271-14-221

Property Description for Parcel 217

Being a calculated 10.18 acre (443,531 square feet) parcel of land situated in the John Reinerman Survey, Abstract 642, Harris County, Texas and being the same land as a called 10.1877 acre tract of land conveyed from Phil O. Kelley, Trustee to Alta Fay and Eugene R. Fant Children's Trust of 1978 Number One in deed dated November 28, 2001 and recorded under File Number V453548, Film Code Number 546-42-1415 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.); said 10.18 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.

BEGINNING at a point for the southwest corner of said 10.1877 acre tract, also being the southeast corner of the Replat of North Post Oak Industrial Park, a subdivision recorded in Volume 163, Page 86 of the Harris County Map Records (H.C.M.R.), and being in the northerly line of a called 7.0425 acre tract of land conveyed to John S. Beeson, Trustee in deed dated November 21, 2005 and recorded under File Number Y932924, Film Code Number 014-73-2127 of said H.C.O.P.R.R.P., being an angle point in the proposed westerly right-of-way line of I.H. 610 (West Loop) (width varies) at Baseline Station 2966+65.93, 825.01 feet right (N=13,854,895.91, E=3,093,374.90), and being an angle point in an Access Denial Line, from which a found 5/8-inch iron rod bears North 77°45'45" West, 0.50 feet;

- 1.) THENCE, North 02°08'21" West, along said proposed westerly right-of-way line of I.H. 610 and along the line common to said 10.1877 acre tract and said Replat of North Post Oak Industrial Park, and along said Access Denial Line, a distance of 504.14 feet to an "X" cut on a CMP for the northwest corner of said 10.1877 acre tract, being the northeast corner of said Replat of North Post Oak Industrial Park, and being in the southerly line of a called 1.511 acre, 40 foot wide fee strip of land conveyed to Centerpoint Energy in deed recorded in Volume 890, Page 133 of the Harris County Deed Records (H.C.D.R.), being at Baseline Station 2961+74.69, 938.32 feet right, from which a found 5/8-inch iron rod bears South 05°55'20" East, 2.20 feet;\*\*

- 2.) THENCE, North 87°54'40" East, continuing along said proposed westerly right-of-way line of I.H. 610, continuing along said Access Denial Line, and along the line common to said 10.1877 acre tract and said 1.511 acre tract, passing at 401.09 feet a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point in said proposed westerly right-of-way line of I.H. 610, and being the end of said Access Denial Line, then departing said proposed westerly right-of-way line of I.H. 610 and continuing along the line common to said 10.1877 acre tract and said 1.511 acre tract for a total distance of 775.16 feet to a point for the most northerly corner of said 10.1877 acre tract, also being the southeast corner of said 1.511 acre tract, and being in the southwesterly right-of-way line of a Union Pacific Railroad 100-foot wide right-of-way described in deed dated February 18, 1856 and recorded in Volume S, Page 282 of said H.C.D.R., from which a found one-inch iron pipe bears North 87°02'21" East, 0.58 feet;\*\*
- 3.) THENCE, South 51°47'05" East, along the southwesterly right-of-way line of said Union Pacific Railroad, a distance of 206.66 feet to a point for the most easterly corner of said 10.1877 acre tract, also being in the existing westerly right-of-way line of I.H. 610 (West Loop) (350 feet wide);
- 4.) THENCE, South 10°50'09" West, along said existing westerly right-of-way line of I.H. 610, a distance of 379.32 feet to a point for the southeast corner of said 10.1877 acre tract, being the northeast corner of the aforementioned 7.0425 acre tract;
- 5.) THENCE, South 87°51'39" West, departing said existing westerly right-of-way line and along the line common to said 7.0425 acre tract and said 10.1877 acre tract, passing at 508.95 feet a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point in the aforementioned proposed westerly right-of-way line of I.H. 610 at Baseline Station 2965+89.83, 495.14 feet right, and being the beginning of an Access Denial Line, and continuing along the line common to said 7.0425 acre tract and said 10.1877 acre tract along said proposed westerly right-of-way line of I.H. 610, and along said Access Denial Line for a total distance of 847.48 feet to the POINT OF BEGINNING, containing an area of 10.18 acres (443,531 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.

July, 2010  
Parcel 217  
Page 3 of 13 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.

Wayne J. McKittrick 7-08-10  
Wayne J. McKittrick, R.P.L.S. July, 2010  
Texas Registration No. 4875  
Survcon Inc.  
5757 Woodway Avenue  
Houston, Texas 77057  
713-780-4123  
Job No. 60019718



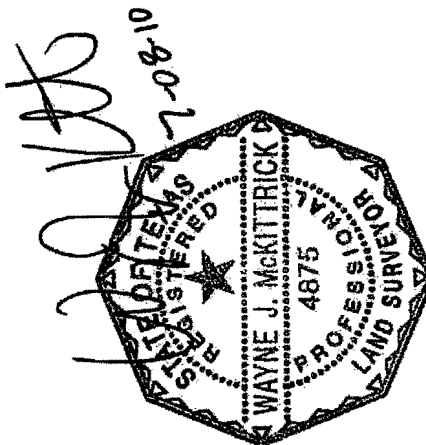
**NOTES:**

- 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.
  - DRAWINGS ARE BASED ON ABSTRACTING PERFORMED JUNE, 2007.
  - DRAWINGS ARE BASED ON FIELD SURVEYS PERFORMED JUNE 2007 THROUGH OCTOBER 2008.
  - 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.

**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

REVISIONS	
No.	DATE DESCRIPTION
EXISTING	TAKING
10.18 AC. (CALC.)	10.18 AC. 443,531 S.F. 0 AC.
PARCEL PLAT SHOWING PARCEL 217	
RCSJ: 0271-14-221	
COUNTY: HARRIS	DATE: JULY 2010
HIGHWAY: IH 610	SCALE: 1" = 50'



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

MATCH LINE SHEET 6

JOHN REINERMAN SURVEY  
ABSTRACT 642

ACCESS DENIAL LINE

ALTA FAY AND EUGENE R. FANT  
CHILDREN'S TRUST OF 1978 NUMBER ONE  
(CALLED 10.1877 AC.)

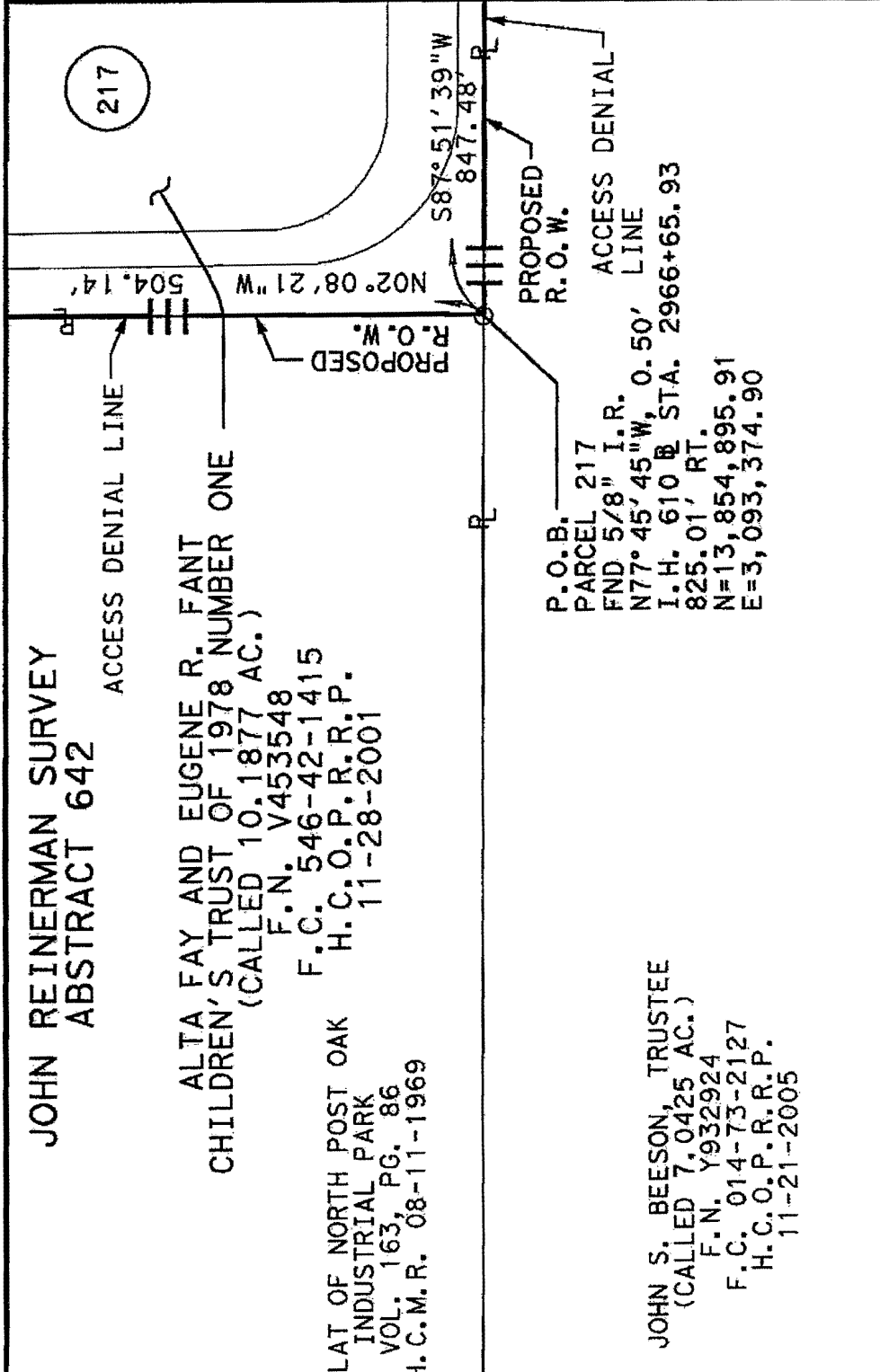
F.N. V453548  
F.C. 546-42-1415  
H.C.O.P.R.R.P.  
11-28-2001

REPLAT OF NORTH POST OAK  
INDUSTRIAL PARK  
VOL. 163, PG. 86  
H.C.M.R. 08-11-1969

JOHN S. BEESON, TRUSTEE  
(CALLED 7.0425 AC.)  
F.N. Y932924  
F.C. 014-73-2127  
H.C.O.P.R.R.P.  
11-21-2005

P.O.B. 217  
PARCEL 217  
FND 5/8" I.R.  
N77°45'45"W, 0.50'  
I.H. 610 B STA. 2966+65.93  
825.01' RT.  
N=13,854,895.91  
E=3,093,374.90

PROPOSED  
R.O.W.  
ACCESS DENIAL  
R.O.W.



MATCH LINE SHEET 12



PARCEL PLAT SHOWING  
PARCEL 217  
RCSJ:0271-14-221

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



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

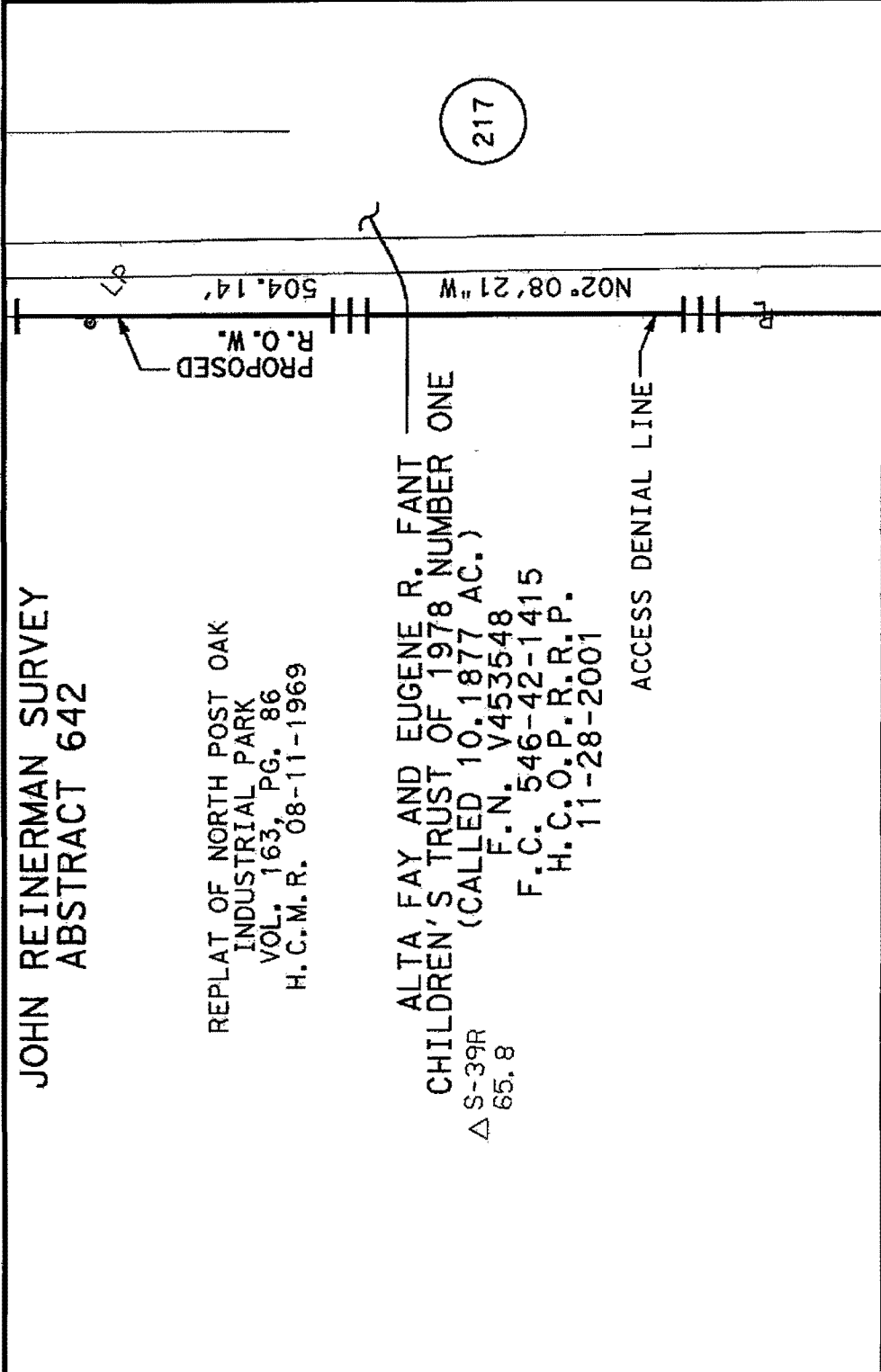
MATCH LINE SHEET 7

JOHN REINERMAN SURVEY  
ABSTRACT 642

REPLAT OF NORTH POST OAK  
INDUSTRIAL PARK  
VOL: 163, PG. 86  
H.C.M.R. 08-11-1969

ALTA FAY AND EUGENE R. FANT  
CHILDREN'S TRUST OF 1978 NUMBER ONE  
(CALLED 10.1877 AC.)  
F.N. V453548  
F.C. 546-42-1415  
H.C.O.P.R.R.P.  
11-28-2001

ACCESS DENIAL LINE



MATCH LINE SHEET 13

MATCH LINE SHEET 5



PARCEL PLAT SHOWING  
PARCEL 217  
RCSJ:0271-14-221

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

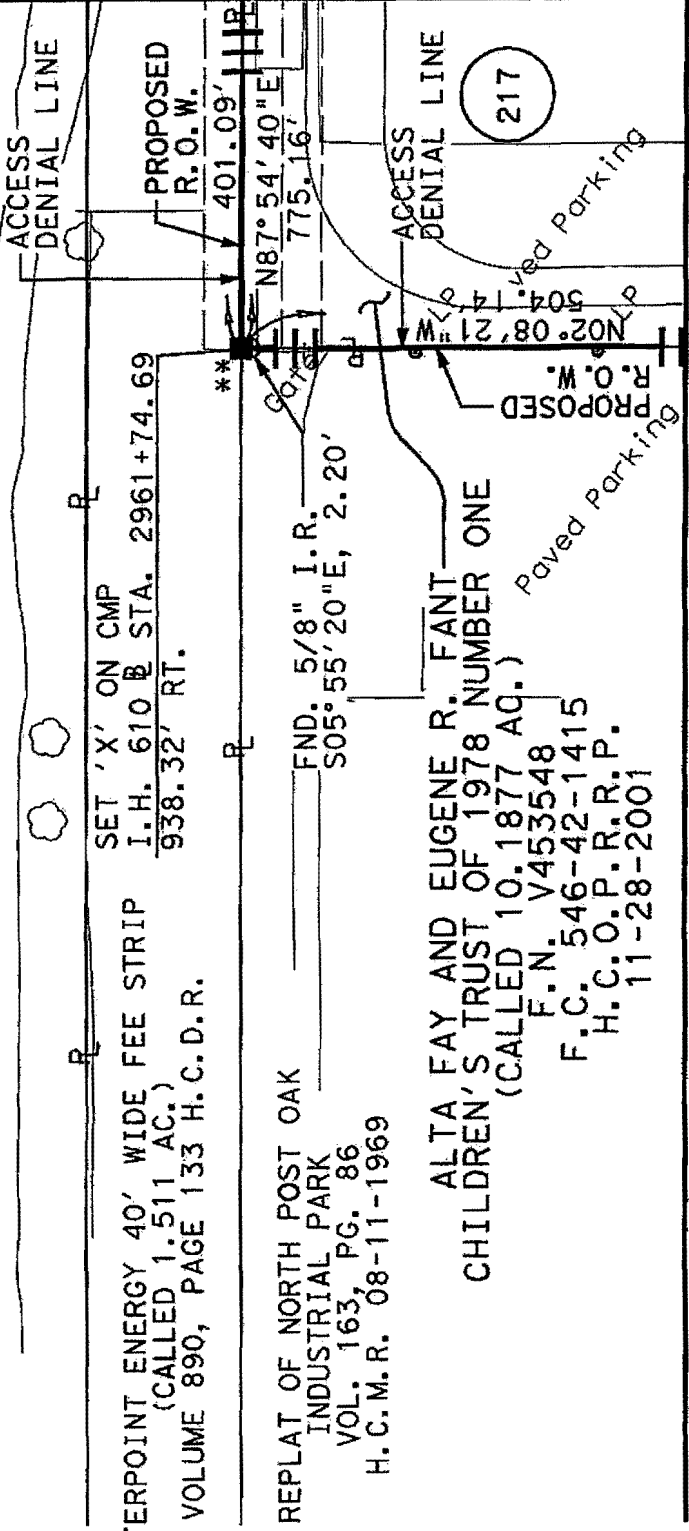


**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
6757 WOODWAY, HOUSTON, TEXAS 77057  
PH. (713) 780-4123

SHEET 6 OF 13

JOHN REINERMAN SURVEY  
ABSTRACT 642

MATCH LINE SHEET 8



CENTERPOINT ENERGY 40' WIDE FEE STRIP  
(CALLED 1.511 AC.)  
VOLUME 890, PAGE 133 H.C.D.R.

REPLAT OF NORTH POST OAK  
INDUSTRIAL PARK  
VOL. 163, PG. 86  
H.C.M.R. 08-11-1969

ALTA FAY AND EUGENE R. FANT  
CHILDREN'S TRUST OF 1978 NUMBER ONE  
(CALLED 10.1877 AC.)  
F.N. V453548  
F.C. 546-42-1415  
H.C.O.P.R.R.P.  
11-28-2001

MATCH LINE SHEET 6



PARCEL PLAT SHOWING  
PARCEL 217  
RCSJ:0271-14-221

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



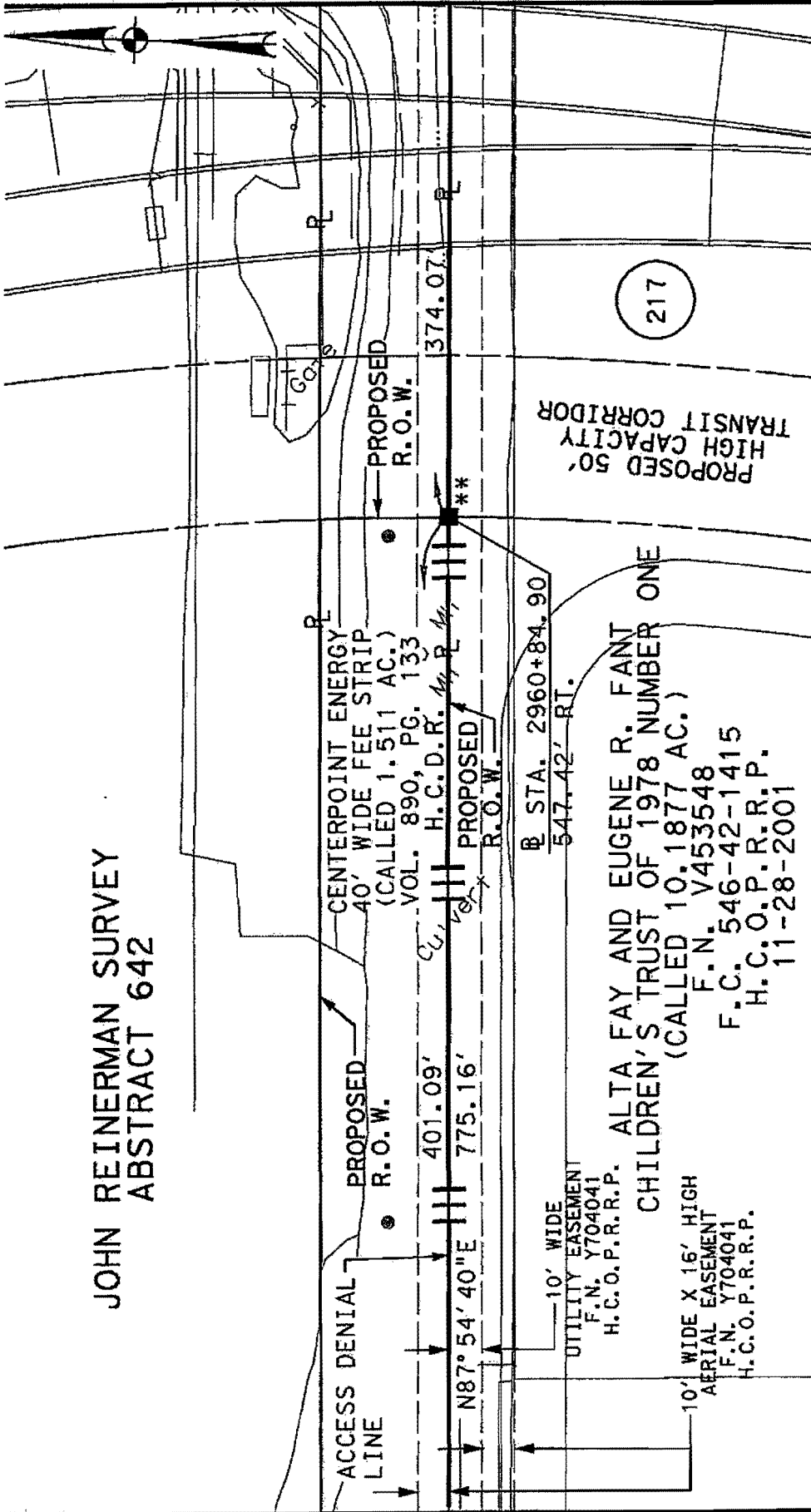
**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
5757 WOODWAY, HOUSTON, TEXAS 77057  
PH. (713) 780-4123

SHEET 7 OF 13



JOHN REINERMAN SURVEY  
ABSTRACT 642

MATCH LINE SHEET 7



MATCH LINE SHEET 13



PARCEL PLAT SHOWING  
PARCEL 217  
RCSJ: 0271-14-221

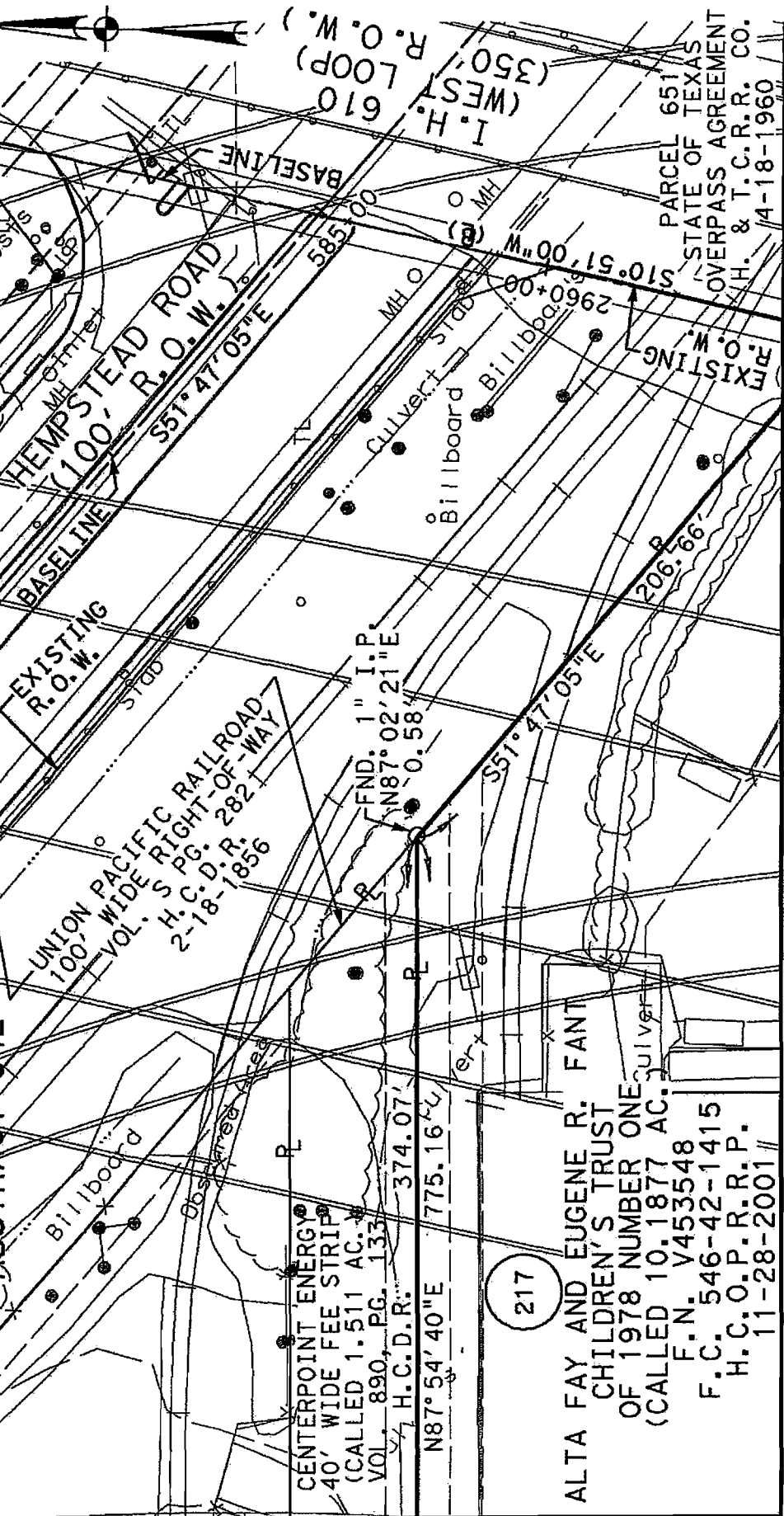
COUNTY: HARRIS DATE: JULY 2010  
HIGHWAY: IH 610 SCALE: 1" = 50'

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

SHEET 8 OF 13

MATCH LINE SHEET 9

JOHN REINERMAN SURVEY  
ABSTRACT 642



MATCH LINE SHEET 8

MATCH LINE SHEET 10

PARCEL PLAT SHOWING  
PARCEL 217

RCSJ: 0271-14-221

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



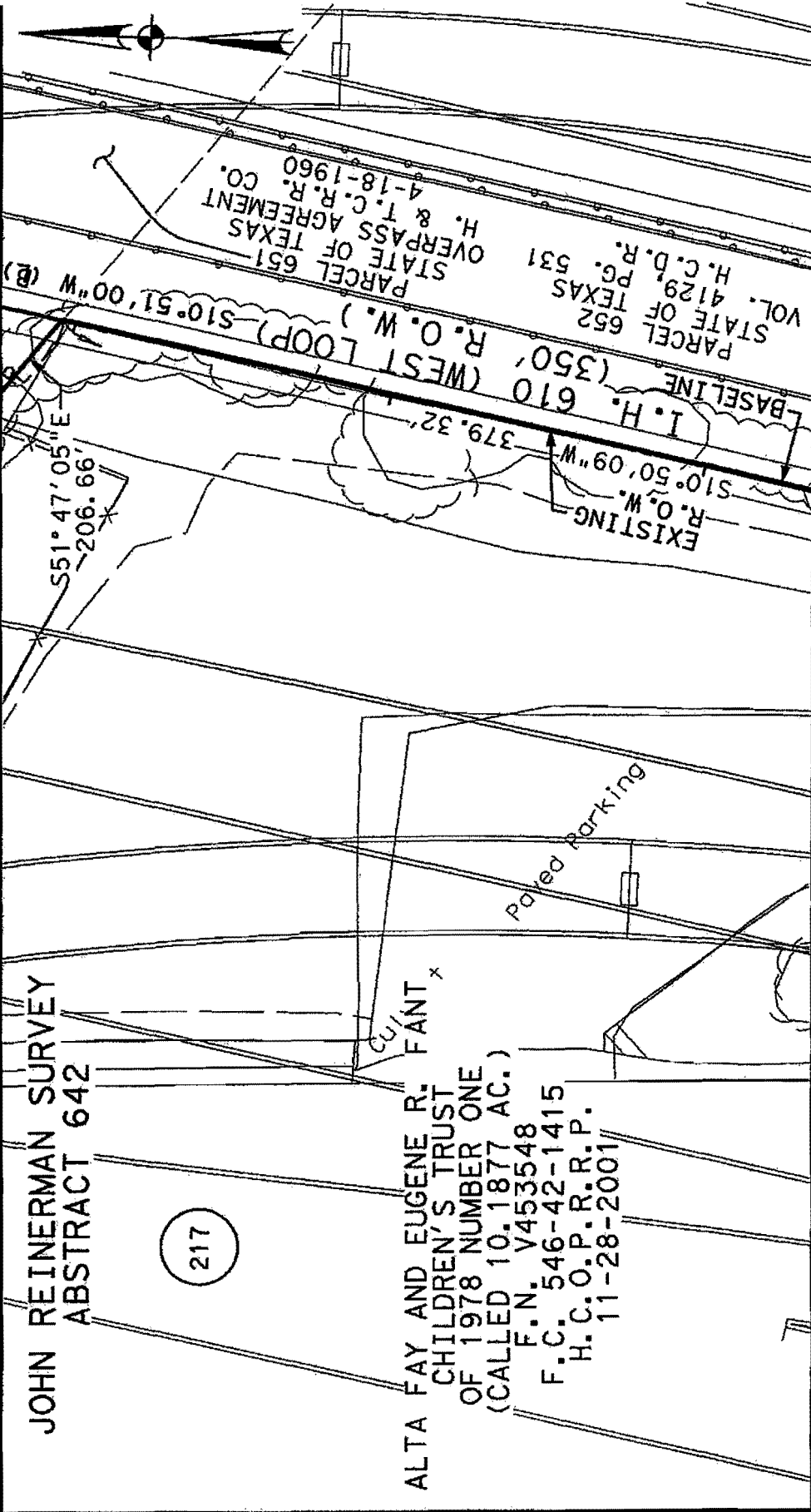
**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
5757 WOODWAY, HOUSTON, TEXAS 77057  
PH. (713) 786-4123

SHEET 9 OF 13

11:46:20 AM  
... \US290P\217F.dgn

MATCH LINE SHEET 9

MATCH LINE SHEET 11



SCALE: 1" = 50'

PARCEL PLAT SHOWING  
PARCEL 217  
RCSJ: 0271-14-221

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



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

SHEET 10 OF 13

MATCH LINE SHEET 13

MATCH LINE SHEET 10

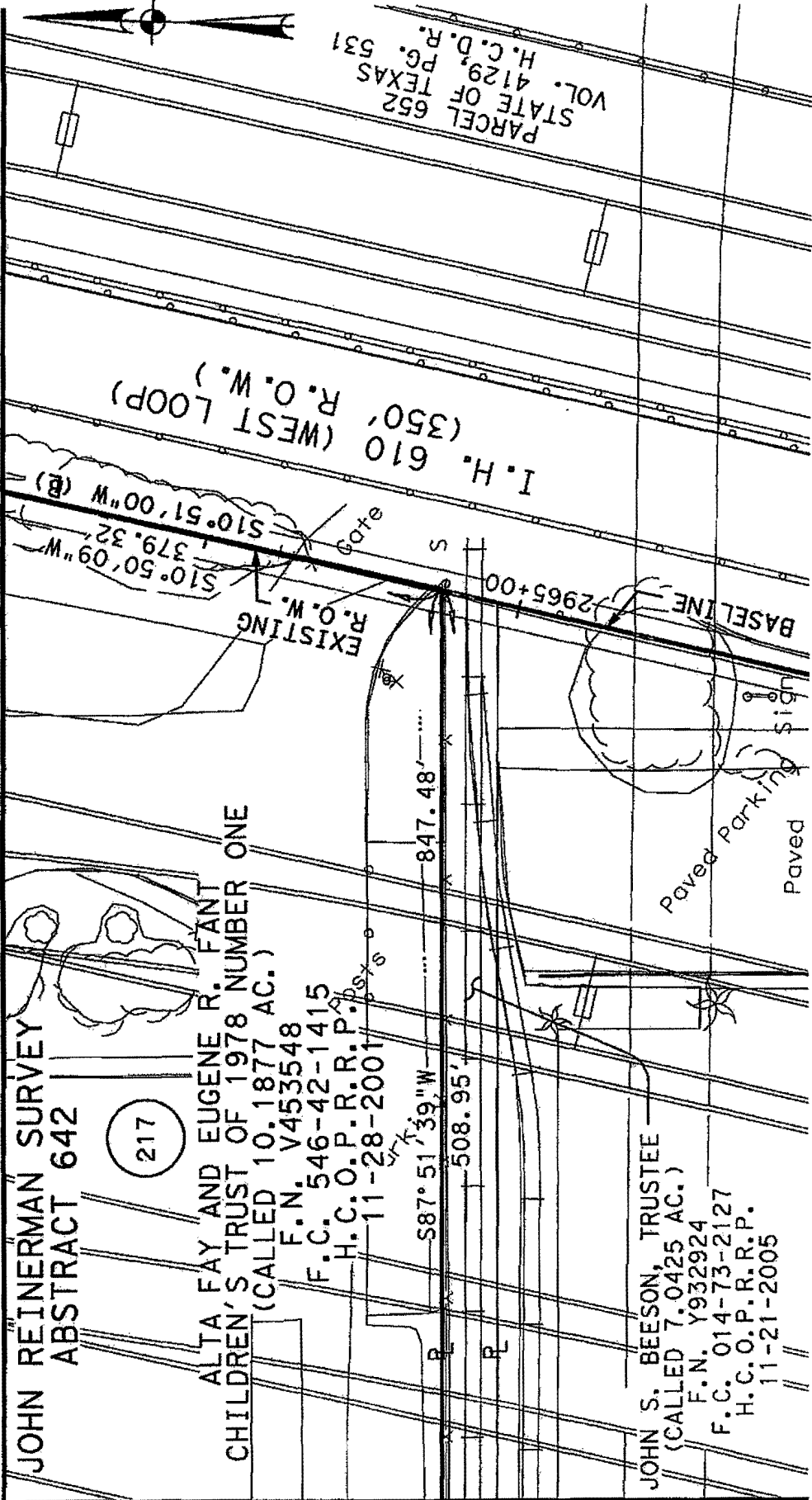
JOHN REINERMAN SURVEY  
ABSTRACT 642

217

ALTA FAY AND EUGENE R. FANT  
CHILDREN'S TRUST OF 1978 NUMBER ONE  
(CALLED 10.1877 AC.)

F.N. V453548  
F.C. 546-42-1415  
H.C.O.P.R.R.P.  
11-28-2001

JOHN S. BEESON, TRUSTEE  
(CALLED 7.0425 AC.)  
F.N. Y932924  
F.C. 014-73-2127  
H.C.O.P.R.R.P.  
11-21-2005



PARCEL 652  
STATE OF TEXAS  
VOL. 4129, P.G. 531  
H.C.D.R.

I.H. 610 (350' R.O.W.)  
(WEST LOOP)

EXISTING R.O.W.  
Gate  
S10°50'09"W 379.32'  
S10°51'00"W (B)

BASELINE  
2965+00

Paved Parking sign  
Paved

847.48'

S87°51'39"W 508.95'



SCALE: 1" = 50'

PARCEL PLAT SHOWING  
PARCEL 217  
RCSJ: 0271-14-221

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



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

SHEET 11 OF 13

MATCH LINE SHEET 12

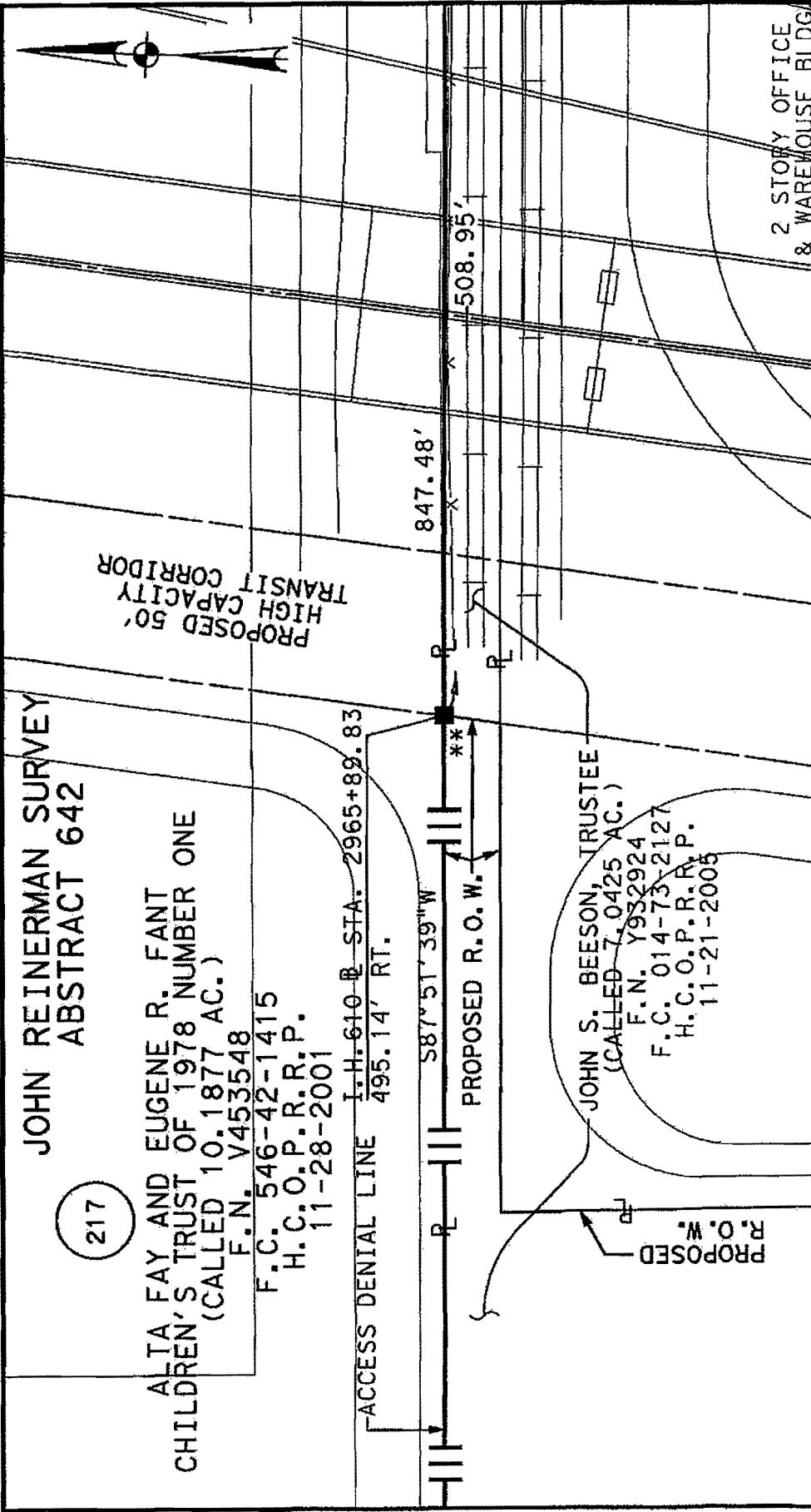
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7/8/2010

11:47:06 AM  
7/8/2010  
... \U6290Pc-2171.dgn

MATCH LINE SHEET 13

MATCH LINE SHEET 5



SCALE: 1" = 50'

PARCEL PLAT SHOWING  
PARCEL 217  
RCSJ:0271-14-221

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



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

SHEET 12 OF 13

MATCH LINE SHEET 11

MATCH LINE SHEET 5

MATCH LINE SHEET 8

JOHN REINERMAN SURVEY  
ABSTRACT 642

217

ALTA FAY AND EUGENE R. FANT  
CHILDREN'S TRUST OF 1978 NUMBER ONE  
(CALLED 10.1877 AC.)  
F.N. V453548  
F.C. 546-42-1415  
H.C. O.P.R.R.P.  
11-28-2001

1 STORY METAL  
WAREHOUSE BLDG.

PROPOSED 50'  
HIGH CAPACITY  
TRANSIT CORRIDOR



MATCH LINE SHEET 12



PARCEL PLAT SHOWING  
PARCEL 217  
RCSJ: 0271-14-221

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



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

MATCH LINE SHEET 10

MATCH LINE SHEET 6

County: Bell  
Highway: Interstate Highway 35  
Limits: From S LP 363 to Nugent Ave  
ROW CSJ: 0015-14-123

Property Description  
For Parcel 77

BEING 0.089 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE C. S. MASTERS SURVEY, ABSTRACT NO. 550 IN BELL COUNTY, TEXAS AND BEING A PART OF A CALLED 0.49 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO ROBERT TURNER RECORDED IN VOLUME 3603, PAGE 536 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 an angle point in the south line of said 0.49 acre tract and the north line of a called 10.692 acre tract described in deed to Thornwood Land and Cattle, LLC recorded in Document Number 200900043408 of the Real Property Records of Bell County, Texas;

THENCE South  $82^{\circ}22'53''$  East 226.06 feet with the south line of said 0.49 acre tract and the north line of said 10.692 acre tract to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the proposed south right-of-way line of Farm Market Road (F.M. 2305 (Old Country Rd. no dedication) / Adams Ave) for the **POINT OF BEGINNING**;

- (1) THENCE 178.44 feet along a curve to the right having a radius of 1412.00 feet, a delta angle of  $07^{\circ}14'27''$  and a chord bears North  $63^{\circ}03'28''$  West 178.32 feet through said 0.49 acre tract with the proposed south right-of-way line of F.M. 2305 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1);
- (2) THENCE North  $54^{\circ}59'49''$  West 100.69 feet through said 0.49 acre tract with the proposed south right-of-way line of F.M. 2305 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1) on the north line of said 0.49 acre tract and the existing south right-of-way line of F.M. 2305;
- (3) THENCE South  $61^{\circ}42'53''$  East 160.30 feet with the north line of said 0.49 acre tract and the existing south right-of-way line of F.M. 2305 to a set 5/8" iron rod with plastic cap stamped "Landesign";
- (4) THENCE South  $66^{\circ}57'20''$  East 183.27 feet with the north line of said 0.49 acre tract and the existing south right-of-way line of F.M. 2305 to a set 5/8" iron rod with plastic cap stamped "Landesign" at the east corner of said 0.49 acre tract,

the northeast corner of said 10.692 acre tract and the existing west right-of-way line of 43<sup>rd</sup> Street as shown on plat of Country Club Heights (Cab. A, Sld. 110-A);

- (5) THENCE North 82°22'53" West 68.96 feet with the south line of said 0.49 acre tract and the north line of said 10.692 acre tract to the **POINT OF BEGINNING**.

This parcel contains 0.089 of an acre of land, more or less, out of the C. S. Masters Survey, Abstract No. 550 in Bell County, Texas.

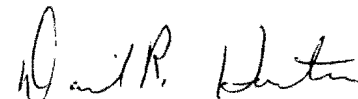
(Note 1) "The monument described as set in this call may be replaced with a Texas Department of Transportation Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by Texas Department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

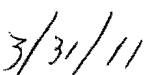
All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00015.

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

  
\_\_\_\_\_  
Date

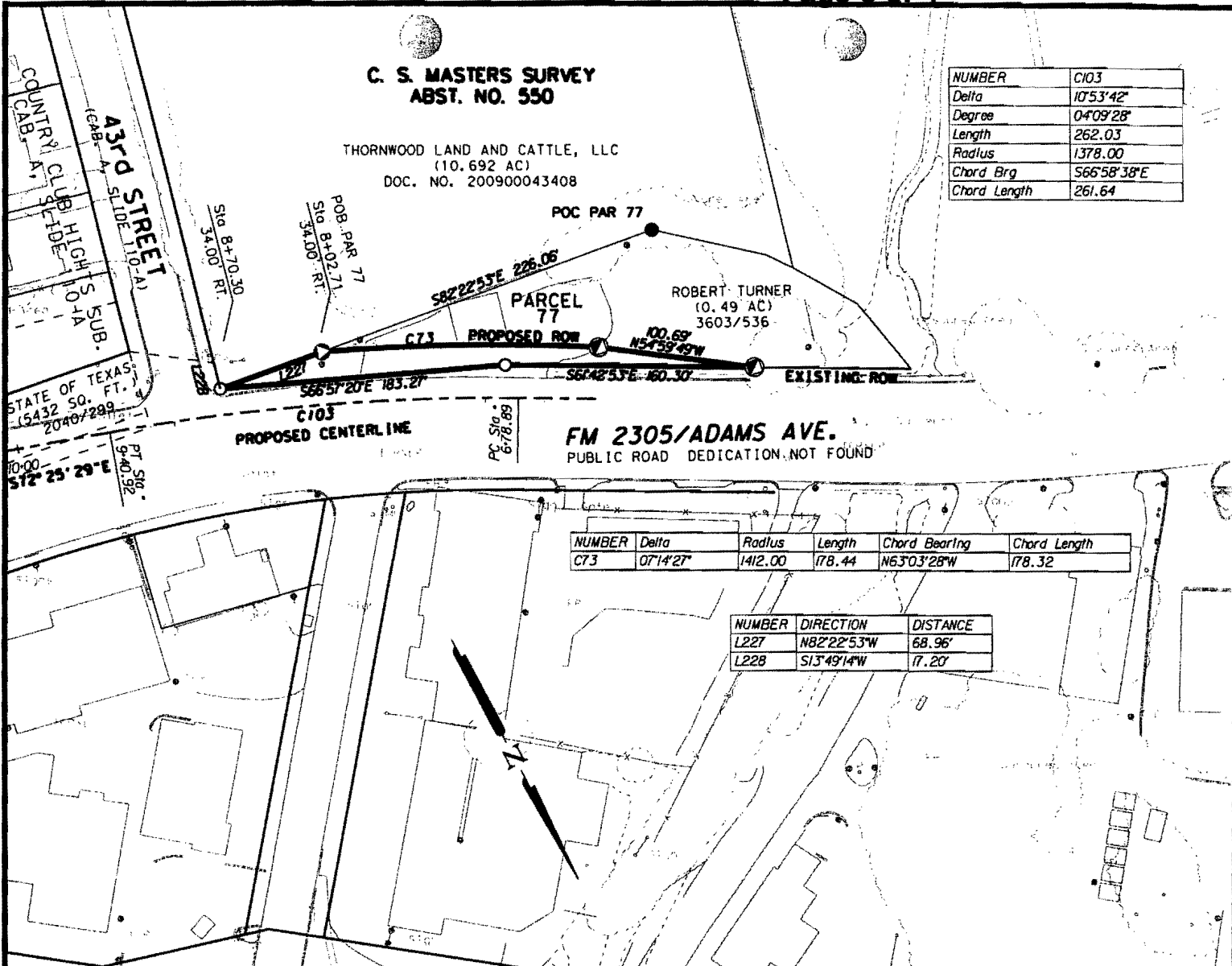




**C. S. MASTERS SURVEY  
ABST. NO. 550**

THORNWOOD LAND AND CATTLE, LLC  
(10.692 AC)  
DOC. NO. 200900043408

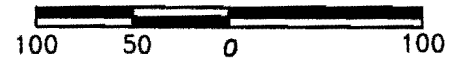
NUMBER	C103
Delta	1053'42"
Degree	04°09'28"
Length	262.03
Radius	1378.00
Chord Brg	S66°58'38"E
Chord Length	261.64



**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)
- ⊙ SET 5/8" IRON WITH TxDOT 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/ "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

**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 1.00015.

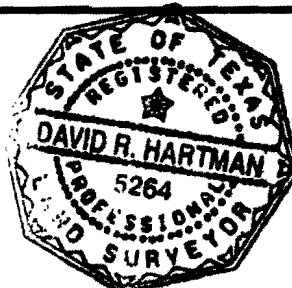
ACCESS IS PERMITTED TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

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 3/31/11*

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: 77 ACRES 0.089  
HIGHWAY: IH 35 COUNTY: BELL  
ROW CSJ: 0015-14-123 DATE: 03/31/11  
SCALE: 1" = 100' SHEET: 3 of 3

PROJECT NAME: IH 35 LP 363 JOB NUMBER: 101-07-03

Parcel 77  
Highway No.: IH 35  
CSJ 0015-14-123  
Bell County  
Limits: From South Loop 363 to Nugent Avenue

**CATEGORY I BISECTION CLAUSE**

**AND IN ADDITION THERETO:**

Title to all of that Brick Veneer Building located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed south 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 improvement.

County: Bell  
Highway: Interstate Highway 35  
Limits: From S LP 363 to Nugent Ave  
ROW CSJ: 0015-14-123

Property Description  
For Parcel 84

BEING 0.898 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE C. S. MASTERS SURVEY, ABSTRACT NO. 550 IN BELL COUNTY, TEXAS AND BEING A PART OF THE REMAINDER A CALLED 33.548 ACRE TRACT DESCRIBED AS THIRD TRACT IN WARRANTY DEED WITH VENDOR'S LIEN TO COUNTY DEVELOPERS, INC. RECORDED IN VOLUME 1783, PAGE 498 OF THE DEED RECORDS OF BELL COUNTY, TEXAS (D.R.B.C.T.) NOW FRANK MAYBORN ENTERPRISES, INC. BY MERGER RECORDED IN VOLUME 1836, PAGE 499 OF THE D.R.C.B.T.; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a found one inch iron pipe on the south line of the remainder of said 33.548 acre tract and the northwest corner of Lot 1, Block 1 of Western Hills Church of Christ of Temple plat recorded in Cabinet C, Slide 152-A of the Plat Records Bell County, Texas (P.R.B.C.T.);

THENCE South 74°17'37" East 623.69 feet with the south line of the remainder of said 33.548 acre tract and the north line of Lot 1, Block 1 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) for the **POINT OF BEGINNING**;

- (1) THENCE North 22°52'50" East 178.39 feet through the remainder of said 33.548 acre tract with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1);
- (2) THENCE 319.21 feet along a curve to the left having a radius of 5978.00 feet, a delta angle of 03°03'34" and a chord bears North 21°21'03" East 319.17 feet through the remainder of said 33.548 acre tract with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap(Note 1);
- (3) THENCE North 70°21'28" West 37.82 feet through said 33.548 acre tract with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap(Note 1);
- (4) THENCE North 19°41'40" East 48.74 feet through said 33.548 acre tract and a called 0.275 acre tract described in deed to the State of Texas recorded in Volume 1080, Page 56 of the D.R.B.C.T. with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap(Note 1);

- (5) THENCE South 70°37'17" East 116.75 feet with the north line of the remainder of said 33.548 acre tract and the south line of said 3.789 acre tract to a set 5/8" iron rod with plastic cap stamped "Landesign" at the northeast corner of the remainder of said 33.548 acre tract, the southeast corner of said 3.789 acre tract, the west line of a called 0.310 acre tract described in deed to the State of Texas recorded in Volume 1080, Page 43 of the D.R.B.C.T. and the existing west right-of-way line of IH 35;
- (6) THENCE South 18°02'17" West 238.81 feet with the east line of the remainder of said 33.548 acre tract and the existing west right-of-way line of IH 35 to a set 5/8" iron rod with plastic cap stamped "Landesign" at the south corner of said 0.310 acre tract and on the west line of a called 17.784 acre tract described in deed to the State of Texas recorded in Volume 615, Page 481 of the D.R.B.C.T.;
- (7) THENCE South 34°16'06" West 316.19 feet with the east line of the remainder of said 33.548 acre tract and the existing west right-of-way line of IH 35 found Type I Monument at the southeast corner of the remainder of said 33.548 acre tract and the northeast corner of Lot 1, Block 1;
- (8) THENCE North 74°17'37" West 25.47 feet with the south line of the remainder of said 33.548 acre tract and the north line of Lot 1, Block 1 to the **POINT OF BEGINNING**.

SUMMARY:

0.898 acres total

0.056 acres in existing easement

0.842 acres additional

This parcel contains 0.898 of an acre of land, more or less, out of the C. S. Masters Survey, Abstract No. 550 in Bell 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 Marker 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 1.00015.

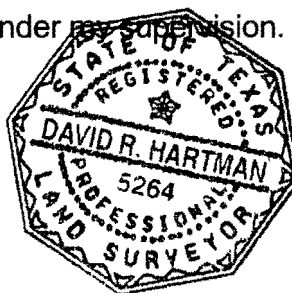
Access is permitted to highway facility from the remainder of the abutting property.

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

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

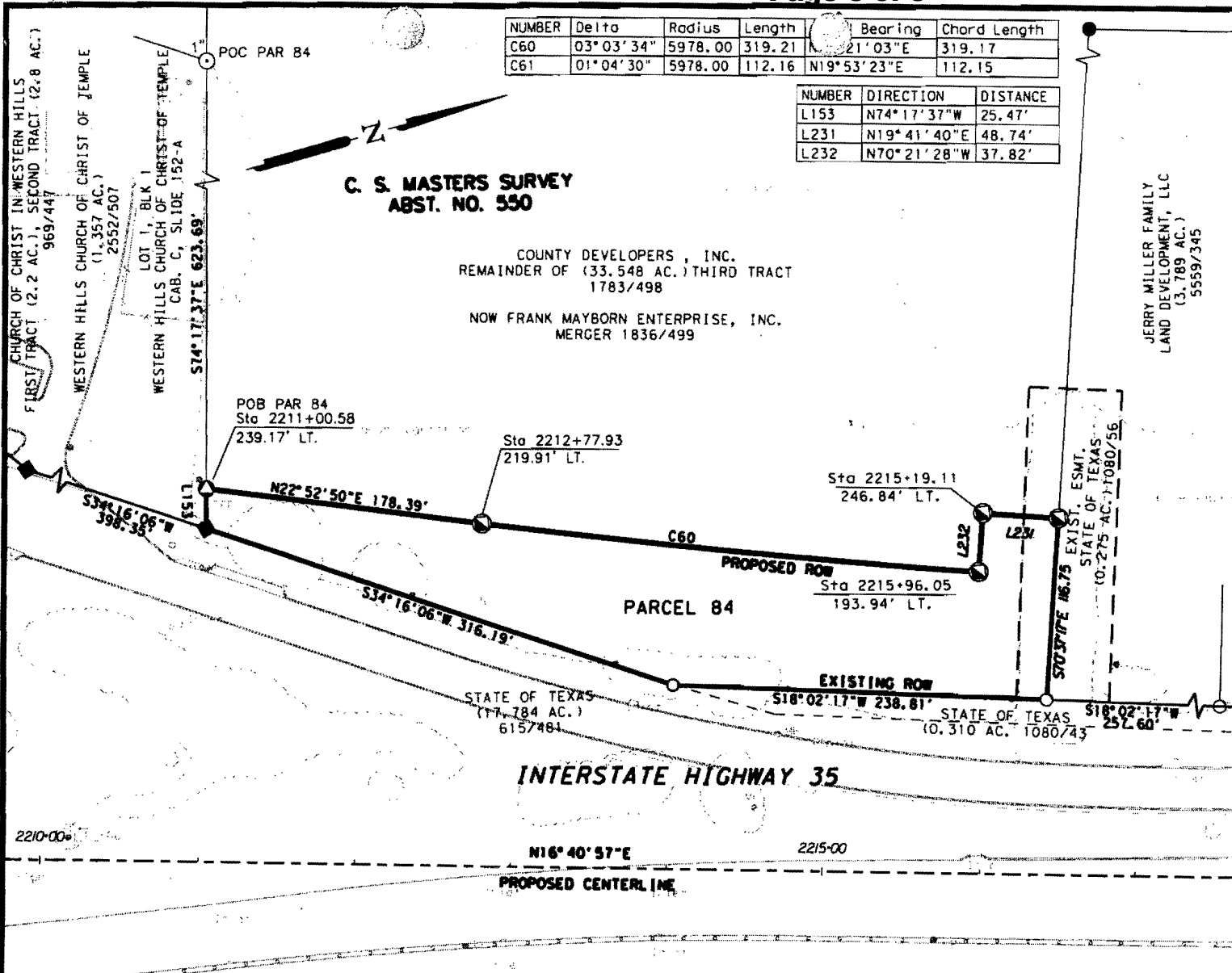
David R. Hartman      10/10/11  
Date

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



NUMBER	Delta	Radius	Length	Bearing	Chord Length
C60	03° 03' 34"	5978.00	319.21	N 21° 03' E	319.17
C61	01° 04' 30"	5978.00	112.16	N 19° 53' 23" E	112.15

NUMBER	DIRECTION	DISTANCE
L153	N74° 17' 37" W	25.47'
L231	N19° 41' 40" E	48.74'
L232	N70° 21' 28" W	37.82'



**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)
- ⊙ SET 5/8" IRON WITH TxDOT 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/ "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 1.00015.

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman 10/10/11*

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: 84 ACRES 0.898  
HIGHWAY: IH 35 COUNTY: BELL  
ROW CSJ: 0015-14-123 REV: 10/10/11  
SCALE: 1" = 100' DATE: 03/31/11  
SHEET: 3 of 3

PROJECT NAME: IH 35 LP 363 JOB NUMBER: 101-07-03

JERRY MILLER FAMILY  
LAND DEVELOPMENT, LLC  
(3,789 AC.)  
55597/345

County: Bell  
Highway: Interstate Highway 35  
Limits: From S LP 363 to Nugent Ave  
ROW CSJ: 0015-14-123

Property Description  
For Parcel 38

BEING 0.032 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE C. S. MASTERS SURVEY, ABSTRACT NO. 550 IN BELL COUNTY, TEXAS AND BEING A PART OF A CALLED EAST 103.5 FEET OF LOT 8, LOTS 5 THROUGH 7, THE WEST 118 FEET OF LOT 8 AND THE NORTH 25 FEET OF LOT 4, BLOCK 2, OF BUCHANAN AND GARDENHIRE SUBDIVISION OF BENTLEY'S BELLVIEW ADDITION PLAT RECORDED IN VOLUME 195, PAGE 548 OF THE DEED RECORDS OF BELL COUNTY, TEXAS (D.R.B.C.T.) AND DESCRIBED IN SPECIAL WARRANTY DEED TO CENTRAL TEXAS CASTLES, LTD RECORDED IN DOCUMENT NUMBER 200800025936 OF THE REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a set 5/8" iron rod with plastic cap stamped "Landesign" at the southwest corner of said north 25 feet of Lot 4, the northwest corner of a called south 25 feet of Lot 4 described in deed to Jay Abhiram, Inc. recorded in Document Number 200700054116 of the Official Public Records of Bell County, Texas (O.P.R.B.C.T.);

THENCE South 74°54'44" East 162.43 feet with the south line of said north 25 feet of Lot 4 and the north line of said south 25 feet of Lot 4 to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the proposed north right-of-way line of Interstate Highway 35 (IH 35) for the **POINT OF BEGINNING**;

- (1) THENCE 58.52 feet along a curve to the right having a radius of 21622.00 feet, a delta angle of 00°09'18" and a chord bears North 72°36'05" East 58.52 feet through said south 25 feet of Lot 4, and said Lot 5 with the proposed north right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1);
- (2) THENCE North 44°48'00" East 27.66 feet through said Lot 5 with the proposed north right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1) on the east line of said Lot 5 and the existing west right-of-way line of 53<sup>rd</sup> St. as shown on plat (195/548);
- (3) THENCE South 15°05'16" West 55.45 feet with the east line of said Lot 5, the east line of the north 25 feet of Lot 4 and the existing west right-of-way line of 53<sup>rd</sup> St. to a found 1/2" iron rod at the southeast corner of said north 25 feet of Lot 4 and the northeast corner of the south 25 feet of Lot 4;

- (4) THENCE North 74°54'44" West 63.07 feet with the south line of said north 25 feet of Lot 4 and the north line of said south 25 feet of Lot 4 to the **POINT OF BEGINNING**.

This parcel contains 0.032 of an acre of land, more or less, out of the C. S. Masters Survey, Abstract No. 550 in Bell County, Texas.

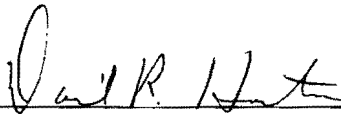
(Note 1) "The monument described as set in this call may be replaced with a Texas Department of Transportation Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by Texas Department 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 1.00015.

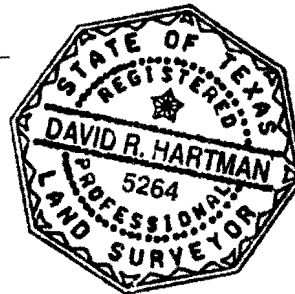
Access is permitted to highway facility from the remainder of the abutting property.

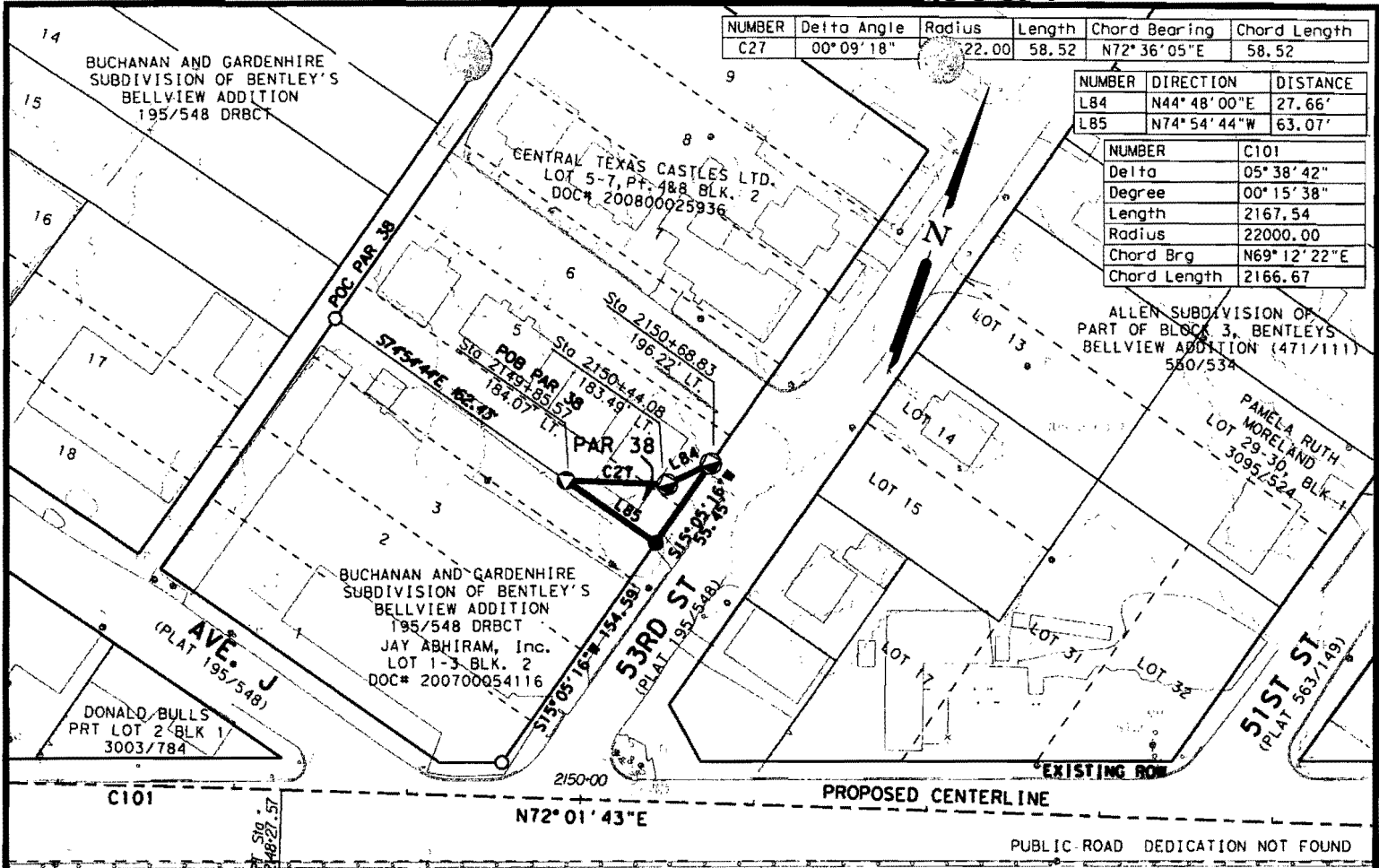
A plat of even survey date herewith accompanies this property description.

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

3/31/11  
Date





NUMBER	Delta Angle	Radius	Length	Chord Bearing	Chord Length
C27	00° 09' 18"	22.00	58.52	N72° 36' 05" E	58.52

NUMBER	DIRECTION	DISTANCE
L84	N44° 48' 00" E	27.66'
L85	N74° 54' 44" W	63.07'

NUMBER	C101
Delta	05° 38' 42"
Degree	00° 15' 38"
Length	2167.54
Radius	22000.00
Chord Brg	N69° 12' 22" E
Chord Length	2166.67

BUCHANAN AND GARDENHIRE SUBDIVISION OF BENTLEY'S BELLVIEW ADDITION 195/548 DRBCT  
 CENTRAL TEXAS CASTLES LTD. LOT 5-7, PT. 488 BLK. 2 DOC# 200800025936  
 BUCHANAN AND GARDENHIRE SUBDIVISION OF BENTLEY'S BELLVIEW ADDITION 195/548 DRBCT JAY ABHIRAM, Inc. LOT 1-3, BLK. 2 DOC# 200700054116  
 DONALD BULLS PRT LOT 2, BLK 1, 3003/784  
 ALLEN SUBDIVISION OF PART OF BLOCK 3, BENTLEY'S BELLVIEW ADDITION (471/111) 580/534  
 PAMELA RUTH MORELAND LOT 29, 30, BLK 1, 3095/524  
 INTERSTATE HIGHWAY 35 BELTON AND TEMPLE TRACTION COMPANY ACCORDING TO PLAT OF TEMPLE HEIGHTS ADDITION 195/634  
 C. S. MASTERS SURVEY ABST. NO. 550  
 STATE OF TEXAS (0.210 AC.) 615/582  
 STATE OF TEXAS (0.160 AC.) 607/407  
 STATE OF TEXAS (0.157 AC.) 607/520

**SURVEY LEGEND**

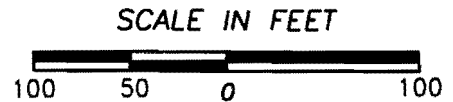
- SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "TxDOT" (MAY BE REPLACED WITH TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF CONSTRUCTION)
- ⊙ SET 5/8" IRON WITH TxDOT ALUMINUM CAP STAMPED "CONTROL OF ACCESS POINT"
- TYPE II MONUMENT SET
- TYPE I MONUMENT FOUND
- 5/8" IRON ROD SET W/ "LANDESIGN" CAP UNLESS NOTED
- ⊙ 5/8" IRON ROD SET W/ "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 1.00015.  
 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 3/31/11*  
 David R. Hartman  
 Registered Professional Land Surveyor, No. 5264, State of Texas



PARCEL: 38 ACRES 0.032  
 HIGHWAY: IH 35 COUNTY: BELL  
 ROW CSJ: 0015-14-123 DATE: 03/31/11  
 SCALE: 1" = 100' SHEET: 3 of 3  
 PROJECT NAME: IH 35 LP 363 JOB NUMBER: 101-07-03



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



Parcel 38  
Highway No.: IH 35  
CSJ 0015-14-123  
Bell County  
Limits: From South LP 363 to Nugent Ave

**CATEGORY I BISECTION CLAUSE**

AND IN ADDITION THERETO:

Title to all of that Wood Frame Duplex, including attached porch located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed north 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 improvement.

County: Bell  
Highway: Interstate Highway 35  
Limits: From Nugent Ave to North LP 363  
ROW CSJ: 0015-14-124

Property Description  
For Parcel 43

BEING 0.519 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE URI HOLBROOK SURVEY, ABSTRACT NO. 1009 IN BELL COUNTY, TEXAS AND BEING A PART OF A CALLED 9.554 ACRE TRACT DESCRIBED IN WARRANTY DEED TO ESTES EXPRESS LINES RECORDED IN VOLUME 4743, PAGE 380 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 found nail at the southwest corner of said 9.554 acre tract, the northwest corner of a called 9.865 acre tract described in deed to Metal Sales Manufacturing Corporation recorded in Volume 3350, Page 391 of the D.R.B.C.T. and the existing east right-of-way line of Pegasus Drive (Old SH 2 no dedication);

THENCE South  $73^{\circ}20'56''$  East 679.72 feet with the south line of said 9.554 and the north line of said 9.865 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) for the **POINT OF BEGINNING**;

- (1) THENCE 97.34 feet along a curve to the left having a radius of 2188.00 feet, a delta angle of  $02^{\circ}32'56''$  and a chord bears North  $13^{\circ}13'31''$  East 97.33 feet through said 9.554 acre tract with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1);
- (2) THENCE North  $11^{\circ}57'02''$  East 371.41 feet through said 9.554 acre tract with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1);
- (3) THENCE 133.81 feet along a curve to the right having a radius of 4022.00 feet, a delta angle of  $01^{\circ}54'23''$  and a chord bears North  $12^{\circ}54'14''$  East 133.81 feet through said 9.544 acre tract with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap on the north line of said 9.554 acre tract and the south line of a called Lot 1, Block 1 of the Hills Addition recorded in Cabinet C, Slide 140-C;
- (4) THENCE South  $73^{\circ}24'45''$  East 34.72 feet with the north line of said 9.554 acre tract and the south line of said Lot 1, Block 1 to a found 1/2" iron rod at the northeast corner of said 9.554 acre tract, the southeast corner of said

Lot 1, Block 1, the southwest corner of a called 8.811 acre tract described in deed to the State of Texas recorded in Volume 1773, Page 557 of the D.R.B.C.T., the northwest corner of a called 1.059 acre tract described in deed to the State of Texas recorded in Volume 1765, Page 167 of the D.R.B.C.T. and the existing west right-of-way line of IH 35;

- (5) THENCE South 10°32'20" West 173.29 feet with the east line of said 9.554 acre tract and the existing west right-of-way line of IH 35 to a set 5/8" iron rod with plastic cap stamped "Landesign";
- (6) THENCE South 13°02'30" West 429.42 feet with the east line of said 9.554 acre tract and the existing west right-of-way line of IH 35 to a set 5/8" iron rod with plastic cap stamped "Landesign" at the southeast corner of said 9.554 acre tract, the northeast corner of said 9.865 acre tract, the northwest corner of a called 0.487 acre tract described in deed to the State of Texas recorded in Volume 1767, Page 271 of the D.R.B.C.T. and the southwest corner of said 1.059 acre tract;
- (7) THENCE North 73°20'56" West 35.21 feet with the south line of said 9.554 acre tract and the north line of said 9.865 acre tract to the **POINT OF BEGINNING**;

This parcel contains 0.519 of an acre of land, more or less, out of the Uri Holbrook Survey, Abstract No. 1009 in Bell County, Texas.

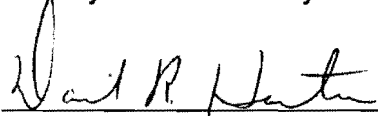
(Note 1) "The monument described as set in this call may be replaced with a Texas Department of Transportation Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by Texas Department 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 1.00015.

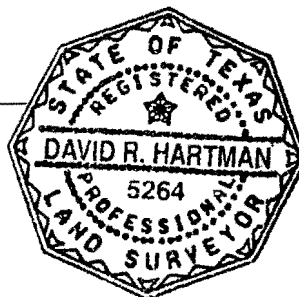
Access is permitted to highway facility from the remainder of the abutting property.

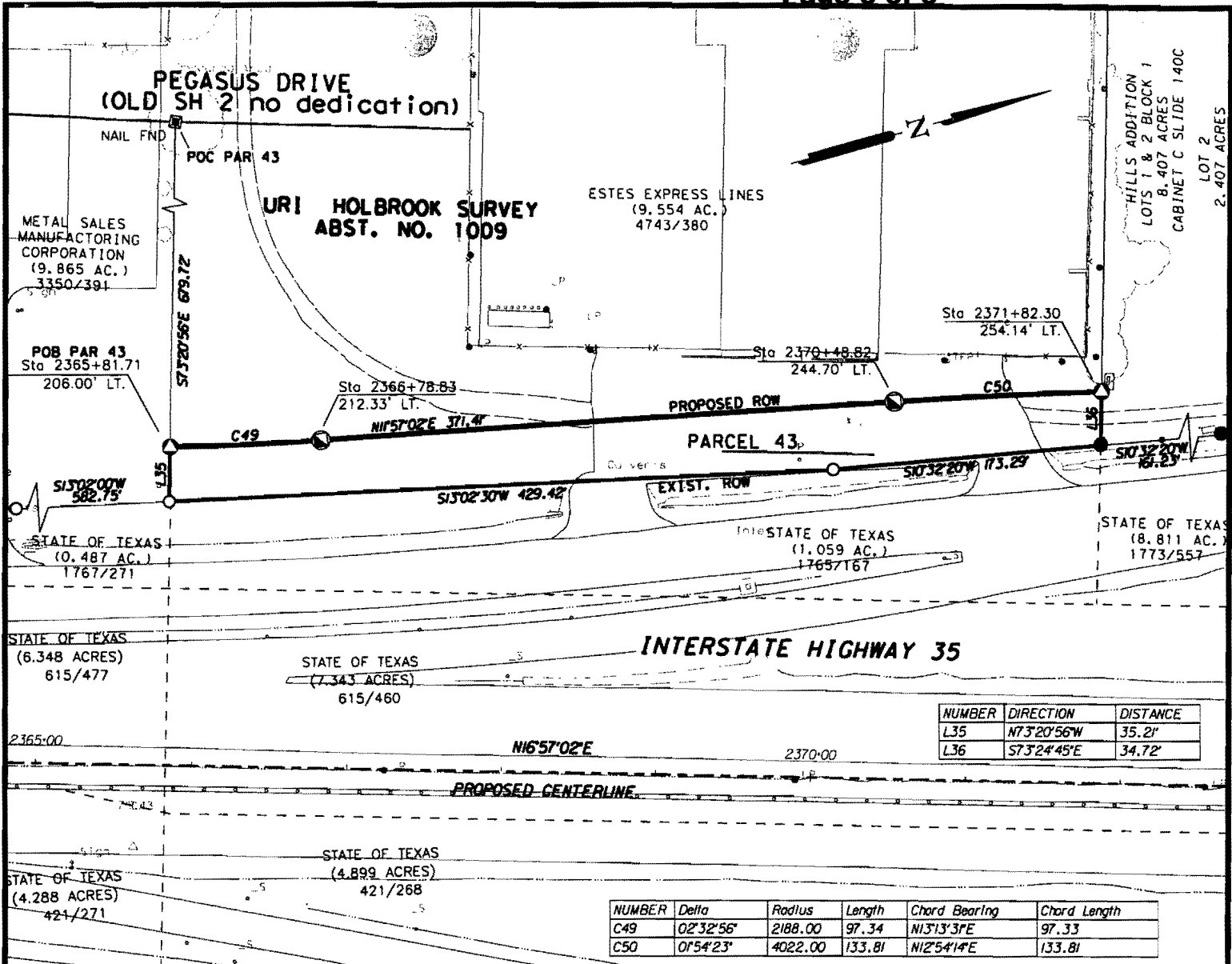
A plat of even survey date herewith accompanies this property description.

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

3/9/11  
Date





**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)
- ⊙ SET 5/8" IRON WITH TxDOT 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/ "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:**

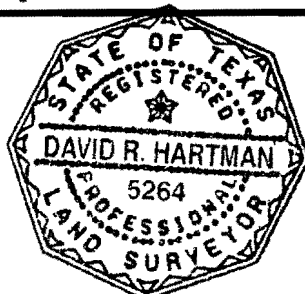
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.00015.

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* 3/9/11  
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: 43 ACRES 0.519  
HIGHWAY: IH 35 COUNTY: Bell  
ROW CSJ: 0015-14-124 DATE: 03/09/11  
SCALE: 1" = 100' SHEET: 3 of 3  
PROJECT NAME: IH35 LP 363 JOB NUMBER: 101-07-003

County: Dallas  
Highway: Interstate Highway 35-E  
R.O.W. CSJ: 0196-03-243

Page 1 of 3  
February 10, 2012

Description for Parcel 46A

BEING a 1,222 square foot tract of land, situated in the John Neely Bryan Survey, Abstract No. 149, City of Dallas, Dallas County, Texas, and being all of the residual of a called 0.3199 acre tract of land conveyed to SPCA of Texas by deed recorded in Volume 98162, Page 04495 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being further described as part of Lot 6A in Block 66/415 of the SPCA 2000 Addition, an addition to the City of Dallas, Texas as recorded in Volume 2000238, Page 27 of the (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with cap marked "LTRA", controlling monument (CM), set for the most westerly corner of Lot 8A in Block 66/415 of the SPCA Addition, an addition to the City of Dallas, Texas as recorded in Volume 91187, Page 2625 of the (D.R.D.C.T.), same being the most westerly corner of Tract 2, as conveyed to Santiago Partners, LP, a Texas Limited Partnership by deed recorded in Instrument No. 201100313172 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and located in the existing northeasterly right of way line of Riverfront Boulevard (a 130.00 foot R.O.W.);

THENCE South 22°24'05" East, along the common existing northeasterly right of way line of said Riverfront Boulevard and the southwesterly line of said Tract 2, a distance of 270.00 feet to a 1/2" iron rod found for the most southerly corner of said Lot 8A, the most westerly corner of said Lot 6A, same being the most westerly corner of a called 1,855.69 square foot tract of land conveyed to Calatrava, LP, a Texas Limited Partnership by deed recorded in Instrument No. 201100313171 (O.P.R.D.C.T.);

THENCE North 67°53'08" East, departing the existing northeasterly right of way line of said Riverfront Boulevard and along the common southeasterly line of said Lot 8A and the northwesterly line of said Lot 6A, a distance of 107.12 feet to a 3" diameter metal fence post found for the most northerly corner of said Calatrava, LP tract and the most westerly corner of the residual of said SPCA of Texas tract, for the POINT OF BEGINNING, having N.A.D. 83 (1993) Texas State Plane, North Central Zone (4202) surface coordinate of North 6969141.94, East 2487650.27;

- 1) THENCE North 67°53'08" East, departing the most northerly corner of said Calatrava, LP tract and continuing along the common southeasterly line of said Lot 8A and the northwesterly line of said Lot 6A, a distance of 64.70 feet to a point for the most northerly corner of the residual of said SPCA of Texas tract, same being the most northerly corner of said Lot 6A, and located at an angle point in the existing westerly right of way line of Interstate Highway 35-E (a variable width R.O.W.), from which point a found aluminum cap marked "SPCA 2000" bears South 25°16'33" East, 0.51 feet;

County: Dallas  
Highway: Interstate Highway 35-E  
R.O.W. CSJ: 0196-03-243

Page 2 of 3  
February 10, 2012


Description for Parcel 46A

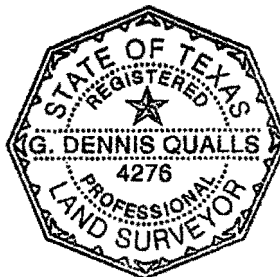
- 2) THENCE South  $01^{\circ}40'44''$  East, along the common easterly line of said Lot 6A and the existing westerly right of way line of said Interstate Highway 35-E, a distance of 28.29 feet to a "V" Cut set for the southeast corner of the residual of said SPCA of Texas tract and the northeast corner of Tract 1, as conveyed to Santiago Partners, LP, a Texas Limited Partnership by deed recorded in Instrument No. 201100313172 (O.P.R.D.C.T.);
- 3) THENCE South  $81^{\circ}26'06''$  West, departing the common easterly line of said Lot 6A and the existing westerly right of way line of said Interstate Highway 35-E and along the common southerly line of the residual of said SPCA of Texas tract and the northerly line of said Tract 1, a distance of 56.39 feet to an "X" Cut set for the southwest corner of the residual of said SPCA of Texas tract and the southeast corner of said Calatrava, LP tract;
- 4) THENCE North  $22^{\circ}06'52''$  West, departing the northerly line of said Tract 1 and along the common westerly line of the residual of said SPCA of Texas tract and the easterly line of said Calatrava, LP tract, a distance of 13.30 feet to the POINT OF BEGINNING containing 1,222 square feet [0.0280 acre] of land, more or less.

Basis of Bearings is a line between Texas Department of Transportation GPS Satellite Station R0570127 (North 6966709.29, East 2482535.62 Grid Coordinates) and Texas Department of Transportation GPS Satellite Station R0570157 (North 6968860.38, East 2493488.37 Grid Coordinates), North American Datum 1983 (1993), which is North  $78^{\circ}53'19''$  West - 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 1.000136506.

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

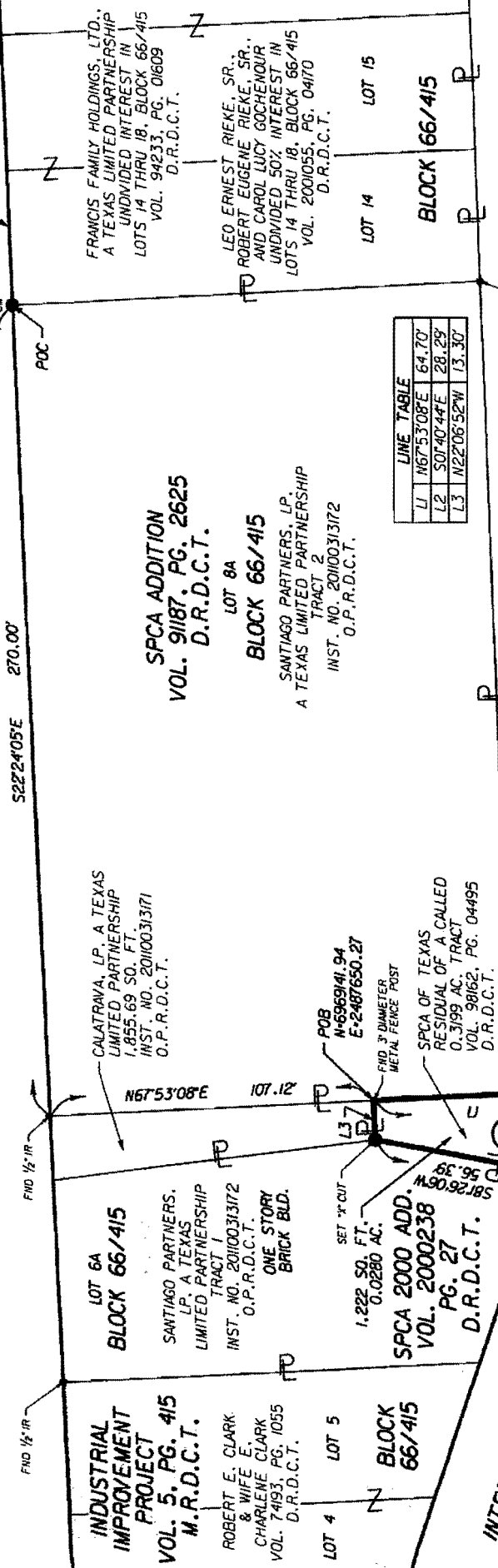
  
G. Dennis Qualls, R.P.L.S.      Date  
Texas Registration No. 4276



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

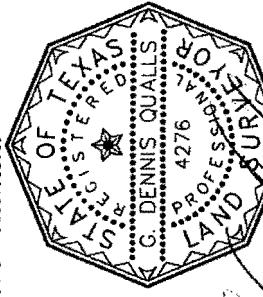
JOHN NEELY BRYAN SURVEY  
ABSTRACT NO. 149

RIVERFRONT BOULEVARD  
(130' R.O.W.)



LINE	BEARING	DISTANCE
L1	N67°53'08"E	64.70'
L2	S01°40'44"E	28.29'
L3	N22°06'52"W	13.30'

BASIS OF BEARINGS IS A LINE BETWEEN TEXAS DEPARTMENT OF TRANSPORTATION GPS SATELLITE STATION 20127 (NORTH COORDINATES: 290, TEXAS DEPARTMENT OF TRANSPORTATION GPS SATELLITE STATION 80370157 (NORTH COORDINATES: 380, EAST DATUM 1983 (1993), WHICH IS N78°53'19"W-Texas STATE PLANE, NORTH CENTRAL ZONE (4202)). ALL COORDINATES SHOWN ARE SURFACE UNLESS OTHERWISE NOTED AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TPOOT COMBINED SCALE FACTOR OF 1.000136506.

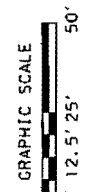


G. DENNIS QUALLS, R.P.L.S. NO. 4276 DATE 8-20-2012

A PLAT OF A SURVEY OF  
PARCEL 46A  
FOR INTERSTATE HIGHWAY 35-E  
RIGHT OF WAY CSJ: 0196-03-243  
A 1,222 SQ. FT., [0.0280 AC.]  
TRACT OF LAND IN THE  
JOHN NEELY BRYAN SURVEY  
ABSTRACT NO. 149  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

EXHIBIT "A"  
PAGE 3 OF 3

- LEGEND
- EXISTING ROADWAY RIGHT OF WAY BOUNDARY LINE
  - - - EXISTING RIGHT OF WAY LINE
  - - - PROPOSED PARCEL LINE
  - \_\_\_\_\_ PROPERTY LINE
  - \_\_\_\_\_ SURVEY LINE
  - \_\_\_\_\_ EXISTING EASEMENT LINE
  - ||| ACCESS DENIAL LINE
  - ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE"
  - \* TPOOT ALUMINUM CAP SET ON TOP OF A 1/4" IRON ROD UNLESS OTHERWISE NOTED (AD)
  - \* SET 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "LINA" UNLESS OTHERWISE NOTED
  - \* FOUND MONUMENT (AS NOTED)
  - CM \* CONTROLLING MONUMENT
- \*\* THE MONUMENT DESCRIBED AND SET IN THIS CALL IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TPOOT TYPE 11 RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TPOOT.



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

Property Description For Parcel 20

BEING 5.043 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE MOSES SHIPMAN SURVEY, ABSTRACT NO. 782 IN BELL COUNTY, TEXAS AND BEING PART OF A CALLED 15.552 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN TO TTSTOP, INC. RECORDED IN DOCUMENT 2008 00045975 OF THE REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a found nail at the northeast corner of a called 0.314 acre tract described in deed to Sam Sancetta recorded in Volume 2213, Page 243 of the Official Public Records of Bell County, Texas and interior angle in the south line of a said 15.552 acre tract;

THENCE South 16°52'16" West 94.72 feet with the east line of said 0.314 acre tract and a south line of said 15.552 acre tract to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap for the **POINT OF BEGINNING**;

- (1) THENCE South 85°21'39" East 43.64 feet with the proposed west right-of-way line of IH 35 to a set Type II monument and the beginning of an Access Denial Line;
- (2) THENCE North 37°26'05" East 58.21 feet through said 15.552 acre tract with the proposed west right-of-way line of IH 35 and the Access Denial Line to a set Type II monument;
- (3) THENCE North 16°45'00" East 358.71 feet through said 15.552 acre tract with the proposed west right-of-way line of IH 35 and the Access Denial Line to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap stamped "Control of Access Point" and the end of the Access Denial Line;
- (4) THENCE North 16°45'00" East 457.49 feet through said 15.552 acre tract with the proposed west right-of-way line of IH 35 to a set Type II monument;
- (5) THENCE North 20°03'58" East 250.92 feet through said 15.552 acre tract with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap on the north line of said 15.552 acre tract and the south line of a 2.418 acre tract described in Warranty Deed with Vendor's Lien to Biedrzycki



Enterprises Co., Inc. recorded in Volume 3821, Page 300 of the Official Public Records of Bell County, Texas;

- (6) THENCE South  $72^{\circ}47'33''$  East 243.71 feet with the north line of said 15.552 acre tract and the south line of said 2.418 acre tract to a found  $1/2''$  iron rod at the southeast corner of said 2.418 acre tract, in the west line of a 0.099 acre tract described as Tract II in deed to HOL-DEN Development, Inc. recorded in Volume 5643, Page 294 of the Official Public Records of Bell County, Texas (O.P.R.B.C.T.);
- (7) THENCE South  $17^{\circ}34'01''$  West 25.32 feet with the west line of said 0.099 acre tract and a north line of said 15.552 acre tract to a found  $1/2''$  iron rod at the southwest corner of said 0.099 acre tract and an interior corner of said 15.552 acre tract;
- (8) THENCE South  $72^{\circ}54'57''$  East 28.52 feet with the south line of said 0.099 acre tract and a north line of said 15.552 acre tract to found  $3/4''$  iron rod in the existing west right-of-way line of IH 35 and the west line of a 7.929 acre tract described in deed to the State of Texas recorded in Volume 615, Page 486 of the Deed Records of Bell County, Texas, and the southeast corner of said 0.099 acre tract and the northeast corner of said 15.552 acre tract;
- (9) THENCE South  $16^{\circ}55'21''$  West 171.97 feet with the existing west right-of-way line of IH 35 and the east line of said 15.552 acre tract to a found  $1/2''$  iron rod at the north corner of a 0.432 acre tract described in Judgement to the State of Texas recorded in Volume 779, Page 34 of the Deed Records of Bell County, Texas;
- (10) THENCE South  $29^{\circ}57'19''$  West 903.50 feet with the existing west right-of-way line of IH 35 and the east line of said 15.552 acre tract and the west line of a 2.050 acre tract described in Judgement to the State of Texas recorded in Volume 774, Page 255 of the Deed Records of Bell County, Texas to a found  $1/2''$  iron rod;
- (11) THENCE South  $66^{\circ}50'25''$  West 109.95 feet with the existing west right-of-way line of IH 35 and the east line of said 15.552 acre tract to a set  $5/8''$  iron rod with plastic cap stamped "Landesign" on the existing north right-of-way line of Hart Road (60' ROW, 20' dedicated by plat D.R.S. Addition) and the southeast corner of said 15.552 acre tract;
- (12) THENCE North  $73^{\circ}17'28''$  West 58.40 feet with the existing north right-of-way line of said Hart Road and the south line of said 15.552 acre tract to a found  $1/2''$  iron rod at the southeast corner of said 0.314 acre tract;
- (13) THENCE North  $16^{\circ}52'16''$  East 19.28 feet with the east line of said 0.314 acre tract and south line of said 15.552 acre tract to the **POINT OF BEGINNING**;

This parcel contains 5.043 acres of land, more or less, out of the Moses Shipman Survey, Abstract No. 782 in Bell County, Texas.

This parcel contains 416.92 linear feet of Access Denial Line.

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

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

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

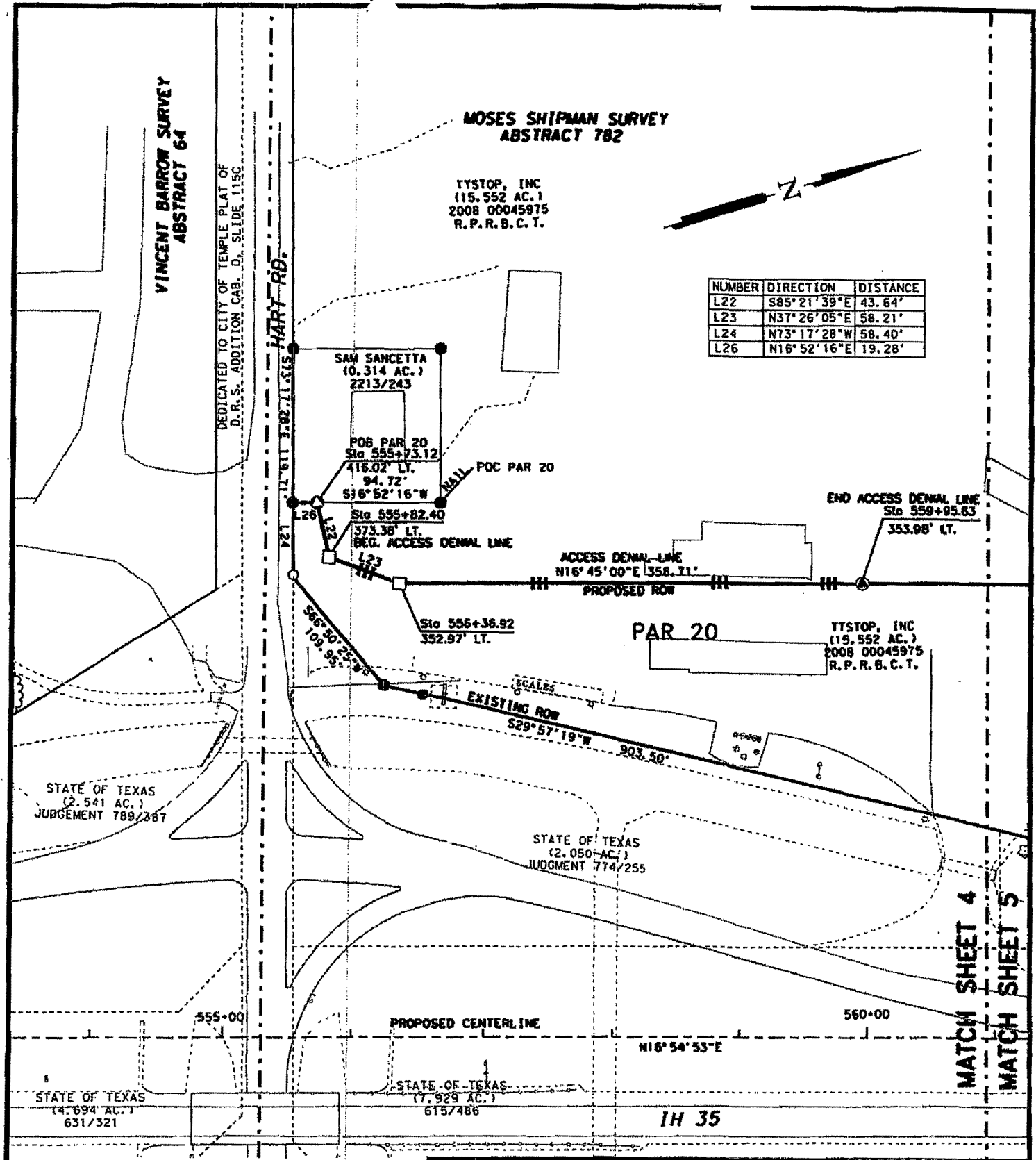
I certify that the survey was performed on the ground under my supervision.

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





NUMBER	DIRECTION	DISTANCE
L22	S85°21'39"E	43.64'
L23	N37°26'05"E	58.21'
L24	N73°17'28"W	58.40'
L26	N16°52'16"E	19.28'

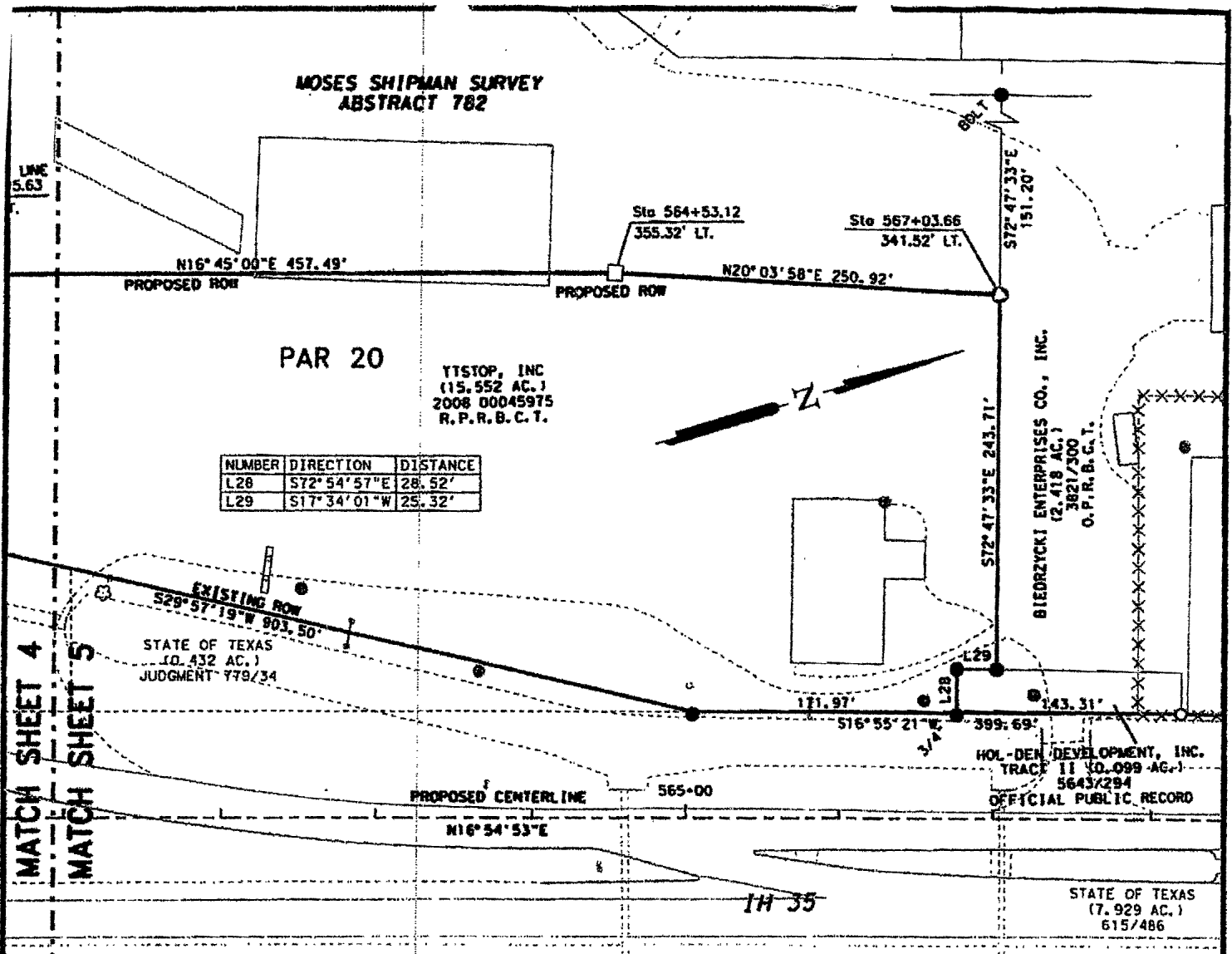


PARCEL: 20                      ACRES 5.043  
 HIGHWAY: IH 35                COUNTY: Bell  
 ROW CSJ: 0015-04-083  
 SCALE: 1" = 100'              SHEET: 4 of 5  
 PROJECT NAME: IH35 Temple Troy JOB NUMBER: 101-07-004



**LANDESIGN SERVICES, INC.**

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

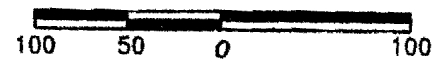


MATCH SHEET 4  
MATCH SHEET 5

**SURVEY LEGEND**

- ⊙ = 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
  - 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
- 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:**

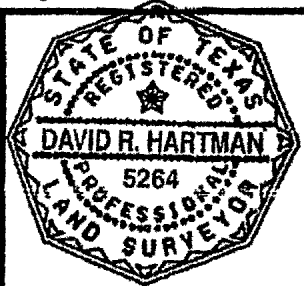
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.00013.

ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO HIGHWAY FACILITY FROM THE REMAINDER OF THE 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: 20 ACRES 5.043  
HIGHWAY: IH 35 COUNTY: Bell  
ROW CSJ: 0015-04-083 DATE: 04/16/10  
SCALE: 1" = 100' SHEET: 5 of 5

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

County: Bell  
Highway: IH 35  
CSJ: 0015-04-083  
Parcel: 20

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

Title to all that wood frame building, wood building, metal canopy, underground storage tanks, weight scales, asphalt parking lot, on premise signs, outdoor advertising billboard located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed north east right-of-way line, with the result that the portion of the said improvement lying adjacent to said right-of-way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all said improvements.

County: McLennan  
Highway: Interstate Highway 35  
ROW CSJ: 0015-01-221  
Limits: From Woodlawn Road to South F.M. 2837 in Lorena

Property Description  
Parcel 126

Being 1.944 acres of land situated in the H.E. DAVIS SURVEY, Abstract No. 304, McLennan County, Texas. Being part of that certain called 10.21 acre tract of land conveyed to Reeder Walter Dossett, Trustee of Dossett Special Trust, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010027983 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 1.944 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at a found 1-inch iron rod in the existing easterly railroad right of way line of the Union Pacific Railroad (100' R.O.W.) (per station map for the Missouri, Kansas and Texas Railway Company of Texas dated June 30, 1918), being the southwesterly corner of said 10.21 acre tract, being the northwesterly corner of that certain called 20.50 acre tract of land conveyed to Benjamin Glinsmann and Deborah Glinsmann by deed and recorded under Volume 1844, Page 542 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);

Thence, North 59°14'47" East, 541.47 feet along the southerly line of said 10.21 acre tract, being the northerly line of said 20.50 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed westerly right of way line of Interstate Highway 35 (width varies) and for the **POINT OF BEGINNING**;

- 1) **THENCE, North 05°58'25" East, 536.37 feet** along the proposed westerly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with TxDOT aluminum cap;
- 2) **THENCE, North 06°30'55" East, 255.39 feet** continuing along the proposed westerly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with TxDOT aluminum cap in the southerly line of that certain tract of land conveyed to Lorena Community Partnership by deed and recorded under M.C.C.F. No. 2005042447 of said Official Public Records, being the northerly line of said 10.21 acre tract;
- 3) **THENCE, North 57°54'17" East, 158.40 feet** along the southerly line of said Lorena Community Partnership tract, being the northerly line of said 10.21 acre tract to a point in the existing westerly right of way line of Interstate Highway 35 (width varies), being the southeasterly corner of said Lorena Community Partnership tract, same being the northeasterly corner of said 10.21 acre tract, from which a found 1-inch iron rod in concrete bears South 57°54' West, 0.18 feet, said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 884, Page 9 and Volume 823, Page 597 both of said Deed Records;

Page 2 of 5  
October, 2010

- 4) **THENCE, South 08°43'11" West, 825.01 feet** along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said 10.21 acre tract to a point, being the northeasterly corner of said 20.50 acre tract, same being the southeasterly corner of said 10.21 acre tract, from which a found concrete monument (disturbed) bears South 44°50' East, 0.26 feet;
- 5) **THENCE, South 59°14'47" West, 109.28 feet** along the northerly line of said 20.50 acre tract, being the southerly line of said 10.21 acre tract to the **POINT OF BEGINNING** and containing 1.944 acres of land, more or less.

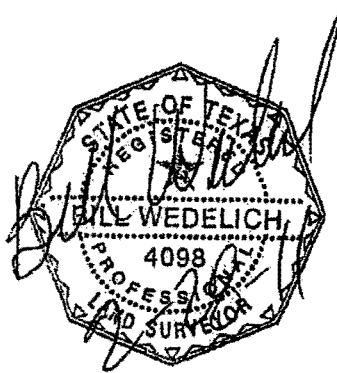
**Horizontal Control** – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD 83 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD 83 (1993) Grid values divide the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

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

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

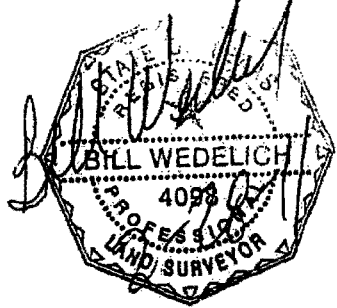
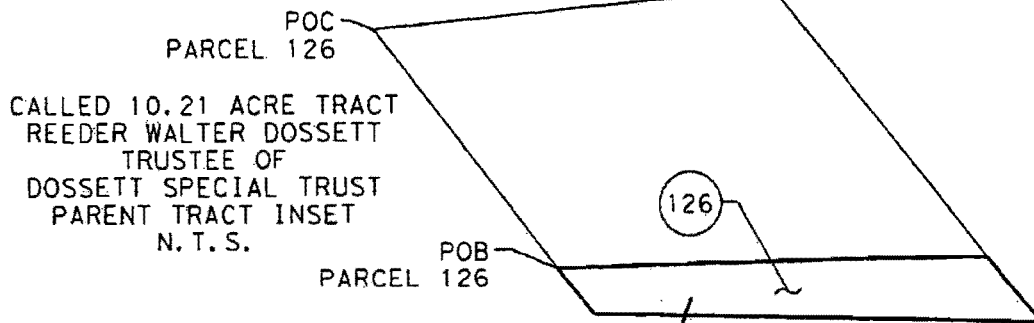
See attached 8 ½" x 11" plat that accompanies.

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



LEGEND

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



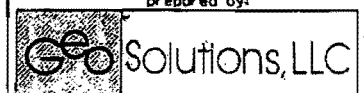
NOTES:

1. Horizontal Control is based on Static and RTK GPS observations holding control monuments [359910, 1359911], and CI304. 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.

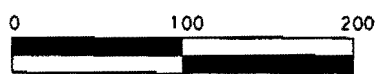
PARCEL 126  
1.944 ACRES  
84,695 SQ.FT.

PAGE 3 OF 5

REEDER WALTER DOSSETT,  
TRUSTEE OF  
DOSSETT SPECIAL TRUST  
1H-35 SOUTH  
C. S. J. 0015-01-221  
MCLENNAN COUNTY OCTOBER, 2010  
Prepared by:







UNION PACIFIC RAIL ROAD (100' R.O.W.)  
(PER STATION MAP  
FOR THE MISSOURI, KANSAS AND TEXAS RAILWAY  
OF TEXAS) DATED: JUNE 30, 1918  
EXISTING RAILROAD R.O.W.

**H.E. DAVIS  
SURVEY, A-304**

CALLLED 10.21 ACRE TRACT  
REEDER WALTER DOSSETT  
TRUSTEE OF  
DOSSETT SPECIAL TRUST  
M.C.C.F. No. 2010027983  
O.P.R.M.C.T.

CALLLED 20.50 ACRE TRACT  
BENJAMIN GLINSMANN AND  
DEBORAH GLINSMANN  
VOL. 1844, PG. 542  
D.R.M.C.T.

ROB  
PARCEL 126  
STA: 1437+60.98  
OFF: 257.51'L

N05° 58' 25" E 536.37' PROPOSED R.O.W.

FND CONC. MON (DISTURBED) BEARS S44° 50' E, 0.26'  
508° 43' 11" W 825.01' EXISTING R.O.W.

CALLLED 10.83 ACRES  
STATE OF TEXAS  
VOL. 0, PG. 689  
CIVIL MINUTES  
MCLENNAN COUNTY

CALLLED 3.40 ACRES  
VOL. P, PG. 66  
CIVIL MIN.  
COUNTY COURT M.C.T.

INTERSTATE HIGHWAY 35  
(width varies)

1438+00 1439+00 1440+00 1441+00  
PROPOSED BASELINE

CALLLED 19.675 ACRE  
VOL. 624, PG. 115  
D.R.M.C.T.

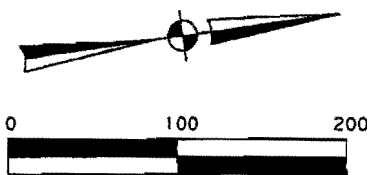
CALLLED 3.825 ACRES  
VOL. 5, PG. 190  
CIVIL MIN.  
COUNTY COURT M.C.T.

MATCHLINE STA. 1441+50.00

PARCEL 126  
1.944 ACRES  
84,695 SQ.FT.

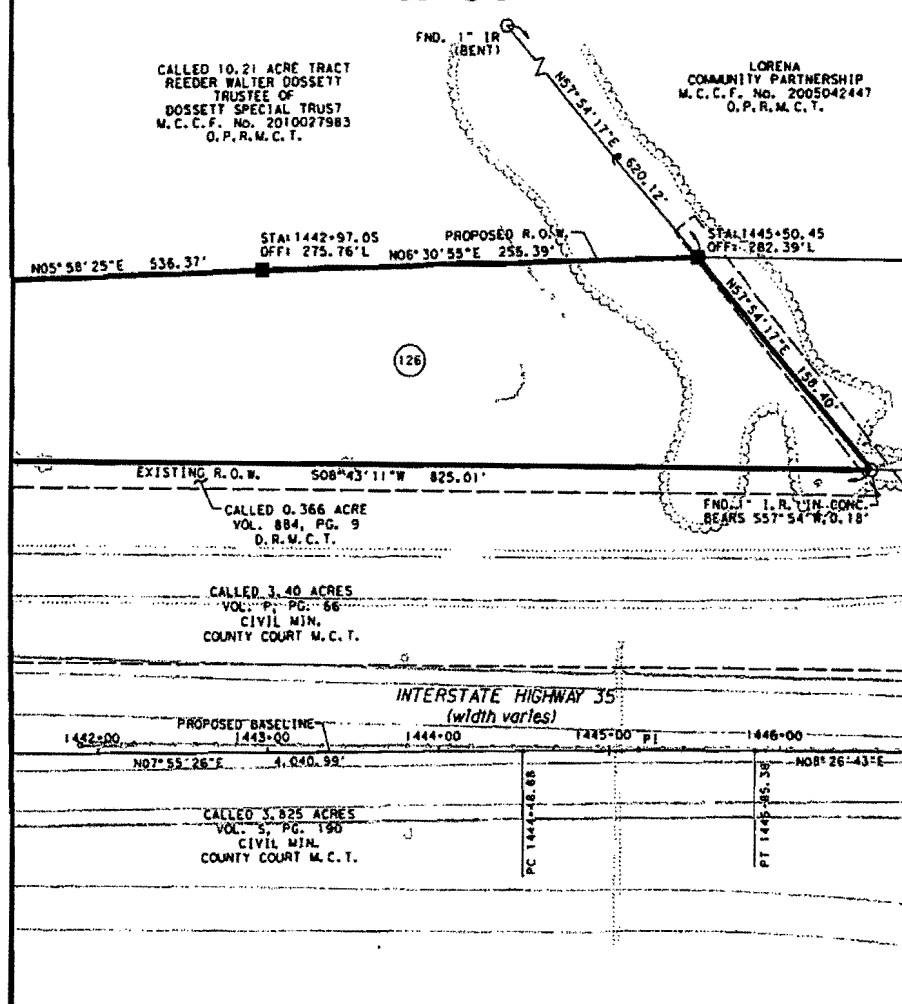
PAGE 4 OF 5  
REEDER WALTER DOSSETT,  
TRUSTEE OF  
DOSSETT SPECIAL TRUST  
14-35 SOUTH  
C.S.J. 0015-01-221  
MCLENNAN COUNTY OCTOBER, 2010  
prepared by:





# H.E. DAVIS SURVEY A-304

MATCHLINE STA. 1441+50.00



PARCEL 126  
 1.944 ACRES  
 84,695 SQ.FT.

PAGE 5 OF 5

REEDER WALTER DOSSETT,  
 TRUSTEE OF  
 DOSSETT SPECIAL TRUST  
 IH-35 SOUTH  
 C.S.J. 0015-01-221  
 McLENNAN COUNTY OCTOBER, 2010  
 prepared by:



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

**Property Description For Parcel 37**

BEING 1.350 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE B. STRUNK SURVEY, ABSTRACT 784 IN BELL COUNTY, TEXAS AND BEING PART OF THAT CALLED 4.5 ACRE TRACT DESCRIBED IN WARRANTY DEED TO PHILLIP M. KRUMNOW, JR. AS TRUSTEE OF THE KRUMNOW FAMILY TRUST RECORDED IN VOLUME 4367, PAGE 565 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a set 5/8" iron rod with "Landesign" cap at the northwest corner of a 4.49 acre tract described in deed to William Don Lewis recorded in Volume 4158, Page 597 of the Official Public Records of Bell County, Texas and the southwest corner of said 4.5 acre tract;

THENCE South 73°11'47" East 357.61 feet with the north line of said 4.49 acres and the south line of said 4.5 acres to a set Type II monument in the proposed west right-of-way line of Interstate Highway 35 (IH 35) and the **POINT OF BEGINNING** ;

- (1) THENCE North 07°56'27" East 299.75 feet through said 4.5 acres and with the proposed west right-of-way line of IH 35 to a set Type II monument;
- (2) THENCE North 05°41'38" East 128.00 feet through said 4.5 acres and with the proposed west right-of-way line of IH 35 to a set Type II monument on the north line of said 4.5 acres and the south line of a called 4.5 acre tract described as Parcel 1 in Warranty Deed with Vendor's Lien to Julius Pavliska and wife, Betty Pavliska recorded in Volume 3443, Page 520 of the Official Public Records of Bell County, Texas;
- (3) THENCE South 73°04'06" East 153.82 feet with the north line of said 4.5 acres (4367 / 565) and the south line of said 4.5 acres (3443 / 520) to a set 5/8" iron rod with plastic cap stamped "Landesign" in the existing west right-of-way line of IH 35, the west line of a called 2.745 acre tract described in deed to the State of Texas recorded in Volume 767, Page 195 of the Deed Records of Bell County, Texas, the northeast corner of said 4.5 acres (4367 / 565) and the southeast corner of said 4.5 acres (3443 / 520);

- (4) THENCE South 10°05'21" West 308.68 feet with the existing west right-of-way line of IH 35 and the east line of said 4.5 acres (4367 / 565) to a found Type I monument;
- (5) THENCE South 16°55'21" West 114.86 feet with the existing west right-of-way line of IH 35 and the east line of said 4.5 acre tract to a set 5/8" iron rod with plastic cap stamped "Landesign" at the southeast corner of said 4.5 acres (4367 / 565) and the northeast corner of said 4.49 acres;
- (6) THENCE North 73°11'47" W 118.83 feet with the south line of said 4.5 acres Volume 4367/565) and the north line of said 4.49 acres to the **POINT OF BEGINNING**;

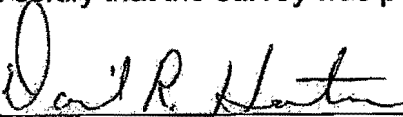
This parcel contains 1.350 acres of land, more or less, out of the B. Strunk Survey, Abstract No. 784 in Bell County, Texas.

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 highway facility from the remainder of the abutting property.

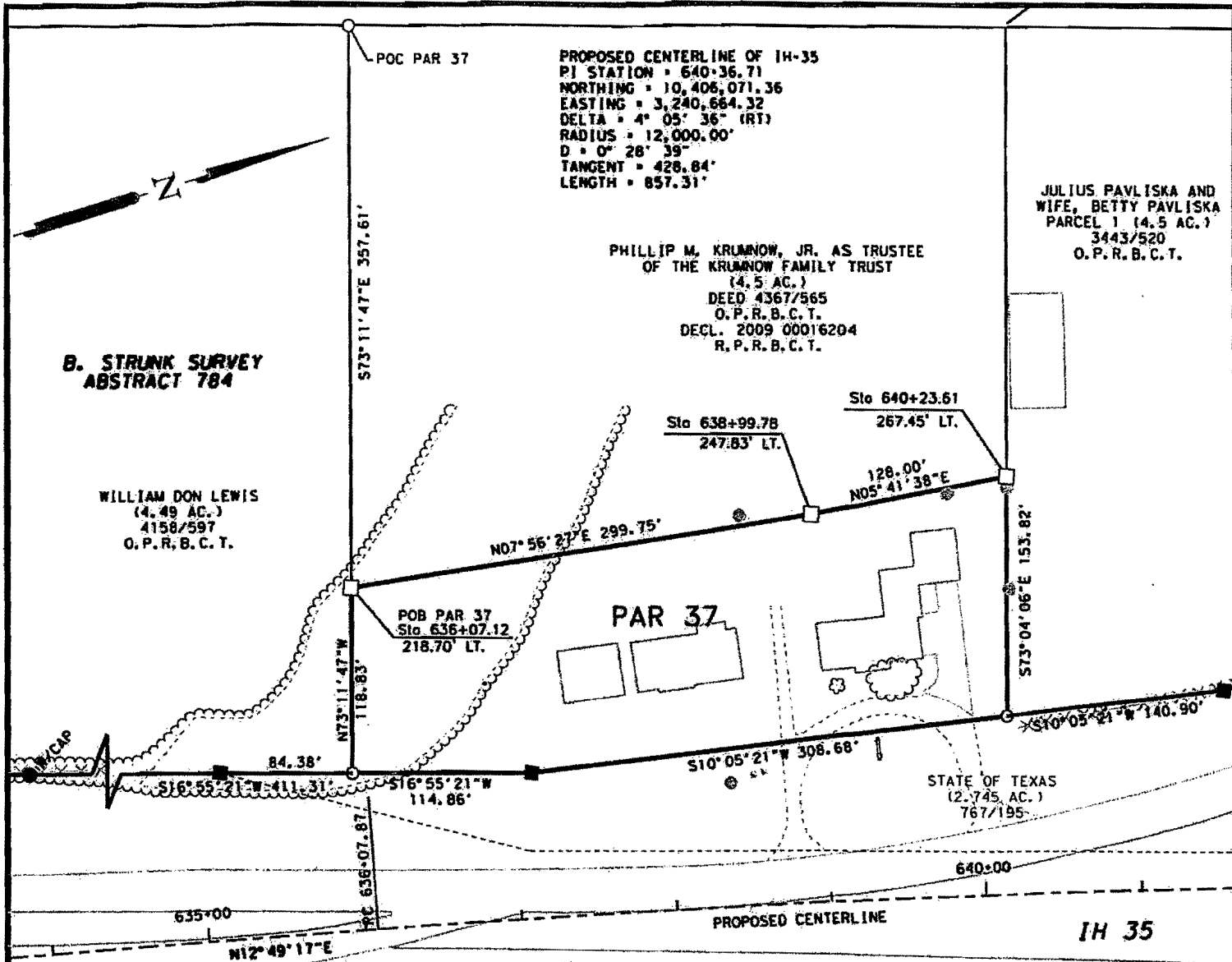
A plat of even survey date herewith accompanies this property description.

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

7/9/10  
Date





**SURVEY LEGEND**

- ⊙ = SET 5/8" IRON WITH TxDOT 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/ "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

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 NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.00013.

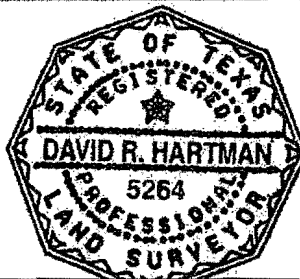
ACCESS IS PERMITTED TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman 7/9/10*

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: 37 ACRES 1.350  
 HIGHWAY: IH 35 COUNTY: Bell  
 ROW CSJ: 0015-04-083 REVISED: 07/09/10  
 SCALE: 1" = 100' DATE: 04/16/10  
 SHEET: 3 of 3

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

County: Bell  
Highway: IH 35  
CSJ: 0015-04-083  
Parcel: 37/37E

**DRAINAGE EASEMENT CLAUSE**

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

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

Property Description For Parcel 37E

BEING 0.275 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE B. STRUNK SURVEY, ABSTRACT 784 IN BELL COUNTY, TEXAS AND BEING PART OF THAT CALLED 4.5 ACRE TRACT DESCRIBED IN WARRANTY DEED TO PHILLIP M. KRUMNOW, JR. AS TRUSTEE OF THE KRUMNOW FAMILY TRUST RECORDED IN VOLUME 4367, PAGE 565 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a set 5/8" iron rod with "Landesign" cap at the northwest corner of a 4.49 acre tract described in deed to William Don Lewis recorded in Volume 4158, Page 597 of the Official Public Records of Bell County, Texas and the southwest corner of said 4.5 acre tract;

**THENCE** South 73°11'47" East 277.80 feet with the north line of said 4.49 acres and the south line of said 4.5 acres to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap and the **POINT OF BEGINNING**;

- (1) **THENCE** North 44°51'34" West 60.95 feet through said 4.5 acres to a set 5/8" iron rod with TxDOT aluminum cap;
- (2) **THENCE** North 45°08'26" East 122.11 feet through said 4.5 acres to a set 5/8" iron rod with TxDOT aluminum cap;
- (3) **THENCE** South 44°51'34" East 67.27 feet through said 4.5 acres to a set 5/8" iron rod with TxDOT aluminum cap in the proposed west right-of-way line of Interstate Highway 35 (IH 35);
- (4) **THENCE** South 07°56'27" West 105.74 feet through said 4.5 acres with the proposed west right-of-way line of IH 35 to a set Type II monument in the north line of said 4.49 acre tract and south line of said 4.5 acres;
- (5) **THENCE** North 73°11'47" West 10.12 feet with the south line of said 4.5 acres and the north line of said 4.49 acres to a set Type II monument;
- (6) **THENCE** North 73°11'47" W 69.69 feet with the south line of said 4.5 acres and the north line of said 4.49 acres to the **POINT OF BEGINNING**;

This parcel contains 0.27 of an acre of land, more or less, out of the B. Strunk Survey, Abstract No. 784 in Bell County, Texas.

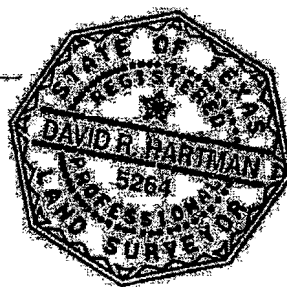
All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00013.

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

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

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

  
\_\_\_\_\_  
David R. Hartman                      11/17/11                      Date  
Registered Professional Land Surveyor  
State of Texas No. 5264





PROPOSED CENTERLINE OF IH-35  
PI STATION = 640+36.71  
NORTHING = 10,406,071.35  
EASTING = 3,240,664.32  
DELTA = 4° 05' 36" (RT)  
RADIUS = 12,000.00'  
D = 0° 28' 39"  
TANGENT = 128.84'  
LENGTH = 857.31'

NO.	Radius	Delta Angle	Length	Chord Bearing	Chord Length
428	8425.00	02° 52' 22"	373.41	N09° 12' 58" E	373.38

NUMBER	DIRECTION	DISTANCE
L45	N73° 01' 47" W	30.12'
L188	N44° 51' 34" W	60.95'
L189	N73° 01' 47" W	69.68'

B. STRUNK SURVEY  
ABSTRACT 784

POB PAR 37E

PHILLIP M. KRUMHOLTZ, JR. AS TRUSTEE  
OF THE KRUMHOLTZ FAMILY TRUST  
(14.25 AC.)  
DEED 4367565  
D.P.R.B.C.T.  
DECL. 2009 60016204  
R.P.R.B.C.T.

WILLIAM DON LEWIS  
(14.49 AC.)  
4358/597  
D.P.R.B.C.T.

PAR 37E

Sig 838+89.76  
247.83' LT.

Sig 836+07.12  
218.70' LT.

N07° 56' 37" E  
194.01'

STATE OF TEXAS  
(23.75 AC.)  
787/195

540.00

PROPOSED CENTERLINE

IH 35

**SURVEY LEGEND**

- ⊙ = SET 5/8" IRON WITH TADOT ALUMINUM CAP STAMPED CONTROL OR ACCESS POINT
  - = TYPE I MONUMENT SET
  - = TYPE II MONUMENT FOUND
  - = 5/8" IRON ROD SET W/ "LANDESIGN" CAP UNLESS NOTED
  - ⊖ = 3/8" 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.P.R.B.C.T. = DEED RECORDS BELL COUNTY, TEXAS  
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS  
R.P.R.B.C.T. = REAL PROPERTY RECORDS BELL COUNTY, TEXAS

**SCALE IN FEET**



**NOTES:**

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

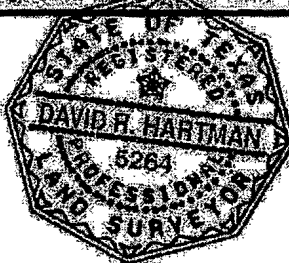
ACCESS IS PERMITTED TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman* 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: 37E ACRES: 0.275  
HIGHWAY: IH 35 COUNTY: Bell

ROW CSJ: 0015-04-083 DATE: 01/17/11  
SCALE: 1" = 100' SHEET: 3 of 3

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

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

March 19, 2010

**PROPERTY DESCRIPTION FOR PARCEL 17**

BEING a 0.705 of an acre (30,701 square feet) parcel of land situated in the Young Williams Survey, Abstract 861, Bell County, Texas, and being a part of 0.90 of an acre tract of land described in an instrument to Sattar & Ghani, Inc., recorded in Volume 3547, Page 374, of the Official Public Records of Bell County, Texas, the aforementioned 0.705 of an acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2" iron rod lying in the South line of 2.295 acre tract of land described in a document to Ricardo Berumen, recorded in Volume 4966, Page 611, of the Official Public Records of Bell County, Texas, at the Northwest corner of the aforementioned 0.90 of an acre tract;

THENCE SOUTH 75°04'45" East, 21.05 feet, along the North line of the aforementioned 0.90 of an acre tract and the South line of the aforementioned 2.295 acre tract, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 2) lying in the proposed West right-of-way line of Interstate Highway 35, at the Northwest corner of the herein described 0.705 of an acre parcel and the **POINT OF BEGINNING**;

- (1) THENCE SOUTH 75°04'45" East, 160.60 feet, leaving the proposed West right-of-way line of Interstate Highway 35, along the North line of the aforementioned 0.90 of an acre tract, the South line of the aforementioned 2.295 acre tract, and the South line of a 0.315 of an acre tract of land described in an instrument to Capitol Displays, LLC, recorded in Volume 5588, Page 807, of the Official Public Records of Bell County, Texas, to a found 5/8" iron rod lying in the existing West right-of-way line of Interstate Highway 35 (right-of-way width varies), described in a document of a 0.456 of an acre tract to the State of Texas, recorded in Volume L, Page 196, of the Deed Records of Bell County, Texas, and being at the Northeast corner of the said 0.90 of an acre tract, the Southeast corner of the said 0.315 of an acre tract, and the Northeast corner of the herein described 0.705 of an acre parcel;

- (2) **THENCE** SOUTH 17°20'22" West, 154.18 feet, along the East line of the aforementioned 0.90 of an acre tract and the existing West right-of-way line of Interstate Highway 35, described in a document of a 1.107 acre tract of land to the State of Texas, recorded in Volume 615, Page 487, of the Deed Records of Bell County, Texas, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX." at a point of curvature of the said 0.90 of an acre parcel and of the herein described 0.705 of an acre parcel;
- (3) **THENCE** SOUTHWESTERLY an arc distance of 69.87 feet with a curve to the left having a radius of 3948.99 feet, a delta angle of 01°00'49", and a chord which bears South 16°49'57" West, 69.86 feet, continuing along the East line of the aforementioned 0.90 of an acre tract and the aforementioned existing West right-of-way line of Interstate Highway 35, to a point for the Southeast corner of the said 0.90 of an acre tract, the Northeast corner of a 0.355 of an acre tract of land described in an instrument to Coach Smith Family, LLC, recorded in Volume 5169, Page 54, of the Official Public Records of Bell County, Texas, and for the Southeast corner of the herein described 0.705 of an acre tract, from which a found 3/4" pipe bears North 75°00'49" West, 3.83 feet;
- (4) **THENCE** NORTH 75°00'49" West, 112.90 feet, leaving the aforementioned existing West right-of-way line of Interstate Highway 35 along a South line of the aforementioned 0.90 of an acre tract, the North line of the aforementioned 0.355 of an acre tract, and a North line of a 0.12 of an acre "Tract One" of land described in an instrument to Coach Smith Family, LLC, recorded in Volume 5171, Page 751, of the Official Public Records of Bell County, Texas, to a set 5/8" iron rod with aluminum cap stamped "TxDOT" (see Note 2) lying in the proposed West right-of-way line of Interstate Highway 35, for the beginning of a proposed "Denial of Access Line" (see Note 1) and the Southwest corner of the herein described 0.705 of an acre parcel;
- (5) **THENCE** NORTH 04°31'33" East, 99.37 feet, leaving a South line of the aforementioned 0.90 of an acre tract and a North line of the aforementioned 0.12 of an acre tract, along the proposed "Denial of Access Line" (see Note 1) and the proposed West right-of-way line of Interstate Highway 35, passing at a distance of 69.78 feet a set 5/8" iron rod with aluminum cap stamped "Control of Access Point" at the end of the proposed "Denial of Access Line" (see Note 1), and continuing to an unmonumented point (see Note 3) at a point of curvature of the herein described 0.705 of an acre parcel;

(6) **THENCE** NORTHEASTERLY an arc distance of 127.73 feet with a curve to the right having a radius of 3,800.00 feet, a delta angle of 01°55'33", and a chord which bears North 05°29'20" East, 127.73 feet, to the **POINT OF BEGINNING**, and containing 0.705 of an acre (30,701 square feet) of land, more or less. The total length of the herein described proposed "Denial of Access Line" (see Note 1) is 69.78 feet.

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

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

(Note 3) Unmonumented point may be replaced with a 5/8" iron rod with aluminum cap stamped "TxDOT" or a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

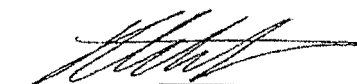
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83(93). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00015.

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

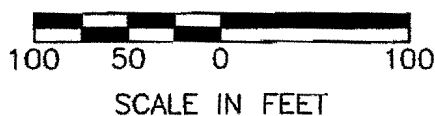
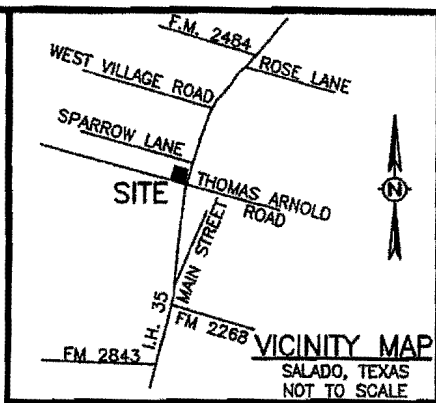
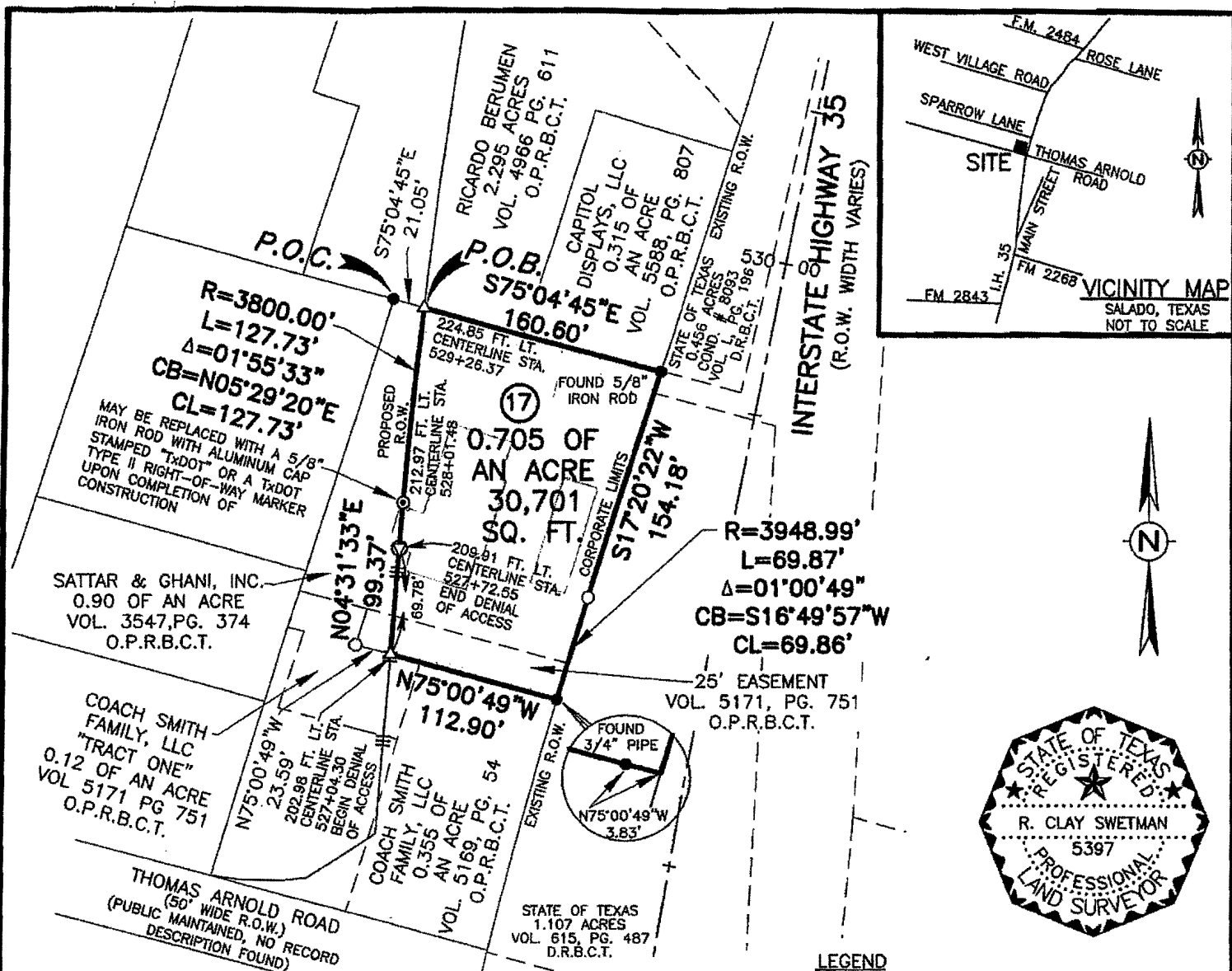
THE STATE OF TEXAS X  
X KNOWN TO ALL MEN BY THESE PRESENTS:  
COUNTY OF BEXAR X

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

Date 6<sup>th</sup> day of April, 2010 A.D.

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





**LEGEND**

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

**YOUNG WILLIAMS SURVEY, A-861**

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

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT. (PARCEL 17.DOC)

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

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

*R. Clay Swetman* 4/6/2010  
R. CLAY SWETMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

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

**TEXAS DEPARTMENT OF TRANSPORTATION**  
INTERSTATE HIGHWAY 35  
PARCEL NO. 17  
RCSJ: 0015-07-078  
BELL COUNTY, TEXAS

ROW ACQUISITION-0.705 AC.

WACO DISTRICT      DATE: MARCH 19, 2010      PAGE 4 OF 4

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1416+83.05 to 1429+45.60  
R.O.W. CSJ: 0014-16-267

Page 1 of 7  
September 23, 2011  
Revised December 2, 2011



Description for Parcel 751

BEING a 104,739 square foot tract of land located in the William McCowen Survey, Abstract Number 999, City of Fort Worth, Tarrant County, Texas, and being a portion of the remainder of a called 99.133 acre tract of land (designated "TRACT 8") in the Limited Warranty Deed to AIL Investment, L.P., filed April 27, 2000 and recorded in County Clerk's File Number D200088056 of the Official Public Records of Tarrant County, Texas, (O.P.R.T.C.T.) said 104,739 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1-inch iron rod found (controlling monument) at the intersection of the west right-of-way line of said Old Denton Road (CR 4048 a variable width right-of-way) (no deed of record found) with the common south line of said 99.133 acre tract of land and north line of a called 365.224 acre tract of land described in the Final Judgment to Michael F. Royal recorded in Volume 8712, Page 93 of the Deed Records of Tarrant Count, Texas (D.R.T.C.T.) and in the deed to Dennison A. Royal recorded in County Clerk's File Number D206409129, O.P.R.T.C.T, from said point the common southeasterly corner of said 99.133 acre tract of land and the northeasterly corner of said 365.224 acre tract of land bears North 89 degrees 05 minutes 36 seconds East, (record South 89 degrees 39 minutes 03 seconds West), a distance of 20.06 feet (record 20.08 feet);

THENCE South 89 degrees 05 minutes 36 seconds West, (record South 89 degrees 39 minutes 03 seconds West), with the common south line of said 99.133 acre tract of land and north line of said 365.224 acre tract of land, a distance of 2,861.04 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed easterly right-of-way line of Interstate 35W for the **POINT OF BEGINNING** at Station 1429+45.60, 258.24 feet Left, having surface coordinates of North 7,010,119.27, East 2,332,074.75;

- (1) THENCE South 89 degrees 05 minutes 36 seconds West, (record South 89 degrees 39 minutes 03 seconds West), continuing with said common line, a distance of 82.95 feet to a TxDOT Type II monument found (controlling monument) for the southwesterly corner of said 99.133 acre tract of land and the northwesterly corner of said 365.224 acre tract of land, said point being in the existing easterly right-of-way line of Interstate 35W (a variable width right-of-way) as described in the Agreed Judgment to the State of Texas, a called 48.227 acre tract of land (designated "Part 1") recorded in Volume 4563, Page 618, D.R.T.C.T., said point also being the beginning of an Access Denial Line as described in said 48.227 acre tract of land;

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1416+83.05 to 1429+45.60  
R.O.W. CSJ: 0014-16-267

Page 2 of 7  
September 23, 2011  
Revised December 2, 2011



Description for Parcel 751

- (2) THENCE North 00 degrees 31 minutes 06 seconds West, (record North 00 degrees 02 minutes 16 seconds East), with the common west line of said 99.133 acre tract of land, said existing easterly right-of-way line of Interstate 35W and said Access Denial Line, a distance of 1,263.15 feet to a TxDOT Type II monument found (controlling monument) for an angle point in said existing easterly right-of-way line of Interstate 35W, said point being the southwesterly corner of a called 2.792 acre tract of land deeded to the State of Texas, filed on February 25, 2004 in County Clerk's File Number D204057845, O.P.R.T.C.T.;
- (3) THENCE North 89 degrees 30 minutes 16 seconds East, over and across said 99.133 acre tract of land, continuing with said existing easterly right-of-way line of Interstate 35W and said Access Denial Line, a distance of 82.92 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* in said proposed easterly right-of-way line of Interstate 35W at Station 1416+83.05, 258.82 feet Left, said point being the end of the Access Denial Line described in said 48.227 acre tract of land, said point also being beginning of an Access Denial Line, from said point a TxDOT Type II monument found (controlling monument) bears North 89 degrees 30 minutes 16 seconds East, at a distance of 41.26 feet;
- (4) THENCE South 00 degrees 31 minutes 11 seconds East, continuing over and across said 99.133 acre tract of land, with said proposed easterly right-of-way line of Interstate 35W and said Access Denial Line, a distance of 1,262.56 feet to the end of said Access Denial Line and the **POINT OF BEGINNING**, containing 2.404 acres or 104,739 square feet, more or less.

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1416+83.05 to 1429+45.60  
R.O.W. CSJ: 0014-16-267

Page 3 of 7  
September 23, 2011  
Revised December 2, 2011



Description for Parcel 751

NOTES:

All coordinates and bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 North Central Zone. All distances and coordinates shown are surface values and may be converted to grid by dividing by TxDOT conversion factor for Tarrant County of 1.00012.

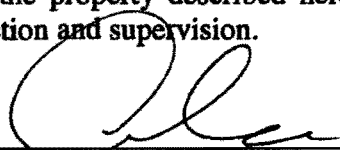
Access is prohibited across the "Access Denial Line" to the transportation facility from the adjacent property.

All stations and offsets shown are calculated relative to the project centerline (I-35W baseline) unless otherwise noted.

\*\* This monument may be replaced by TxDOT type II right-of-way maker upon the completion of the highway construction project under the supervision of a registered professional land surveyor either employed or retained by TxDOT.

A plat of same date accompanies this description.

I, Calvin E. Cock, III, a Registered Professional Land Surveyor, do hereby declare that this description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 9/23/11

Calvin E. Cock, III  
Registered Professional Land Surveyor No. 5622  
Gorronдона & Associates, Inc.  
1701 North Market Street, Suite 450 LB 5  
Dallas, Texas 75202  
Office 214-712-0600 Fax 214-712-0604

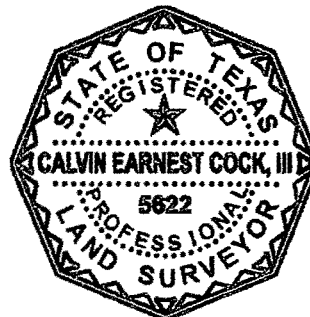




EXHIBIT "A"

PAGE 4 OF 7  
as of 9/23/11  
REVISED 12/02/11



OLD DENTON ROAD (COUNTY ROAD NO. 4048)

(VARIABLE WIDTH ROW)  
(NO. DEED OF RECORD FOUND)

P.O.C. 751  
PROJ. 1" R (20)

N 89°05'36" E  
20.06'  
(S 89°39'03" W  
20.80')

WILLIAM McCOWEN SURVEY  
ABSTRACT NO. 999

CITY OF FORT WORTH  
TARRANT COUNTY

OWNER:  
CALLED 365.224 ACRES  
MICHAEL F. ROYAL  
VOL. 8712, PG. 93  
D.R.T.C.T.  
AND  
DENNISON A. ROYAL  
C.C.F. No. D206409129  
O.P.R.T.C.T.

OWNER:  
AL INVESTMENT, L.P.  
"TRACT B"  
CALLED 99.133 ACRES  
C.C.F. No. D200088056  
O.P.R.T.C.T.

P.O.B. 751  
END ADL  
STA. 1429+45.60  
258.24' LT  
N 7,090,719.27  
E 2,332,074.75

S 00°31'11" E - 1,262.56'

751

PROPOSED R.O.W. &  
ACCESS DENIAL LINE

104,739 SQ. FT.  
2.404 AC,

SIGN ESMT  
VOL. 9034, PG. 2145  
D.R.T.C.T.

(S 89°39'03" W)  
S 89°05'36" W  
82.95'

BEGIN ADL  
STA. 1429+46.13  
175.29 LT

N 00°31'06" W - 1,263.15'

(N 00°02'16" E)

EXISTING I-35W R.O.W. &  
ACCESS DENIAL LINE

5' ELECTRIC ESMT  
VOL. 4496, PG. 413  
D.R.T.C.T.

CALLED 48.227 ACRES  
STATE OF TEXAS  
"PART 1"  
VOL. 4563, PG. 618  
D.R.T.C.T.

I-35W

(A VARIABLE WIDTH RIGHT-OF-WAY)

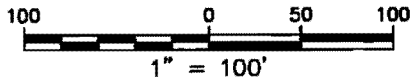
1430+00

S 00°32'46" E - 8,619.73'

PROPOSED @ I-35W



GRAPHIC SCALE



\* DENOTES A CALCULATED AREA



© 2010

PLAT OF A SURVEY  
OF PARCEL 751

PARCEL  
NUMBER

751

FILE

I-35W

DIVISION  
TTA

ACQUISITION

ACRES SQUARE FEET

SCALE  
1" = 100'

FEDERAL AID PROJECT NO.

R.O.W.-C.S.J NO.  
0014-16-267

COUNTY  
TARRANT

AREA

REMAINDER AREA

2.404

27.823\*

25.419

104,739

1,211,989\*

1,107,250

EXHIBIT "A"



PAGE 5 OF 7  
as of 9/23/11  
REVISED 12/02/11

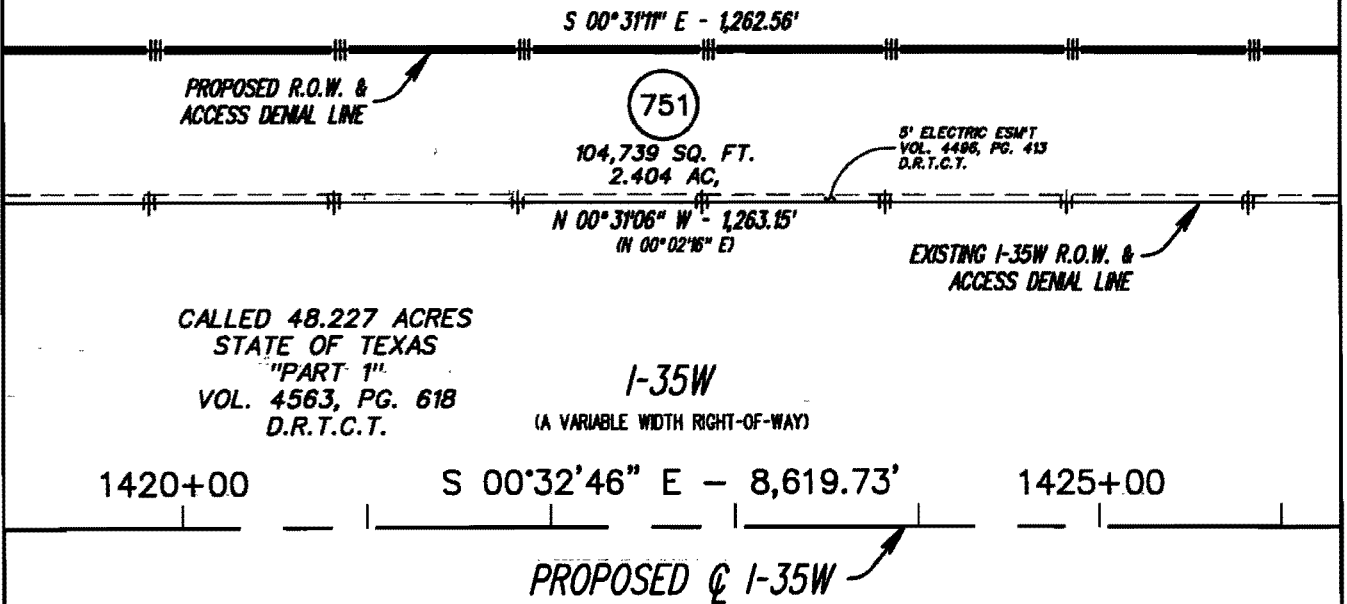
WILLIAM McCOWEN SURVEY  
ABSTRACT NO. 999

CITY OF FORT WORTH  
TARRANT COUNTY

OWNER:  
AL INVESTMENT, L.P.  
"TRACT B"  
CALLED 99.133 ACRES  
C.C.F. No. D200088056  
O.P.R.T.C.T.

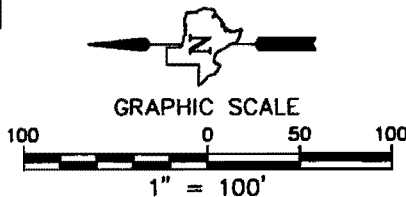
SEE SHEET 6 OF 7

SEE SHEET 4 OF 7



CALLLED 48.227 ACRES  
STATE OF TEXAS  
"PART 1"  
VOL. 4563, PG. 618  
D.R.T.C.T.

I-35W  
(A VARIABLE WIDTH RIGHT-OF-WAY)



\* DENOTES A CALCULATED AREA



PLAT OF A SURVEY OF PARCEL 751				PARCEL NUMBER	751	
FILE	I-35W			ACQUISITION	ACRES	SQUARE FEET
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-267	DIVISION TTA	AREA	2.404	104,739
			COUNTY TARRANT	REMAINDER AREA	27.823*	1,211,989*
					25.419	1,107,250

EXHIBIT "A"



CITY OF FORT WORTH  
TARRANT COUNTY

WILLIAM McCOWEN SURVEY  
ABSTRACT NO. 999

OWNER:  
AL INVESTMENT, L.P.  
"TRACT 2"  
CALLED 102.692 ACRES  
C.C.F. No. D200088056  
O.P.R.T.C.T.

OWNER:  
AL INVESTMENT, L.P.  
"TRACT B"  
CALLED 99.133 ACRES  
C.C.F. No. D200088056  
O.P.R.T.C.T.

10' SOUTHWESTERN BELL  
TELEPHONE CO. ESMT  
C.C.F. No. D204298351  
D.R.T.C.T.

CALLLED 2.792 ACRES  
STATE OF TEXAS  
C.C.F. No. D204057845  
O.P.R.T.C.T.

EXISTING I-35W R.O.W. &  
ACCESS-DENIAL LINE

BEGIN ADL  
STA 1418+83.05  
258.82' LT

N 89° 30' 16" E  
82.92'

STA 1418+82.98  
175.00 LT

5' ELECTRIC ESMT  
VOL. 4486, PG. 413  
D.R.T.C.T.

N 89° 30' 16" E  
41.26'  
PROPOSED R.O.W. &  
ACCESS DENIAL LINE

S 00° 31' 11" E - 1,262.56'

751

104,739 SQ. FT.  
2.404 AC.

N 00° 31' 06" W - 1,263.15'  
(N 00° 02' 16" E)  
EXISTING I-35W R.O.W. &  
ACCESS-DENIAL LINE

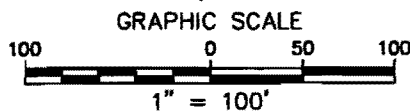
CALLLED 48.227 ACRES  
STATE OF TEXAS  
"PART 1"  
VOL. 4563, PG. 618  
D.R.T.C.T.

I-35W  
(A VARIABLE WIDTH RIGHT-OF-WAY)

1415+00

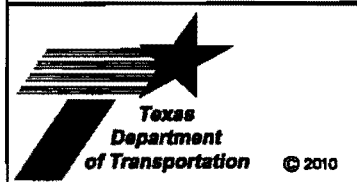
S 00° 32' 46" E - 8,619.73'

PROPOSED @ I-35W



SEE SHEET 5 OF 7

\* DENOTES A CALCULATED AREA



PLAT OF A SURVEY OF PARCEL 751				PARCEL NUMBER	751	
FILE	I-35W		DIVISION TTA	ACQUISITION	ACRES	SQUARE FEET
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-267	COUNTY TARRANT	AREA	27.823*	1,211,989*
				REMAINDER AREA	25.419	1,107,250

EXHIBIT "A"



PAGE 7 OF 7  
as of 9/23/11  
REVISED 12/02/11

- ADL ACCESS DENIAL LINE
- CAB. CABINET
- D.E. DRAINAGE EASEMENT
- C.C.F. NO. COUNTY CLERK'S FILE NUMBER
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- DXXXXXX COUNTY CLERK'S DOCUMENT NUMBER
- ESMT. EASEMENT
- IR IRON ROD
- IRC IRON ROD WITH CAP
- LT LEFT
- N.T.S. NOT TO SCALE
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- RT RIGHT
- U.E. UTILITY EASEMENT
- VOL. VOLUME
- (CM) CONTROLLING MONUMENT
- (XXX) RECORD DATA
- ☐ TxDOT TYPE II MONUMENT FOUND (CM) (UNLESS OTHERWISE NOTED)
- MONUMENT FOUND (SIZE & TYPE NOTED)
- △ CALCULATED POINT
- 5/8" IRON ROD WITH TxDOT ALUMINUM CAP SET
- 5/8" IRON ROD SET (UNLESS OTHERWISE NOTED)
- ⊗ 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "ADL" SET (UNLESS OTHERWISE NOTED)
- Ⓕ— APPROXIMATE SURVEY LINE
- ||— EXISTING TxDOT R.O.W. LINE
- ||— EXISTING TxDOT R.O.W. AND ACCESS DENIAL LINE
- P— PROPERTY LINE
- PROPOSED EASEMENT LINE
- - - - - PROPOSED CENTERLINE
- ==== PROPOSED R.O.W. LINE
- ====||==== PROPOSED R.O.W. AND ACCESS DENIAL LINE

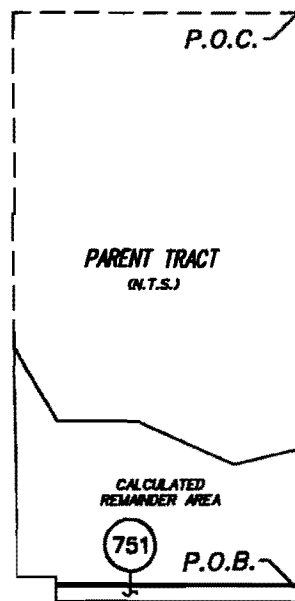
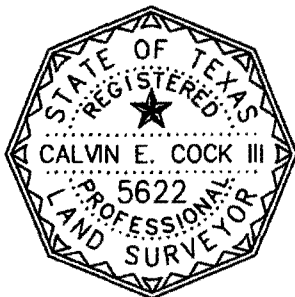
NOTES:

1. ALL COORDINATES AND BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR FOR TARRANT COUNTY OF 1.00012.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A DIGITAL PHOTOGRAMMETRY FILE SUPPLIED BY TxDOT AND WILL NOT REFLECT CHANGES MADE SINCE IT WAS FLOWN.
3. ACCESS TO AND FROM THE I-35W TRANSPORTATION FACILITY IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON WILL BE SUBJECT TO POLICE POWERS.
4. ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE" DESCRIBED HEREON.
5. A LEGAL DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.
6. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 14766-10-00696 WITH AN EFFECTIVE DATE OF 12/3/2010.
7. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (I-35W BASELINE) UNLESS OTHERWISE NOTED.
8. \*\* THIS MONUMENT MAY BE REPLACED BY 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.

I, CALVIN E. COCK, III, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE THAT THIS PLAT AND ACCOMPANYING DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

  
9/23/11


CALVIN E. COCK, III  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
TEXAS NO. 5622



WHOLE PROPERTY SKETCH



\* DENOTES A CALCULATED AREA

	PLAT OF A SURVEY OF PARCEL 790			PARCEL NUMBER	751	
	FILE	I-35W		ACQUISITION	ACRES	SQUARE FEET
	SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-267	AREA	2.404	104,739
				REMAINDER AREA	27.823*	1,211,989*
			DIVISION TTA			
			COURTY TARRANT			

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1429+45.60 to 1482+41.30  
R.O.W. CSJ: 0014-16-267

Page 1 of 15  
September 23, 2011



Description for Parcel 752

BEING a 683,674 square foot tract of land located in the William McCowen Survey, Abstract Number 999, and the Thomas Peck Survey, Abstract Number 1210, City of Fort Worth, Tarrant County, Texas, and being a portion of a called 365.224 acre tract of land described in the Final Judgement to Michael F. Royal, filed October 8, 1986 and recorded in Volume 8712, Page 93 of the Deed Records of Tarrant Count, Texas (D.R.T.C.T.) and in the Special Warranty Deed to Dennison A. Royal, filed December 28, 2006 and recorded in County Clerk's File Number D206409129 of the Official Public Records of Tarrant County, Texas, (O.P.R.T.C.T.), said 683,674 square foot tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1-inch iron rod found (controlling monument) at the intersection of the west right-of-way line of Old Denton Road (CR 4048 a variable width right-of-way) (no deed of record found) with the common north line of said 365.224 acre tract of land and south line of a called 99.133 acre tract of land (designated "TRACT 8") in the deed to AIL Investment, L.P. recorded in County Clerk's File Number D200088056, O.P.R.T.C.T., from said point the common northeasterly corner of said 365.224 acre tract of land and southeasterly corner of said 99.133 acre tract of land bears North 89 degrees 05 minutes 36 seconds East, (record North 89 degrees 38 minutes 38 seconds East), a distance of 20.06 feet;

**THENCE** South 89 degrees 05 minutes 36 seconds West, (record North 89 degrees 38 minutes 38 seconds East), with the common north line of said 365.224 acre tract of land and south line of said 99.133 acre tract of land, a distance of 2,861.04 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed easterly right-of-way line of Interstate 35W for the beginning of an Access Denial Line and the **POINT OF BEGINNING** at Station 1429+45.60, 258.24 feet Left, having surface coordinates of North 7,010,119.27, East 2,332,074.75;

**THENCE** with said proposed easterly right-of-way line of Interstate 35W, with said Access Denial Line and over and across said 365.224 acre tract of land the following courses and distances:

- (1) South 00 degrees 31 minutes 11 seconds East, a distance of 535.44 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* for the beginning of a tangent curve to the left whose chord bears South 10 degrees 23 minutes 41 seconds East, a distance of 975.07 feet;
- (2) Southerly, with said curve to the left, having a radius of 2,842.79 feet, a central angle of 19 degrees 45 minutes 00 seconds, for an arc distance of 979.92 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* for the point of tangency;

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1429+45.60 to 1482+41.30  
R.O.W. CSJ: 0014-16-267

Page 2 of 15  
September 23, 2011



Description for Parcel 752

- (3) South 20 degrees 16 minutes 11 seconds East, a distance of 699.49 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* for the beginning of a tangent curve to the right whose chord bears South 00 degrees 21 minutes 37 seconds West, a distance of 1,361.32 feet;
- (4) Southerly, with said curve to the right, having a radius of 1,931.86 feet, a central angle of 41 degrees 15 minutes 37 seconds, passing at an arc distance of 1,179.39 feet a 5/8 inch iron rod with plastic cap stamped "ADL" set for the end of said Access Denial Line, continuing with said proposed easterly right-of-way line of Interstate 35W and continuing over across said 365.224 acre tract of land, for a total arc distance of 1,391.18 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* for the point of tangency;

THENCE with said proposed easterly right-of-way line of Interstate 35W and continuing over and across said 365.224 acre tract of land the following courses and distances:

- (5) South 20 degrees 59 minutes 26 seconds West, a distance of 146.50 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* for an angle point;
- (6) South 09 degrees 29 minutes 27 seconds West, a distance of 77.75 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* for an angle point;
- (7) South 20 degrees 59 minutes 26 seconds West, a distance of 222.68 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* for the beginning of a tangent curve to the left whose chord bears South 19 degrees 27 minutes 57 seconds West, a distance of 172.23 feet;
- (8) Southerly, with said curve to the left, having a radius of 3,236.54 feet, a central angle of 03 degrees 02 minutes 58 seconds, for an arc distance of 172.25 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* for the end of said curve;
- (9) South 30 degrees 15 minutes 16 seconds West, a distance of 69.37 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* for the beginning of a non-tangent curve to the left whose chord bears South 06 degrees 43 minutes 31 seconds West, a distance of 1,131.84 feet;

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1429+45.60 to 1482+41.30  
R.O.W. CSJ: 0014-16-267

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September 23, 2011



Description for Parcel 752

- (10) Southerly, with said curve to the left, having a radius of 3,252.04 feet, a central angle of 20 degrees 02 minutes 36 seconds, passing at an arc distance of 128.40 feet a 5/8 inch iron rod with plastic cap stamped "ADL" for the beginning of an Access Denial Line at Station 1442+26.04, 360.03 feet Left, continuing with said proposed easterly right-of-way line of Interstate 35W, with said Access Denial Line and over and across said 365.224 acre tract of land, passing at an arc distance of 653.78 feet the end of said Access Denial Line at Station 1477+42.22, 265.27 feet Left, continuing with said proposed easterly right-of-way line of Interstate 35W, for a total arc distance of 1,137.64 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* for the point of tangency;
- (11) THENCE, South 03 degrees 17 minutes 47 seconds East, continuing with said proposed easterly right-of-way line of Interstate 35W and over and across said 365.224 acre tract of land, a distance of 11.30 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* in the common westerly line of said 365.224 acre tract of land and the existing easterly right-of-way line of Interstate 35W (a variable width right-of-way) as described in the Judgment of Court in Absence of Objection to the State of Texas, a called 2.083 acre tract of land recorded in Volume 13517, Page 142 of said D.R.T.C.T., said monument being the beginning of a non-tangent curve to the right whose chord bears North 01 degree 50 minutes 51 seconds East, a distance of 1,175.95 feet;
- (12) THENCE Northerly, with the common westerly line of said 365.224 acre tract of land and said existing easterly right-of-way line of Interstate 35W, and with said curve to the right, having a radius of 3,261.15 feet, a central angle of 20 degrees 46 minutes 27 seconds, for an arc distance of 1,182.42 feet to a TxDOT Type II monument found (controlling monument) for a common angle point in said westerly line of said 365.224 acre tract of land and said existing easterly right-of-way line of Interstate 35W;
- (13) THENCE South 89 degrees 26 minutes 54 seconds West, continuing with the common westerly line of said 365.224 acre tract of land and said existing easterly right-of-way line of Interstate 35W, a distance of 22.28 feet to a common angle point in said westerly line of said 365.224 acre tract of land and said existing easterly right-of-way line of Interstate 35W, said point also being the southeasterly corner of a called 43.173 acre tract of land (designated "Tract A") described in the Judgment to the State of Texas for right-of-way for Interstate 35W as recorded in Volume 4036, Page 471, D.R.T.C.T., from said point a TxDOT Type II monument found (controlling monument) bears South 89 degrees 26 minutes 54 seconds West, at a distance of 13.88 feet, said common angle point also being the beginning of a non-tangent curve to the right whose chord bears North 17 degrees 13 minutes 45 seconds East, a distance of 298.86 feet;

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1429+45.60 to 1482+41.30  
R.O.W. CSJ: 0014-16-267

Page 4 of 15  
September 23, 2011



Description for Parcel 752

THENCE, continuing with the common westerly line of said 365.224 acre tract of land and said existing easterly right-of-way line of Interstate 35W, the following courses and distances:

- (14) THENCE, Northerly, continuing with the common westerly line of said 365.224 acre tract of land, said existing easterly right-of-way line of Interstate 35W and with said curve to the right, having a radius of 2,737.79 feet, a central angle of 06 degrees 15 minutes 27 seconds, for an arc distance of 299.01 feet to the point of tangency of said curve;
- (15) THENCE, North 20 degrees 21 minutes 52 seconds East, (record North 20 degrees 54 minutes East), continuing with the common westerly line of said 365.224 acre tract of land and said existing easterly right-of-way line of Interstate 35W, a distance of 292.89 feet (record 292.89 feet) to a TxDOT Type II monument found (controlling monument) for the beginning of a non-tangent curve to the left whose chord bears North 04 degrees 14 minutes 51 seconds West, a distance of 1,695.85 feet;
- (16) THENCE, Northerly, continuing with the common westerly line of said 365.224 acre tract of land, said existing easterly right-of-way line of Interstate 35W and with said curve to the left, having a radius of 2,036.86 feet, a central angle of 49 degrees 12 minutes 05 seconds, passing at an arc distance of 289.05 feet the beginning of an Access Denial Line, continuing with the common westerly line of said 365.224 acre tract of land, said existing easterly right-of-way line of Interstate 35W and said Access Denial Line and with said curve to the left, for a total arc distance of 1,749.10 feet (record 1,749.12 feet) to a TxDOT Type II monument found (controlling monument) for the point of tangency of said curve;

THENCE, with the common westerly line of said 365.224 acre tract of land, said existing easterly right-of-way line of Interstate 35W and said Access Denial Line, the following courses and distances:

- (17) North 26 degrees 46 minutes 57 seconds West, (record North 26 degrees 15 minutes West), a distance of 439.66 feet (record 439.79 feet) to a TxDOT Type II monument found (controlling monument) for an angle point;
- (18) North 00 degrees 24 minutes 38 seconds West, (record North 00 degrees 09 minutes East), a distance of 1,470.83 feet (record 1,470.99 feet) to a Type II monument found (controlling monument) for the northwesterly corner of said 365.224 acre tract of land and southwesterly corner of said 99.133 acre tract of land, said point being the end of said Access Denial Line;



County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1429+45.60 to 1482+41.30  
R.O.W. CSJ: 0014-16-267

Page 5 of 15  
September 23, 2011



Description for Parcel 752

- (19) North 89 degrees 05 minutes 36 seconds East, (record North 89 degrees 38 minutes 38 seconds East), with the common north line of said 365.224 acre tract of land and south line of said 99.133 acre tract of land, a distance of 82.95 feet to the **POINT OF BEGINNING**, and containing 683,674 square feet or 15.695 acres of land, more or less.

NOTES:

All coordinates and bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 North Central Zone. All distances and coordinates shown are surface values and may be converted to grid by dividing by TxDOT conversion factor for Tarrant County of 1.00012.

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

All stations and offsets shown are calculated relative to the project centerline (I-35W baseline) unless otherwise noted.

\*\* This monument may be replaced by TxDOT type II right-of-way maker upon the completion of the highway construction project under the supervision of a registered professional land surveyor either employed or retained by TxDOT.

A plat of same date accompanies this description.

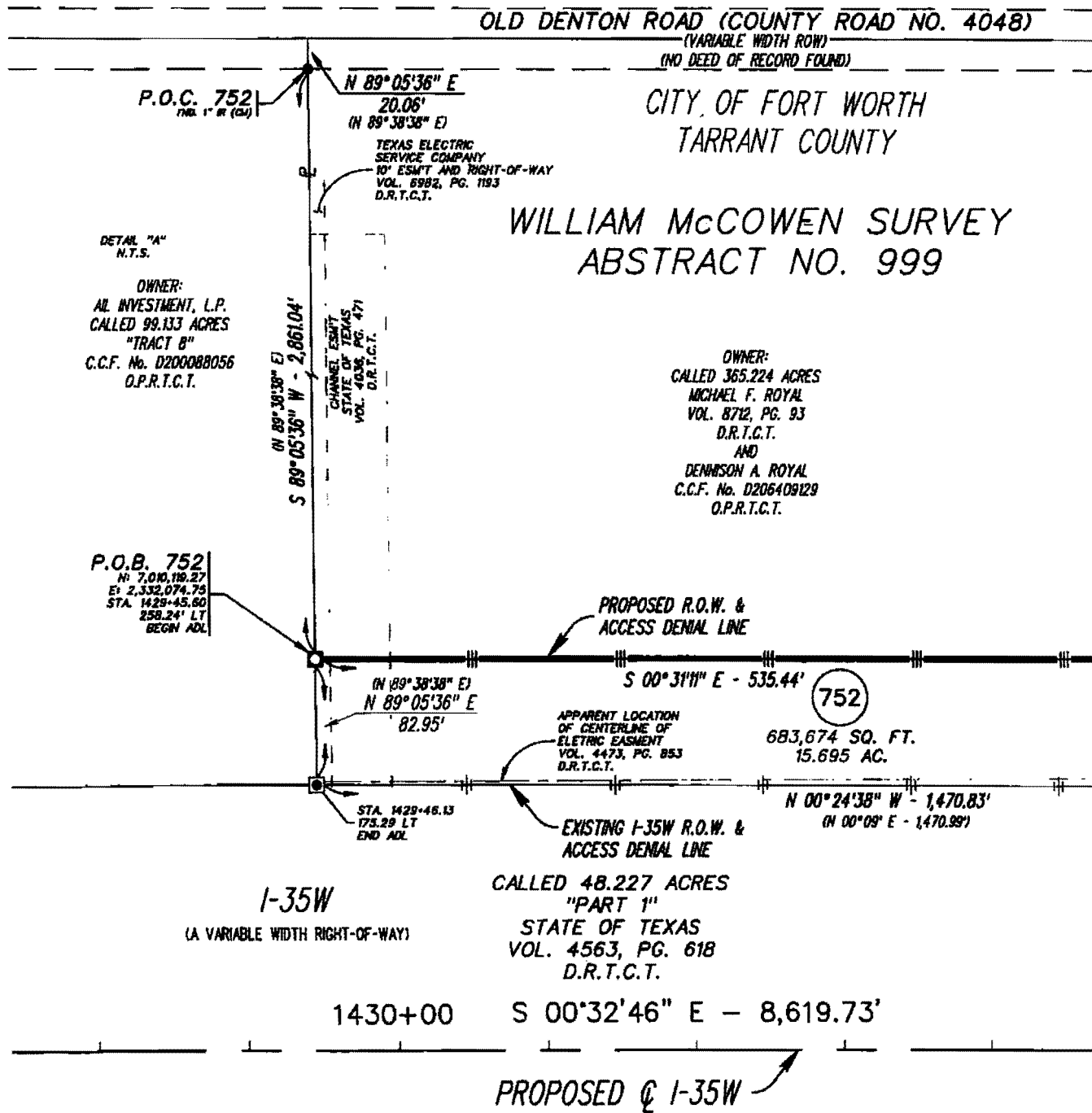
I, Calvin E. Cock, III, a Registered Professional Land Surveyor, do hereby declare that this description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 9/23/11

Calvin E. Cock, III  
Registered Professional Land Surveyor No. 5622  
Gorronzona & Associates, Inc.  
1701 North Market Street, Suite 450 LB 5  
Dallas, Texas 75202  
Office 214-712-0600 Fax 214-712-0604



EXHIBIT "A"



SEE SHEET 7 OF 15

DETAL "A"  
N.T.S.

OWNER:  
AL INVESTMENT, L.P.  
CALLED 99.133 ACRES  
"TRACT B"  
C.C.F. No. D200088056  
O.P.R.T.C.T.

WILLIAM McCOWEN SURVEY  
ABSTRACT NO. 999

OWNER:  
CALLED 365.224 ACRES  
MICHAEL F. ROYAL  
VOL. 8712, PG. 93  
D.R.T.C.T.  
AND  
DENNISON A. ROYAL  
C.C.F. No. D206409129  
O.P.R.T.C.T.

P.O.B. 752  
N: 7,010,116.27  
E: 2,332,074.79  
STA. 1429+45.60  
258.24' LT  
BEGRN ADL

PROPOSED R.O.W. &  
ACCESS DENIAL LINE

APPARENT LOCATION  
OF CENTERLINE OF  
ELECTRIC EASEMENT  
VOL. 4473, PG. 853  
D.R.T.C.T.

752  
683,674 SQ. FT.  
15.695 AC.

STA. 1429+46.13  
175.29 LT  
END ADL

EXISTING I-35W R.O.W. &  
ACCESS DENIAL LINE

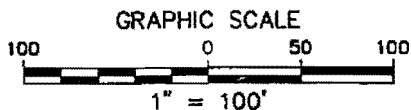
N 00°24'38" W - 1,470.83'  
(N 00°09' E - 1,470.99')

I-35W  
(A VARIABLE WIDTH RIGHT-OF-WAY)

CALLLED 48.227 ACRES  
"PART 1"  
STATE OF TEXAS  
VOL. 4563, PG. 618  
D.R.T.C.T.

1430+00 S 00°32'46" E - 8,619.73'

PROPOSED C I-35W



PLAT OF A SURVEY OF PARCEL 752				PARCEL NUMBER	752	
FILE	I-35W		DIVISION TTA	ACQUISITION	15.695	683,674
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO.	COUNTY TARRANT	DEED AREA	365.224	15,909,157
1" = 100'		0014-16-267		REMAINDER AREA	349.529	15,225,483

EXHIBIT "A"

PAGE 7 OF 15  
as of 9/23/11



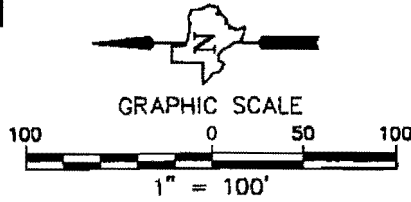
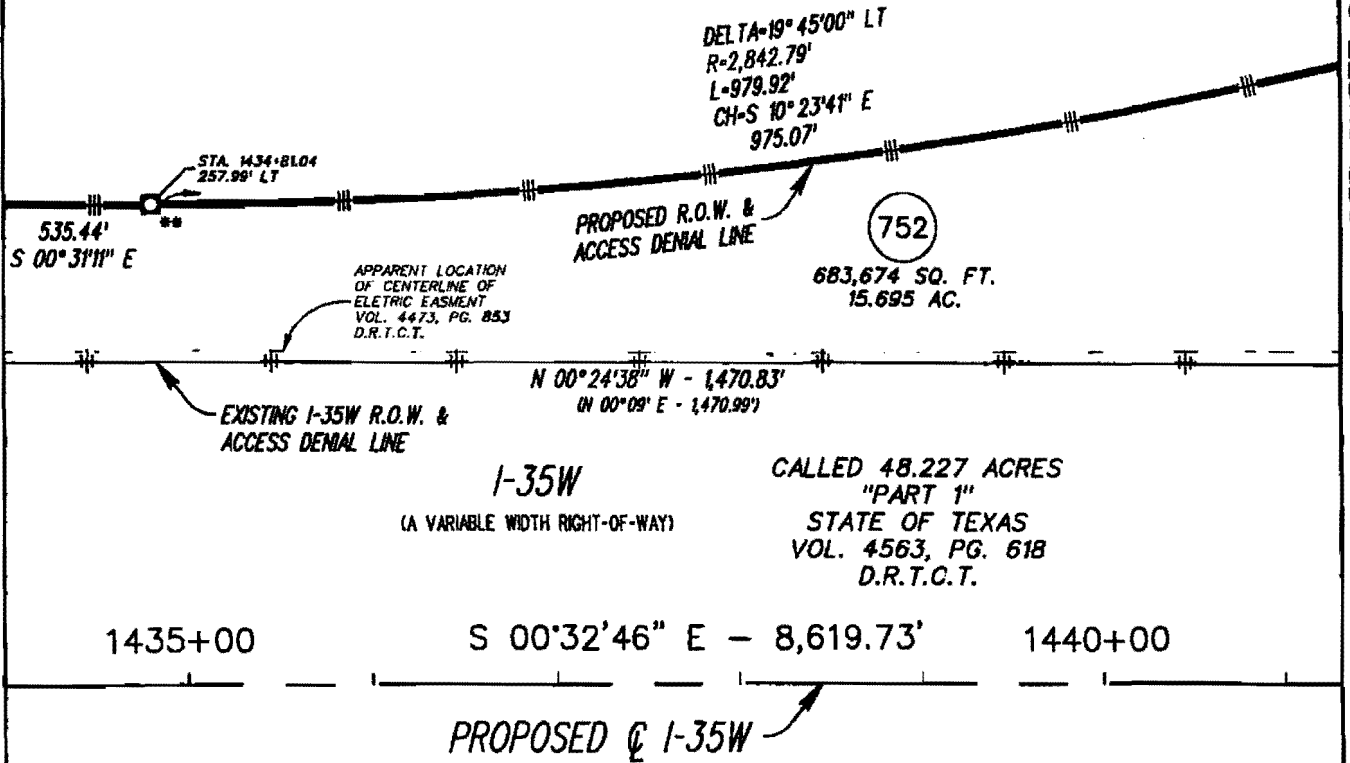
WILLIAM McCOWEN SURVEY  
ABSTRACT NO. 999

CITY OF FORT WORTH  
TARRANT COUNTY

OWNER:  
CALLED 365.224 ACRES  
MICHAEL F. ROYAL  
VOL. 8712, PG. 93  
D.R.T.C.T.  
AND  
DENNISON A. ROYAL  
C.C.F. No. D206409129  
O.P.R.T.C.T.

SEE SHEET 6 OF 15

SEE SHEET 8 OF 15



<p>Texas Department of Transportation © 2010</p>	PLAT OF A SURVEY OF PARCEL 752			PARCEL NUMBER <b>752</b>		
	FILE	I-35W		DIVISION	ACRES	
	SCALE	FEDERAL AID PROJECT NO.	R.O.W.-G.S.J NO.	COUNTY	SQUARE FEET	
	1" = 100'	0014-16-267	0014-16-267	TARRANT		
				DEED AREA	15.695	683,674
				REMAINDER AREA	365.224	15,909,157
					349.529	15,225,483

EXHIBIT "A"



CITY OF FORT WORTH  
TARRANT COUNTY

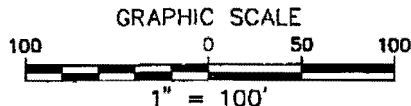
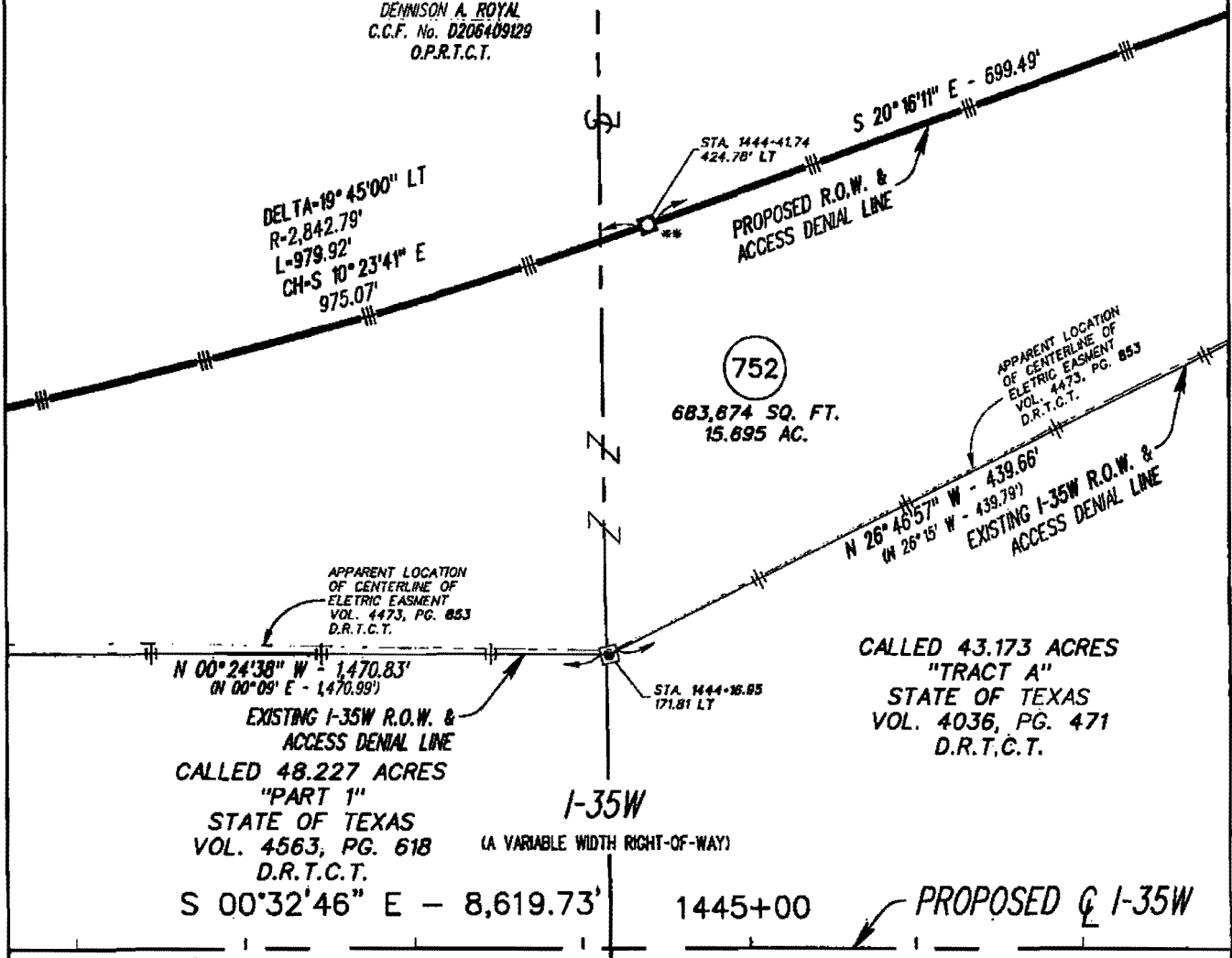
WILLIAM McCOWEN SURVEY  
ABSTRACT NO. 999

THOMAS PECK SURVEY  
ABSTRACT NO. 1210

OWNER:  
CALLED 365.224 ACRES  
MICHAEL F. ROYAL  
VOL. 8712, PG. 93  
D.R.T.C.T.  
AND  
DENNISON A. ROYAL  
C.C.F. No. D206409129  
O.P.R.T.C.T.

SEE SHEET 7 OF 15

SEE SHEET 9 OF 15



PLAT OF A SURVEY OF PARCEL 752				PARCEL NUMBER	752	
FILE	I-35W		DIVISION	ACQUISITION	ACRES	SQUARE FEET
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO.	TTA	DEED AREA	365.224	15,909,157
1" = 100'	0014-16-267	0014-16-267	COUNTY	REMAINDER AREA	349.529	15,225,483
			TARRANT			

EXHIBIT "A"

PAGE 9 OF 15  
as of 9/23/11



THOMAS PECK SURVEY  
ABSTRACT NO. 1210

CITY OF FORT WORTH  
TARRANT COUNTY

OWNER:  
CALLED 365.224 ACRES  
MICHAEL F. ROYAL  
VOL. 8712, PG. 93  
D.R.T.C.T.  
AND  
DENNISON A. ROYAL  
C.C.F. No. D206409129  
O.P.R.T.C.T.

DELTA=41° 15' 37" RT  
R=1,931.86'  
L=1,391.18'  
CH=S 00° 21' 37" W  
1,361.32'

L=1,179.39'

STA. 1451+00.19  
860.84' LT

752

683,674 SQ. FT.  
15.695 AC.

APPARENT LOCATION  
OF CENTERLINE OF  
ELECTRIC EASEMENT  
VOL. 4473, PG. 853  
D.R.T.C.T.

PROPOSED R.O.W. &  
ACCESS DENIAL LINE

EXISTING I-35W R.O.W. &  
ACCESS DENIAL LINE

DELTA=49° 12' 05" LT  
R=2,036.86'  
L=1,749.10' (L-749.12')  
CH=N 04° 14' 51" W  
1,695.85'

I-35W

(A VARIABLE WIDTH RIGHT-OF-WAY)

CALLED 43.173 ACRES  
"TRACT A"  
STATE OF TEXAS  
VOL. 4036, PG. 471  
D.R.T.C.T.

STA. 1448+11.32  
366.18 LT

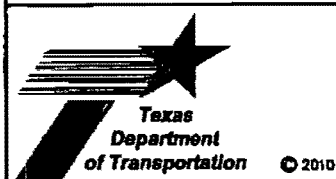
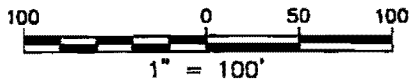
439.66'  
N 26° 46' 57" W  
(N 26° 15' W - 439.79')

SEE SHEET 8 OF 15

SEE SHEET 10 OF 15



GRAPHIC SCALE



PLAT OF A SURVEY OF PARCEL 752				PARCEL NUMBER	752	
FILE	I-35W		DIVISION TTA	ACRES	SQUARE FEET	
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-267	COUNTY TARRANT	ACQUISITION	15.695	683,674
				DEED AREA	365.224	15,909,157
				REMAINDER AREA	349.529	15,225,483

EXHIBIT "A"

PAGE 10 OF 15  
as of 9/23/11



THOMAS PECK SURVEY  
ABSTRACT NO. 1210

CITY OF FORT WORTH  
TARRANT COUNTY

OWNER:  
CALLED 365.224 ACRES  
MICHAEL F. ROYAL  
VOL. 8712, PG. 93  
D.R.T.C.T.  
AND  
DENNISON A. ROYAL  
C.C.F. No. D206409129  
O.P.R.T.C.T.

APPARENT LOCATION OF  
PIPELINE CENTERLINE  
GULF PIPE LINE CO.  
VOL. 960, PG. 608  
D.R.T.C.T. TRACOT  
AS SHOWN ON MAPS  
RIGHT-OF-WAY  
DATED JULY, 1988

DELTA-41° 15' 37" RT  
R=1,931.86'  
L=1,391.18'  
CH-S 00° 21' 37" W  
1,361.32'

L=1,179.39'

PROPOSED R.O.W. &  
ACCESS DENIAL LINE

752

683,674 SQ. FT.  
15.695 AC.

APPARENT LOCATION  
OF CENTERLINE OF  
ELECTRIC EASMENT  
VOL. 4473, PG. 853  
D.R.T.C.T.

EXISTING I-35W R.O.W. &  
ACCESS DENIAL LINE

DELTA-49° 12' 05" LT  
R=2,036.86'  
L=1,749.10' (L-749.12')  
CH-N 04° 14' 51" W  
1,695.85'

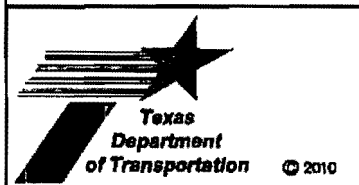
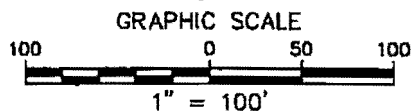
I-35W

(A VARIABLE WIDTH RIGHT-OF-WAY)

CALLED 43.173 ACRES  
"TRACT A"  
STATE OF TEXAS  
VOL. 4036, PG. 471  
D.R.T.C.T.

SEE SHEET 9 OF 15

SEE SHEET 11 OF 15



PLAT OF A SURVEY OF PARCEL 752				PARCEL NUMBER	752	
FILE	I-35W		DIVISION TTA	ACRES	SQUARE FEET	
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-267	COUNTY TARRANT	ACQUISITION	15.695	683,674
				DEED AREA	365.224	15,909,157
				REMAINDER AREA	349.529	15,225,483

EXHIBIT "A"

PAGE 11 OF 15  
as of 9/23/11



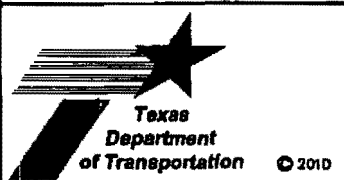
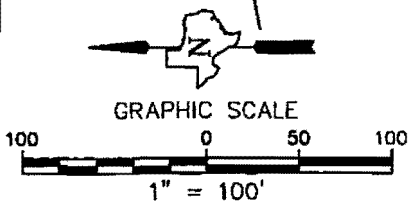
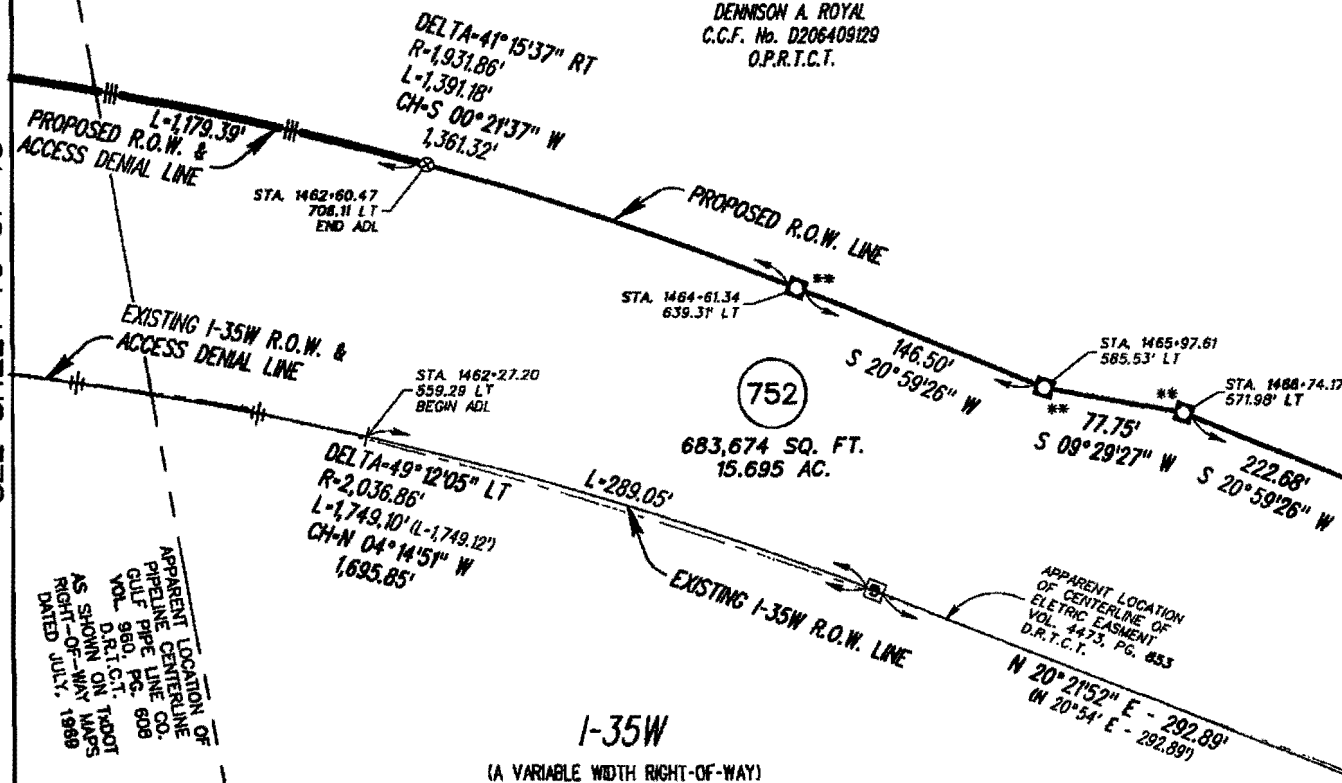
CITY OF FORT WORTH  
TARRANT COUNTY

THOMAS PECK SURVEY  
ABSTRACT NO. 1210

OWNER:  
CALLED 365.224 ACRES  
MICHAEL F. ROYAL  
VOL. 8712, PG. 93  
D.R.T.C.T.  
AND  
DENNISON A. ROYAL  
C.C.F. No. D206409129  
O.P.R.T.C.T.

SEE SHEET 10 OF 15

SEE SHEET 12 OF 15



PLAT OF A SURVEY OF PARCEL 752			PARCEL NUMBER	752	
FILE	I-35W		ACQUISITION	15.695	683,674
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO.	DEED AREA	365.224	15,909,157
1" = 100'		0014-16-267	REMAINDER AREA	349.529	15,225,483
	DIVISION TTA	COUNTY TARRANT			

EXHIBIT "A"

PAGE 12 OF 15  
as of 9/23/11



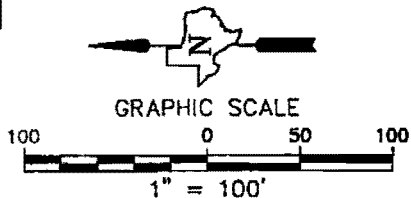
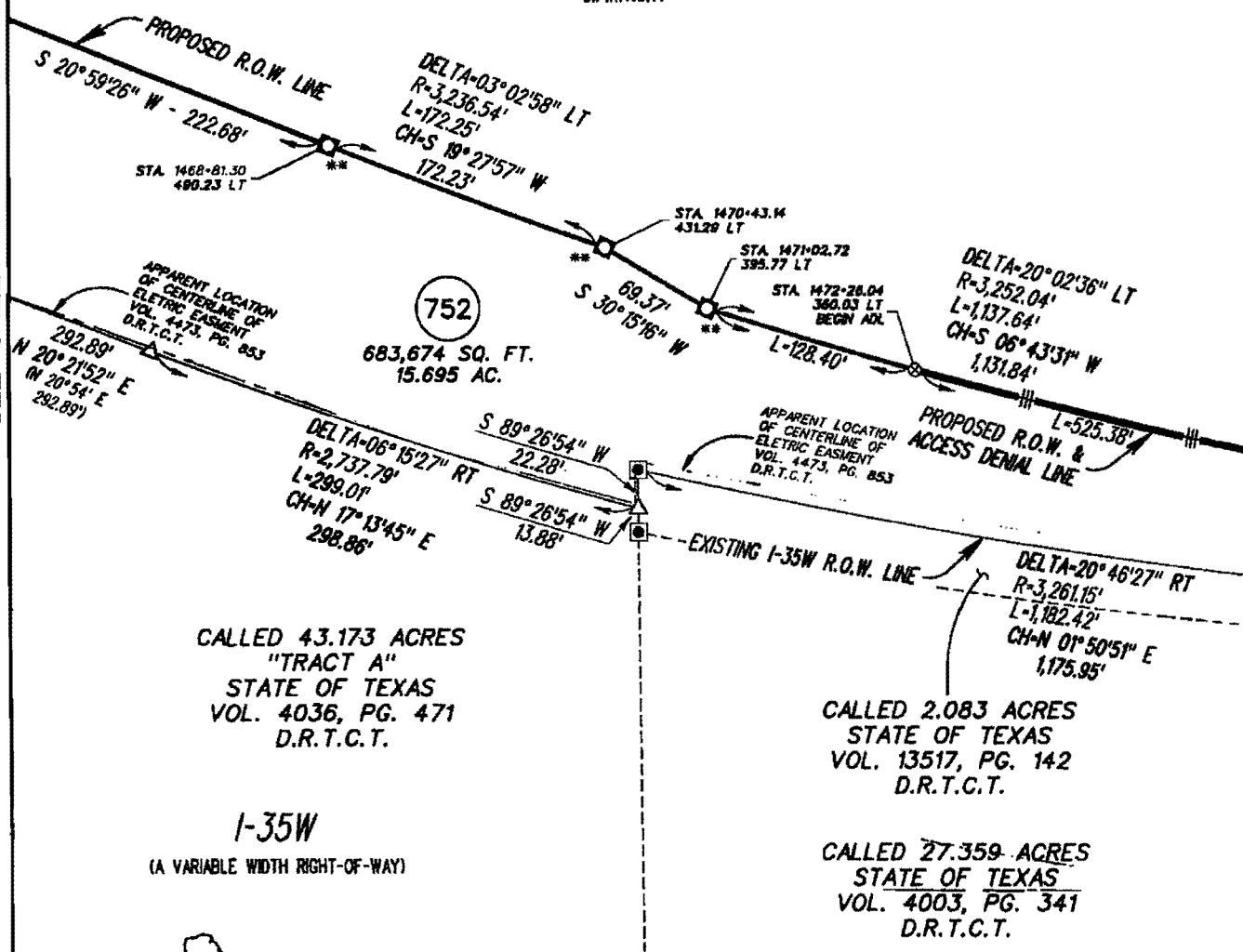
THOMAS PECK SURVEY  
ABSTRACT NO. 1210

CITY OF FORT WORTH  
TARRANT COUNTY

OWNER:  
CALLED 365.224 ACRES  
MICHAEL F. ROYAL  
VOL. 8712, PG. 93  
D.R.T.C.T.  
AND  
DENNISON A. ROYAL  
G.C.F. No. D206409129  
O.P.R.T.C.T.

SEE SHEET 11 OF 15

SEE SHEET 13 OF 15



PLAT OF A SURVEY OF PARCEL 752				PARCEL NUMBER	752	
FILE	I-35W		DIVISION	ACQUISITION	ACRES	SQUARE FEET
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO.	COUNTY	DEED AREA	365.224	15,909,157
1" = 100'		0014-16-267	TARRANT	REMAINDER AREA	349.529	15,225,483



EXHIBIT "A"

PAGE 13 OF 15  
as of 9/23/11



THOMAS PECK SURVEY  
ABSTRACT NO. 1210

CITY OF FORT WORTH  
TARRANT COUNTY

OWNER:  
CALLED 365.224 ACRES  
MICHAEL F. ROYAL  
VOL. 8712, PG. 93  
D.R.T.C.T.  
AND  
DENNISON A. ROYAL  
C.C.F. No. D206409129  
O.P.R.T.C.T.

683,674 SQ. FT.  
15.695 AC.

752

PROPOSED R.O.W. &  
ACCESS DENIAL LINE

APPARENT LOCATION  
OF CENTERLINE OF  
ELECTRIC EASEMENT  
VOL. 4473, PG. 853  
D.R.T.C.T.

L=525.38'

DELTA-20°02'36" LT  
R=3,252.04'  
L=1,137.64'  
CH-S 06°43'31" W  
1,131.84'

PROPOSED R.O.W. LINE

STA. 1477+42.22  
285.27 LT  
END ADL

DELTA-20°46'27" RT  
R=3,261.15'  
L=1,182.42'  
CH-N 01°50'51" E  
1,175.95'

EXISTING I-35W R.O.W. LINE

CALLED 27.359 ACRES  
STATE OF TEXAS  
VOL. 4003, PG. 341  
D.R.T.C.T.

I-35W

(A VARIABLE WIDTH RIGHT-OF-WAY)

CALLED 2.083 ACRES  
STATE OF TEXAS  
VOL. 13517, PG. 142  
D.R.T.C.T.

1475+00 S 00°32'46" E - 8,619.73'

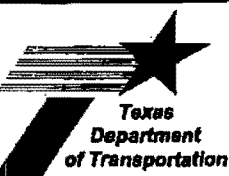
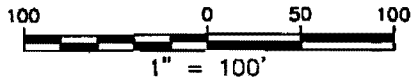
1480+00

PROPOSED @ I-35W

PC 1480+34.24



GRAPHIC SCALE



© 2010

PLAT OF A SURVEY  
OF PARCEL 752

PARCEL  
NUMBER

752

FILE

I-35W

DIVISION  
TTA

ACQUISITION

ACRES SQUARE FEET

SCALE  
1" = 100'

FEDERAL AID PROJECT NO.

R.O.W.-C.S.J NO.  
0014-16-267

COUNTY  
TARRANT

DEED AREA

15.695 683,674

REMAINDER AREA

365.224 15,909,157

349.529 15,225,483

EXHIBIT "A"

PAGE 14 OF 15  
as of 9/23/11

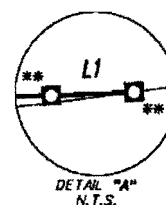


THOMAS PECK SURVEY  
ABSTRACT NO. 1210

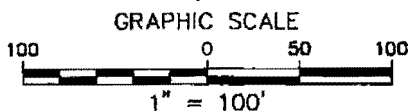
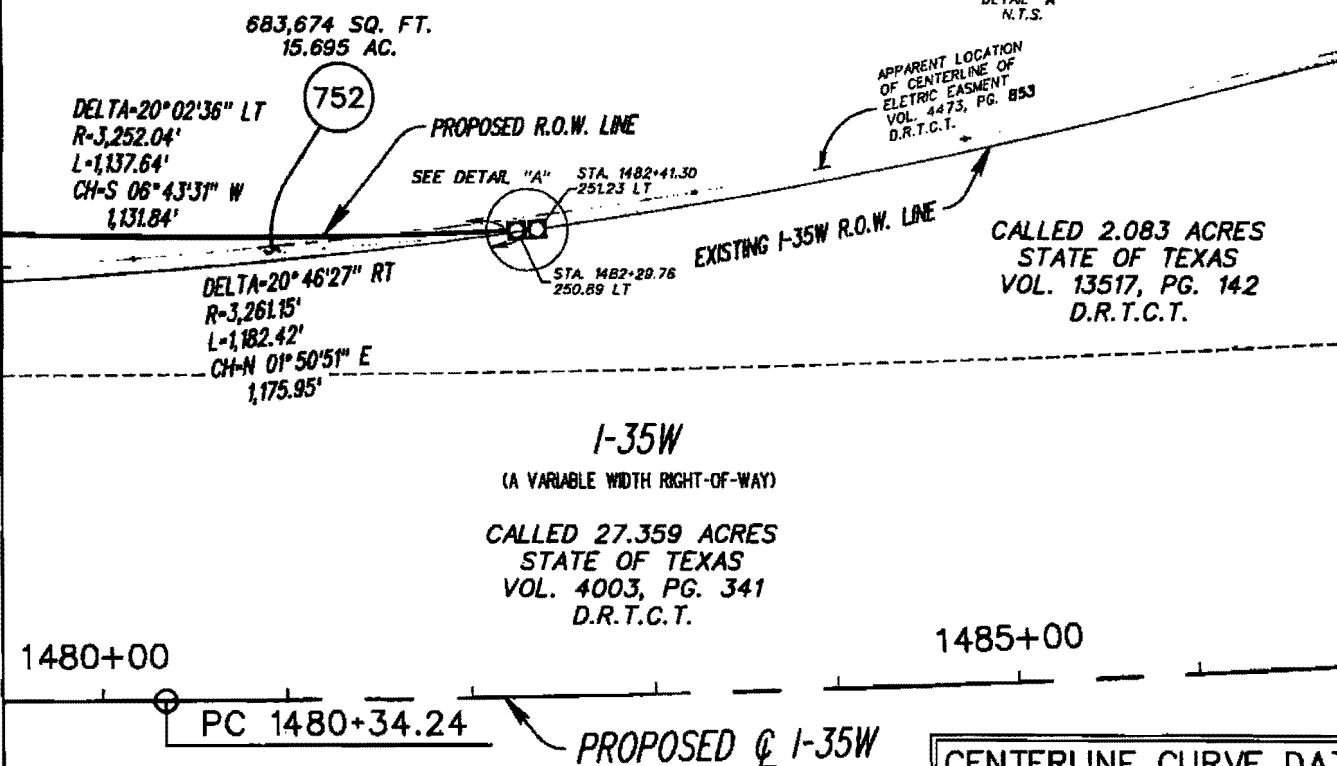
CITY OF FORT WORTH  
TARRANT COUNTY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 03°17'47" E	11.30'

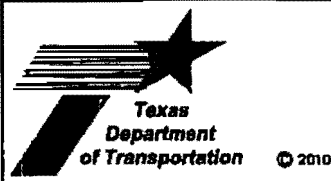
OWNER:  
CALLED 365.224 ACRES  
MICHAEL F. ROYAL  
VOL. 8712, PG. 93  
D.R.T.C.T.  
AND  
DENNISON A. ROYAL  
C.C.F. No. D206409129  
O.P.R.T.C.T.



SEE SHEET 13 OF 15



CENTERLINE CURVE DATA	
DELTA	=10°04'01" LT
R	=11,459.16'
L	=2,013.37'
CH	=S 05°34'46" E 2,010.78'



PLAT OF A SURVEY OF PARCEL 752				PARCEL NUMBER	752	
FILE	I-35W		DIVISION TTA	ACQUISITION	15.695	683,674
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-267	COUNTY TARRANT	DEED AREA	365.224	15,909,157
				REMAINDER AREA	349.529	15,225,483

EXHIBIT "A"

PAGE 15 OF 15  
as of 9/23/11

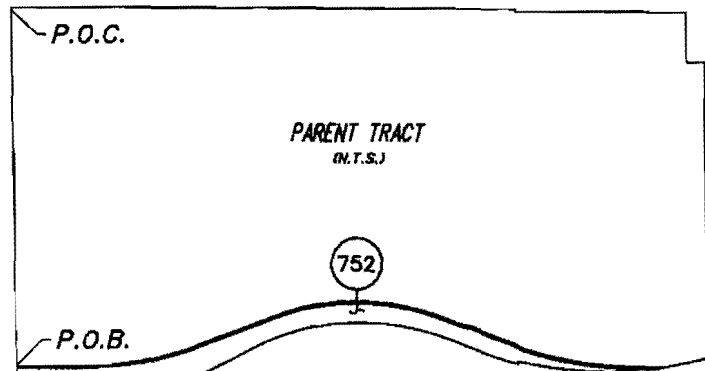


- ADL ACCESS DENIAL LINE
- CAB. CABINET
- D.E. DRAINAGE EASEMENT
- C.C.F. NO. COUNTY CLERK'S FILE NUMBER
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- DXXXXXX COUNTY CLERK'S DOCUMENT NUMBER
- ESMT. EASEMENT
- IR IRON ROD
- IRC IRON ROD WITH CAP
- LT LEFT
- N.T.S. NOT TO SCALE
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- RT RIGHT
- U.E. UTILITY EASEMENT
- VOL. VOLUME
- (CM) CONTROLLING MONUMENT
- (XXX) RECORD DATA
- TxDOT TYPE II MONUMENT FOUND (CM) (UNLESS OTHERWISE NOTED)
- MONUMENT FOUND (SIZE & TYPE NOTED)
- △ CALCULATED POINT
- 5/8" IRON ROD WITH TxDOT ALUMINUM CAP SET
- 5/8" IRON ROD SET (UNLESS OTHERWISE NOTED)
- ⊗ 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "ADL" SET (UNLESS OTHERWISE NOTED)
- Ⓢ— APPROXIMATE SURVEY LINE
- ||— EXISTING TxDOT R.O.W. LINE
- ||— EXISTING TxDOT R.O.W. AND ACCESS DENIAL LINE
- E— PROPERTY LINE
- - - - PROPOSED EASEMENT LINE
- · · · · · PROPOSED CENTERLINE
- — — — — PROPOSED R.O.W. LINE
- ||| — PROPOSED R.O.W. AND ACCESS DENIAL LINE

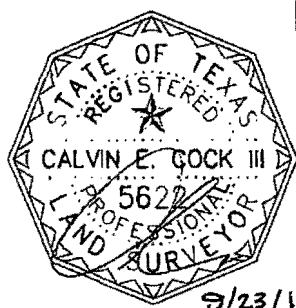
NOTES:

1. ALL COORDINATES AND BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR FOR TARRANT COUNTY OF 1.00012.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A DIGITAL PHOTOGRAMMETRY FILE SUPPLIED BY TxDOT AND WILL NOT REFLECT CHANGES MADE SINCE IT WAS FLOWN.
3. ACCESS TO AND FROM THE I-35W TRANSPORTATION FACILITY IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON WILL BE SUBJECT TO POLICE POWERS.
4. ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE" DESCRIBED HEREON.
5. A LEGAL DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.
6. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 14766-10-00697 WITH AN EFFECTIVE DATE OF 11/30/2010.
7. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (I-35W BASELINE) UNLESS OTHERWISE NOTED.
8. \*\* THIS MONUMENT MAY BE REPLACED BY 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.

I, CALVIN E. COCK, III, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE THAT THIS PLAT AND ACCOMPANYING DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

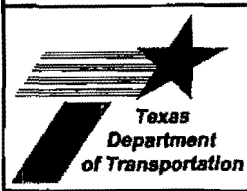


WHOLE PROPERTY SKETCH



9/23/11

CALVIN E. COCK, III  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
TEXAS NO. 5622



PLAT OF A SURVEY OF PARCEL 752				PARCEL NUMBER	752	
FILE	1-35W		DIVISION TTA	ACRES	SQUARE FEET	
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-267	COUNTY TARRANT	ACQUISITION	15.695	683,674
				DEED AREA	365.224	15,909,157
				REMAINDER AREA	349.529	15,225,483

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits I-820 to U.S. 81/287  
STA. 1468+81.30 to 1471+23.93  
R.O.W. CSJ: 0014-16-267

**Parcel 752(E) Parts 1 & 2**

**DRAINAGE EASEMENT CLAUSE**

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

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1429+95.60 to 1430+05.61  
R.O.W. CSJ: 0014-16-267

Page 1 of 13  
September 23, 2011  
Revised January 6, 2012



Description for Parcel 752(E)

Part 1

BEING a 1,250 square foot tract of land located in the William McCowen Survey, Abstract Number 999, City of Fort Worth, Tarrant County, Texas, and being a portion of a called 365.224 acre tract of land described in the Final Judgement to Michael F. Royal, filed October 8, 1986 and recorded in Volume 8712, Page 93 of the Deed Records of Tarrant Count, Texas (D.R.T.C.T.) and in the Special Warranty Deed to Dennison A. Royal, filed December 28, 2006 and recorded in County Clerk's File Number D206409129 of the Official Public Records of Tarrant County, Texas, (O.P.R.T.C.T.), said 1,250 square foot tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1-inch iron rod found (controlling monument) at the intersection of the west right-of-way line of Old Denton Road (CR 4048 a variable width right-of-way) (no deed of record found) with the common north line of said 365.224 acre tract of land and south line of a called 99.133 acre tract of land (designated "TRACT 8") in the deed to AIL Investment, L.P. recorded in County Clerk's File Number D200088056, O.P.R.T.C.T., from said point the common northeasterly corner of said 365.224 acre tract of land and southeasterly corner of said 99.133 acre tract of land bears North 89 degrees 05 minutes 36 seconds East, (record North 89 degrees 38 minutes 38 seconds East), a distance of 20.06 feet;

THENCE South 89 degrees 05 minutes 36 seconds West, (record North 89 degrees 38 minutes 38 seconds East), with the common north line of said 365.224 acre tract of land and south line of said 99.133 acre tract of land, a distance of 2,861.04 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed easterly right-of-way line of Interstate 35W;

THENCE South 00 degrees 31 minutes 11 seconds East, with said proposed easterly right-of-way line of Interstate 35W and over and across said 365.224 acre tract, a distance of 50.00 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING at Station 1429+95.60, 285.22 feet Left, having surface coordinates of North 7,010,069.28, East 2,332,075.21;

- (1) THENCE North 89 degrees 05 minutes 36 seconds East, continuing over and across said 365.224 acre tract of land, a distance of 125.00 feet to a 5/8 inch iron rod set for corner;
- (2) THENCE South 00 degrees 54 minutes 24 seconds East, continuing over and across said 365.224 acre tract, a distance of 10.00 feet to a 5/8 inch iron rod set for corner;
- (3) THENCE South 89 degrees 05 minutes 36 seconds West, continuing over and across said 365.224 acre tract, a distance of 125.07 feet to 5/8 inch iron rod set for corner in said proposed easterly right-of-way line of Interstate 35W;

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1429+95.60 to 1430+05.61  
R.O.W. CSJ: 0014-16-267

Page 2 of 13  
September 23, 2011  
Revised January 6, 2012



Description for Parcel 752(E)

Part 1

- (4) THENCE North 00 degrees 31 minutes 11 seconds West, along said proposed easterly right-of-way line of Interstate 35W, a distance of 10.00 feet to the **POINT OF BEGINNING**, and containing 1,250 square feet or 0.029 acres of land, more or less.

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1468+81.30 to 1471+23.93  
R.O.W. CSJ: 0014-16-267

Page 3 of 13  
September 23, 2011  
Revised January 6, 2012



Description for Parcel 752(E)

Part 2

BEING a 12,217 square foot tract of land located in the Thomas Peck Survey, Abstract Number 1210, City of Fort Worth, Tarrant County, Texas, and being a portion of a called 365.224 acre tract of land described in the Final Judgment to Michael F. Royal, filed October 8, 1986 and recorded in Volume 8712, Page 93 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.) and in the Special Warranty Deed to Dennison A. Royal, filed December 28, 2006 and recorded in County Clerk's File Number D206409129 of the Official Public Records of Tarrant County, Texas, (O.P.R.T.C.T.), said 12,217 square foot tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1-inch iron rod found (controlling monument) at the intersection of the west right-of-way line of Old Denton Road (CR 4048 a variable width right-of-way) (no deed of record found) with the common north line of said 365.224 acre tract of land and south line of a called 99.133 acre tract of land (designated "TRACT 8") in the deed to AIL Investment, L.P. recorded in County Clerk's File Number D200088056, O.P.R.T.C.T., from said point the common northeasterly corner of said 365.224 acre tract of land and southeasterly corner of said 99.133 acre tract of land bears North 89 degrees 05 minutes 36 seconds East, (record North 89 degrees 38 minutes 38 seconds East), a distance of 20.06 feet;

THENCE South 89 degrees 05 minutes 36 seconds West, (record North 89 degrees 38 minutes 38 seconds East), with the common north line of said 365.224 acre tract of land and south line of said 99.133 acre tract of land, a distance of 2,861.04 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed easterly right-of-way line of Interstate 35W;

THENCE along said proposed easterly right-of-way line of Interstate 35W and over and across said 365.224 acre tract of land the following courses and distances:

South 00 degrees 31 minutes 11 seconds East, a distance of 535.44 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* for the beginning of a tangent curve to the left whose chord bears South 10 degrees 23 minutes 41 seconds East, a distance of 975.07 feet;

Southerly, with said curve to the left, having a radius of 2,842.79 feet, a central angle of 19 degrees 45 minutes 00 seconds, for an arc distance of 979.92 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* for the point of tangency;

South 20 degrees 16 minutes 11 seconds East, a distance of 699.49 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* for the beginning of a tangent curve to the right whose chord bears South 00 degrees 21 minutes 37 seconds West, a distance of 1,361.32 feet;

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1468+81.30 to 1471+23.93  
R.O.W. CSJ: 0014-16-267

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September 23, 2011  
Revised January 6, 2012



Description for Parcel 752(E)

Part 2

Southerly, with said curve to the right, having a radius of 1,931.86 feet, a central angle of 41 degrees 15 minutes 37 seconds, for an arc distance of 1,391.18 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* for the point of tangency;

South 20 degrees 59 minutes 26 seconds West, a distance of 146.50 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* for an angle point;

South 09 degrees 29 minutes 27 seconds West, a distance of 77.75 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* for an angle point;

South 20 degrees 59 minutes 26 seconds West, a distance of 222.68 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* for the **POINT OF BEGINNING** at Station 1468+81.30, 490.23 feet Left, having surface coordinates of North 7,006,185.96, East 2,332,344.24;

THENCE continuing over and across said 365.244 acre tract of land, the following courses and distances:

- (1) South 69 degrees 46 minutes 19 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set for corner;
- (2) South 20 degrees 13 minutes 41 seconds West, a distance of 240.53 feet to a 5/8 inch iron rod set for corner;
- (3) North 69 degrees 46 minutes 19 seconds West, a distance of 59.79 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* for corner in said proposed easterly right-of-way line of Interstate 35W;;

THENCE along said proposed easterly right-of-way line of Interstate 35W and continuing across said 365.244 acre tract of land, the following courses and distances:

- (4) North 30 degrees 15 minutes 16 seconds East, a distance of 69.37 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* for the beginning of a non-tangent curve to the right whose chord bears North 19 degrees 27 minutes 57 seconds East, a distance of 172.23 feet;
- (5) Northerly, with said curve to the right, having a radius of 3,236.54 feet, a central angle of 03 degrees 02 minutes 58 seconds, for an arc distance of 172.25 feet to the **POINT OF BEGINNING**, and containing 12,217 square feet or 0.280 acres of land, more or less.



County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
Part 1 STA. 1429+44.82 to 1430+05.61  
Part 2 STA. 1468+81.30 to 1471+23.93  
R.O.W. CSJ: 0014-16-267

Page 5 of 13  
September 23, 2011  
Revised January 6, 2012



Description for Parcel 752(E)

NOTES:


All coordinates and bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 North Central Zone. All distances and coordinates shown are surface values and may be converted to grid by dividing by TxDOT conversion factor for Tarrant County of 1.00012.

All stations and offsets shown are calculated relative to the project centerline (I-35W baseline) unless otherwise noted.

\*\* This monument may be replaced by TxDOT type II right-of-way maker upon the completion of the highway construction project under the supervision of a registered professional land surveyor either employed or retained by TxDOT.

A plat of same date accompanies this description.

I, Calvin E. Cock, III, a Registered Professional Land Surveyor, do hereby declare that this description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 9/23/11

Calvin E. Cock, III  
Registered Professional Land Surveyor No. 5622  
Gorronzona & Associates, Inc.  
1701 North Market Street, Suite 450 LB 5  
Dallas, Texas 75202  
Office 214-712-0600 Fax 214-712-0604

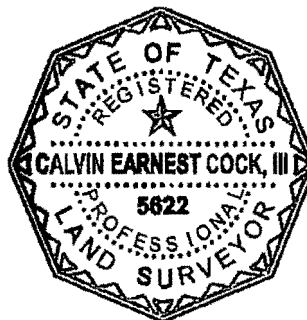
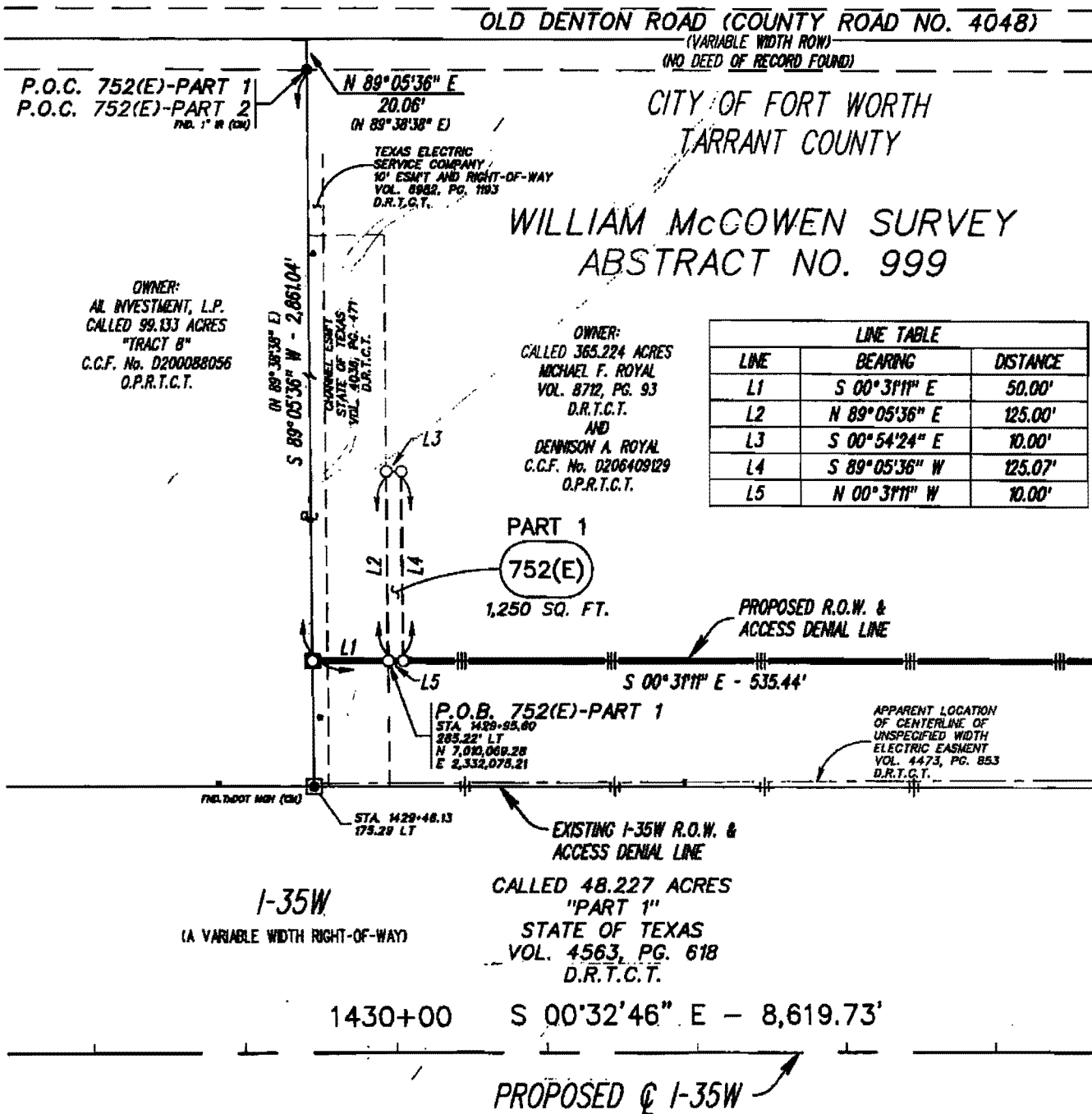
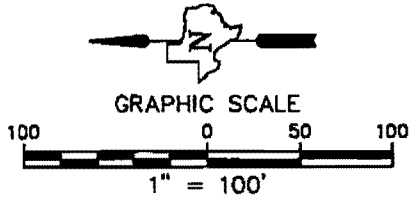


EXHIBIT "A"

PAGE 6 OF 13  
as of 9/23/11  
REVISED 1/6/12



SEE SHEET 7 OF 13



PLAT OF A SURVEY OF PARCEL 752(E)-PART 1 & 2				PARCEL NUMBER		752(E)- PART 1 & 2	
				ACRES	SQUARE FEET	-	-
FILE	I-35W		DIVISION	TTA		ACQUISITION	-
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO.	COUNTY	TARRANT		DEED AREA	365.224 15,909,157
1" = 100'		0014-16-267				REMAINDER AREA	-

EXHIBIT "A"

PAGE 7 OF 13  
as of 9/23/11  
REVISED 1/6/12



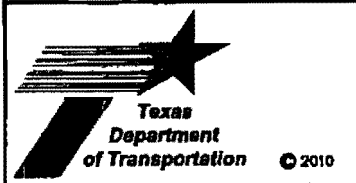
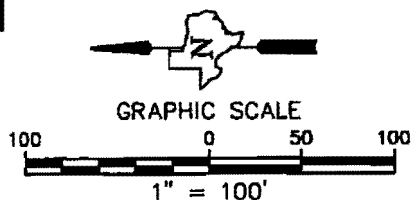
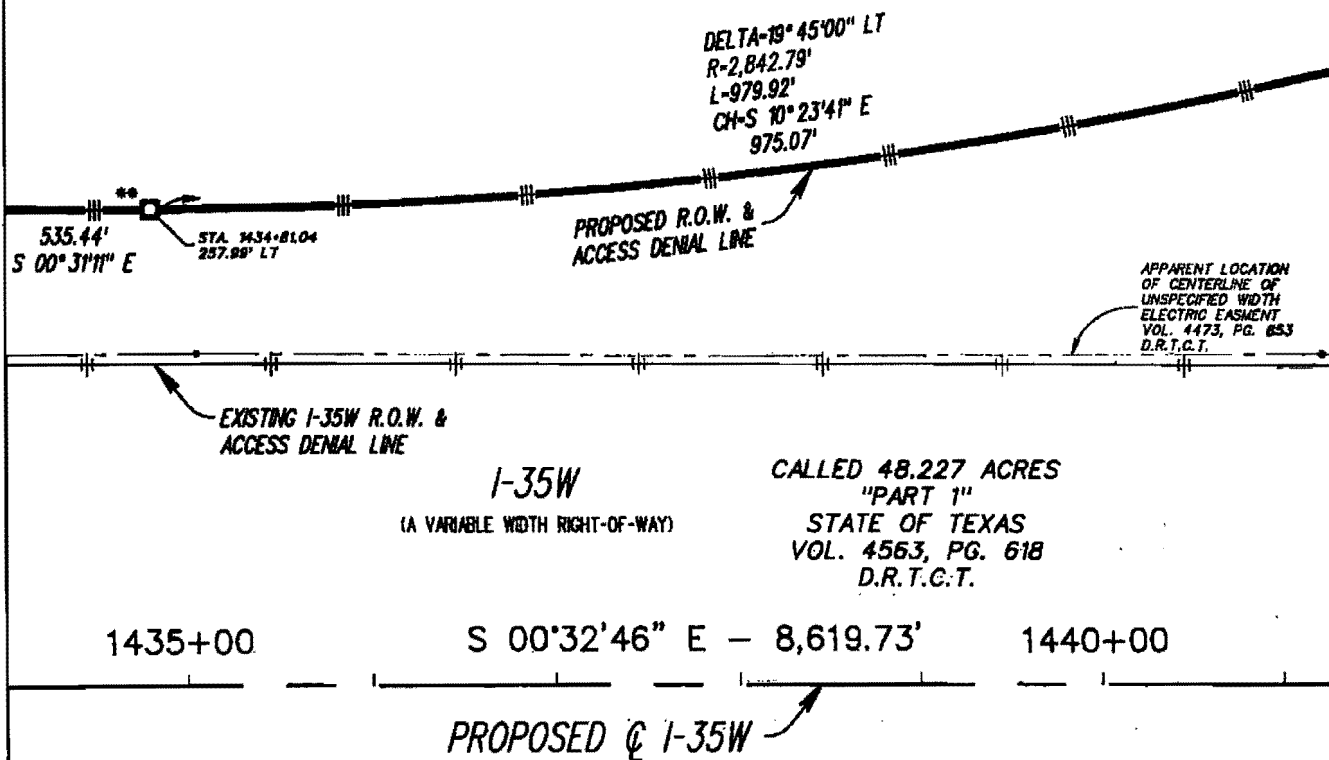
WILLIAM McCOWEN SURVEY  
ABSTRACT NO. 999

CITY OF FORT WORTH  
TARRANT COUNTY

OWNER:  
CALLED 365.224 ACRES  
MICHAEL F. ROYAL  
VOL. 8712, PG. 93  
D.R.T.C.T.  
AND  
DENNISON A. ROYAL  
C.C.F. No. D206409129  
O.P.R.T.C.T.

SEE SHEET 6 OF 13

SEE SHEET 8 OF 13



PLAT OF A SURVEY OF PARCEL 752(E)-PART 1 & 2				PARCEL NUMBER		752(E)- PART 1 & 2	
				ACRES	SQUARE FEET		
FILE	I-35W		DIVISION	ACQUISITION	-	-	
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO.	TTA	DEED AREA	365.224	15,909,157	
1" = 100'		0014-16-267	COUNTY	REMAINDER AREA	-	-	
			TARRANT				

EXHIBIT "A"

PAGE 8 OF 13  
as of 9/23/11  
REVISED 1/6/12



CITY OF FORT WORTH  
TARRANT COUNTY

WILLIAM McCOWEN SURVEY  
ABSTRACT NO. 999

THOMAS PECK SURVEY  
ABSTRACT NO. 1210

OWNER:  
CALLED 365.224 ACRES  
MICHAEL F. ROYAL  
VOL. 8712, PG. 93  
D.R.T.C.T.  
AND  
DENNISON A. ROYAL  
C.C.F. No. D206409129  
O.P.R.T.C.T.

DELTA=19° 45' 00" LT  
R=2,842.79'  
L=979.92'  
CH-S 10° 23' 41" E  
975.07'

S 20° 16' 11" E - 699.49'  
PROPOSED R.O.W. &  
ACCESS DENIAL LINE

STA. 1444+41.74  
424.78' LT

APPARENT LOCATION  
OF CENTERLINE OF  
UNSPECIFIED WIDTH  
ELECTRIC EASEMENT  
VOL. 4473, PG. 853  
D.R.T.C.T.

APPARENT LOCATION  
OF CENTERLINE OF  
UNSPECIFIED WIDTH  
ELECTRIC EASEMENT  
VOL. 4473, PG. 853  
D.R.T.C.T.

EXISTING I-35W R.O.W. &  
ACCESS DENIAL LINE

STA. 1444+16.85  
171.81' LT

CALLLED 43.173 ACRES  
"TRACT A"  
STATE OF TEXAS  
VOL. 4036, PG. 471  
D.R.T.C.T.

EXISTING I-35W R.O.W. &  
ACCESS DENIAL LINE  
CALLED 48.227 ACRES  
"PART 1"  
STATE OF TEXAS  
VOL. 4563, PG. 618 (A VARIABLE WIDTH RIGHT-OF-WAY)  
D.R.T.C.T.

I-35W

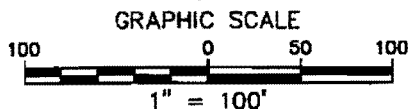
S 00° 32' 46" E - 8,619.73'

1445+00

PROPOSED  $\phi$  I-35W

SEE SHEET 7 OF 13

SEE SHEET 9 OF 13



PLAT OF A SURVEY OF PARCEL 752(E)-PART 1 & 2				PARCEL NUMBER	752(E)- PART 1 & 2	
FILE	I-35W		DIVISION TTA	ACQUISITION	-	-
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-267	COUNTY TARRANT	DEED AREA	365.224	15,909,157
				REMAINDER AREA	-	-

EXHIBIT "A"

PAGE 9 OF 13  
as of 9/23/11  
REVISED 1/6/12



THOMAS PECK SURVEY  
ABSTRACT NO. 1210

CITY OF FORT WORTH  
TARRANT COUNTY

OWNER:  
CALLED 365.224 ACRES  
MICHAEL F. ROYAL  
VOL. 8712, PG. 93  
D.R.T.C.T.  
AND  
DENNISON A. ROYAL  
C.C.F. No. D206409129  
O.P.R.T.C.T.

DELTA=41° 15' 37" RT  
R=1,951.86'  
L=1,391.78'  
CH=S 00° 21' 37" W  
1,361.32'

L-1,179.39'

STA. 1451+00.19  
660.84' LT

S 20° 16' 11" E - 699.49'

PROPOSED R.O.W. &  
ACCESS DENIAL LINE

APPARENT LOCATION  
OF CENTERLINE OF  
UNSPECIFIED WIDTH  
ELECTRIC EASEMENT  
VOL. 4473, PG. 853  
D.R.T.C.T.

EXISTING I-35W R.O.W. &  
ACCESS DENIAL LINE

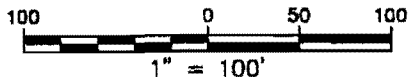
STA. 1448+11.32  
366.18 LT

I-35W  
(A VARIABLE WIDTH RIGHT-OF-WAY)

CALLED 43.173 ACRES  
"TRACT A"  
STATE OF TEXAS  
VOL. 4036, PG. 471  
D.R.T.C.T.



GRAPHIC SCALE



SEE SHEET 8 OF 13

SEE SHEET 10 OF 13



PLAT OF A SURVEY  
OF PARCEL 752(E)-PART 1 & 2

PARCEL NUMBER	752(E)- PART 1 & 2	
	ACRES	SQUARE FEET
ACQUISITION	-	-
DEED AREA	365.224	15,909,157
REMAINDER AREA	-	-

FILE	I-35W		DIVISION	TTA
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J. NO.	COUNTY	TARRANT
1" = 100'		0014-16-267		

EXHIBIT "A"

PAGE 10 OF 13  
as of 9/23/11  
REVISED 1/6/12



THOMAS PECK SURVEY  
ABSTRACT NO. 1210

CITY OF FORT WORTH  
TARRANT COUNTY

OWNER:  
CALLED 365.224 ACRES  
MICHAEL F. ROYAL  
VOL. 8712, PG. 93  
D.R.T.C.T.  
AND  
DENNISON A. ROYAL  
C.C.F. No. D206409129  
O.P.R.T.C.T.

APPARENT LOCATION OF  
PIPELINE CENTERLINE  
GULF PIPE LINE CO.  
AS SHOWN ON MAPS  
RIGHT-OF-WAY MAPS  
DATED JULY, 1969  
(UNDEFINED ESNT  
RECORDED IN  
VOL. 9601, PG. 808  
D.R.T.C.T.)

DELTA=41° 15' 37" RT  
R=1,931.86'  
L=1,391.18'  
CH-S 00° 21' 37" W  
1,361.32'

SEE SHEET 9 OF 13

SEE SHEET 11 OF 13

PROPOSED R.O.W. &  
ACCESS DENIAL LINE

L=1,179.39'

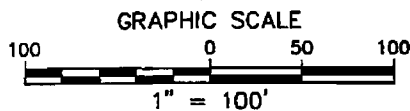
APPARENT LOCATION  
OF CENTERLINE OF  
UNSPECIFIED WIDTH  
ELECTRIC EASEMENT  
VOL. 4473, PG. 883  
D.R.T.C.T.

EXISTING I-35W R.O.W. &  
ACCESS DENIAL LINE

I-35W

(A VARIABLE WIDTH RIGHT-OF-WAY)

CALLLED 43.173 ACRES  
"TRACT A"  
STATE OF TEXAS  
VOL. 4036, PG. 471  
D.R.T.C.T.



PLAT OF A SURVEY OF PARCEL 752(E)-PART 1 & 2				PARCEL NUMBER	752(E)- PART 1 & 2	
FILE	I-35W			ACQUISITION	-	-
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-267	DIVISION TTA	DEED AREA	365.224	15,909,157
			COUNTY TARRANT	REMAINDER AREA	-	-

EXHIBIT "A"

PAGE 11 OF 13  
as of 9/23/11  
REVISED 1/6/12



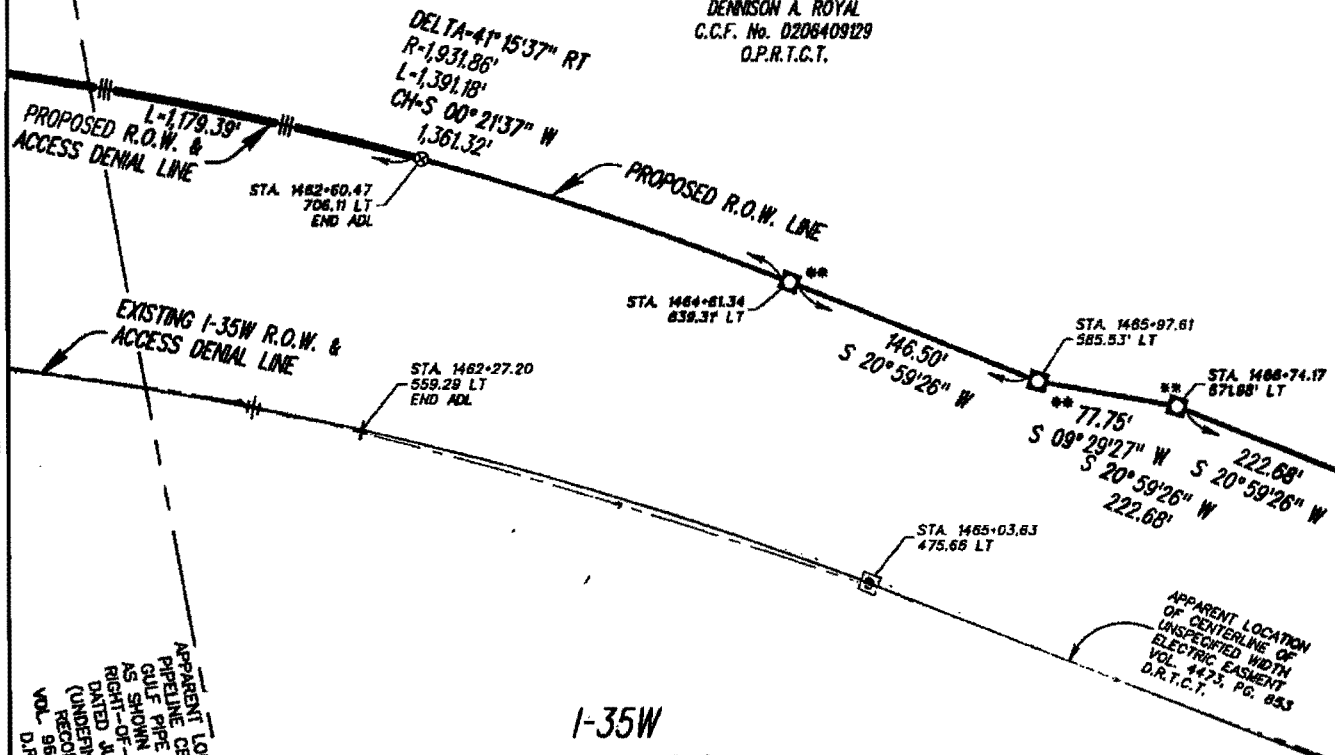
CITY OF FORT WORTH  
TARRANT COUNTY

THOMAS PECK SURVEY  
ABSTRACT NO. 1210

OWNER:  
CALLED 365.224 ACRES  
MICHAEL F. ROYAL  
VOL. 8712, PG. 93  
D.R.T.C.T.  
AND  
DENNISON A. ROYAL  
C.C.F. No. 0208409129  
O.P.R.T.C.T.

SEE SHEET 10 OF 13

SEE SHEET 12 OF 13



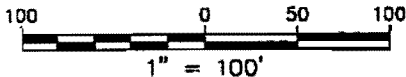
APPARENT LOCATION OF  
PIPELINE CENTERLINE  
GULF PIPE LINE CO.  
AS SHOWN ON MAPS  
RIGHT-OF-WAY MAPS  
DATED JULY, 1988  
(UNRECORDED IN  
VOL. 960, PG. 808  
D.R.T.C.T.)

I-35W

(A VARIABLE WIDTH RIGHT-OF-WAY)

CALLLED 43.173 ACRES  
"TRACT A"  
STATE OF TEXAS  
VOL. 4036, PG. 471  
D.R.T.C.T.

GRAPHIC SCALE



© 2010

PLAT OF A SURVEY OF PARCEL 752(E)-PART 1 & 2				PARCEL NUMBER	752(E)- PART 1 & 2	
FILE	I-35W			DIVISION	TTA	
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO.	COUNTY	ACQUISITION	-	-
1" = 100'		0014-16-267	TARRANT	DEED AREA	365.224	15,909,157
				REMAINDER AREA	-	-

EXHIBIT "A"

PAGE 12 OF 13  
as of 9/23/11  
REVISED 1/6/12



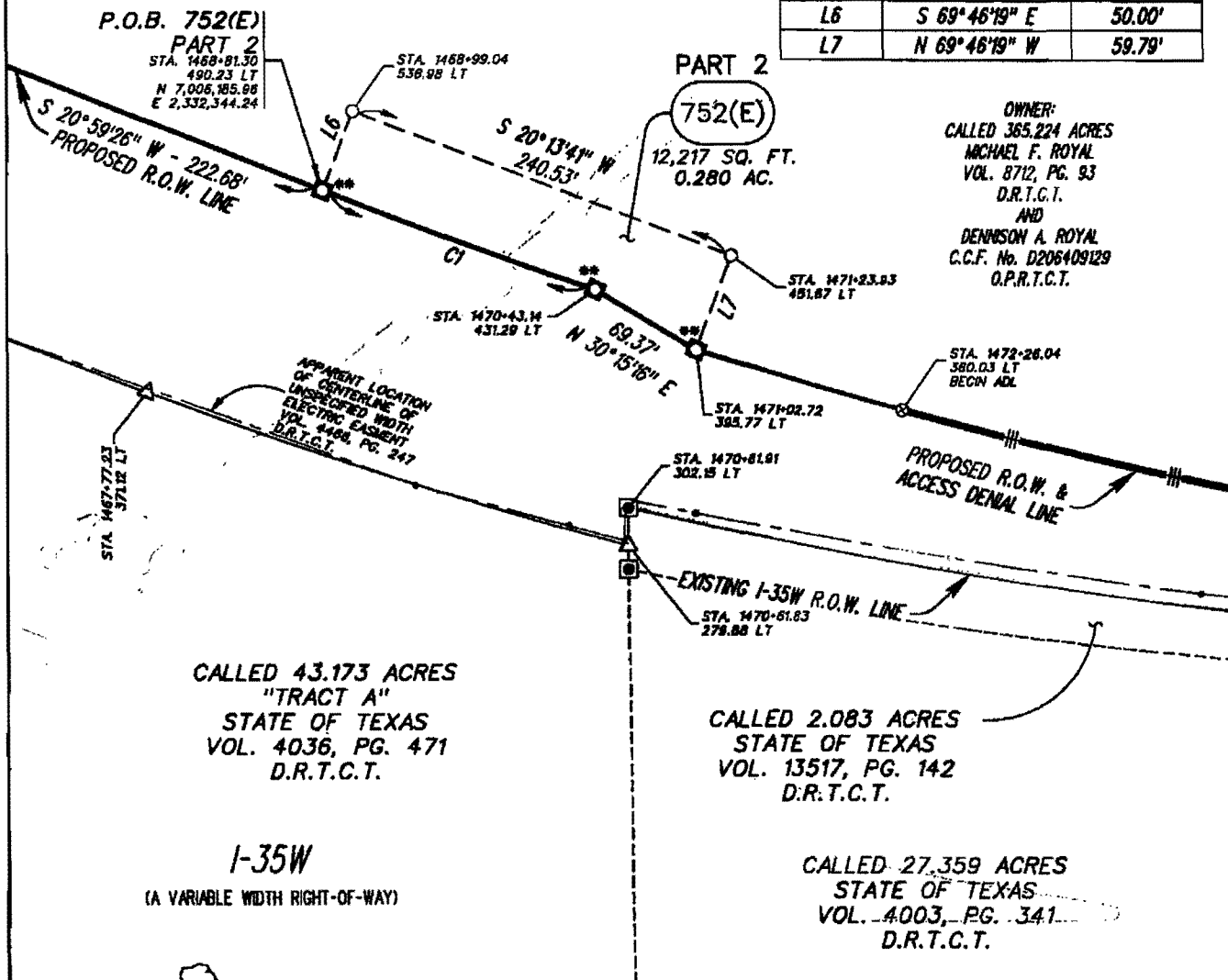
CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3,236.54'	03°02'58" RT	172.25'	N 19°27'57" E	172.23'

THOMAS PECK SURVEY  
ABSTRACT NO. 1210

CITY OF FORT WORTH  
TARRANT COUNTY

LINE TABLE		
LINE	BEARING	DISTANCE
L6	S 69°46'19" E	50.00'
L7	N 69°46'19" W	59.79'

SEE SHEET 11 OF 13



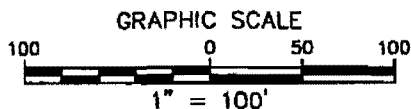
OWNER:  
CALLED 365.224 ACRES  
MICHAEL F. ROYAL  
VOL. 8712, PG. 93  
D.R.T.C.T.  
AND  
DENNISON A. ROYAL  
C.C.F. No. D206409129  
O.P.R.T.C.T.

CALLED 43.173 ACRES  
"TRACT A"  
STATE OF TEXAS  
VOL. 4036, PG. 471  
D.R.T.C.T.

CALLED 2.083 ACRES  
STATE OF TEXAS  
VOL. 13517, PG. 142  
D.R.T.C.T.

CALLED 27.359 ACRES  
STATE OF TEXAS  
VOL. 4003, PG. 341  
D.R.T.C.T.

I-35W  
(A VARIABLE WIDTH RIGHT-OF-WAY)



PLAT OF A SURVEY OF PARCEL 752(E)-PART 1 & 2				752(E)- PART 1 & 2	
FILE	I-35W		ACQUISITION	ACRES	SQUARE FEET
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-267	DEED AREA	365.224	15,909,157
			REMAINDER AREA	-	-



EXHIBIT "A"



ADL ACCESS DENIAL LINE  
CAB. CABINET  
D.E. DRAINAGE EASEMENT  
C.C.F. NO. COUNTY CLERK'S FILE NUMBER  
D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS  
DXXXXXX COUNTY CLERK'S DOCUMENT NUMBER  
ESMT. EASEMENT  
IR IRON ROD  
IRC IRON ROD WITH CAP  
LT LEFT  
N.T.S. NOT TO SCALE  
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

PG. PAGE  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCING  
P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS  
R.O.W. RIGHT OF WAY  
RT RIGHT  
U.E. UTILITY EASEMENT  
VOL. VOLUME  
(CM) CONTROLLING MONUMENT  
(XXX) RECORD DATA

- ☐ TxDOT TYPE II MONUMENT FOUND (CM) (UNLESS OTHERWISE NOTED)
- MONUMENT FOUND (SIZE & TYPE NOTED)
- △ CALCULATED POINT
- ☐ 5/8" IRON ROD WITH TxDOT ALUMINUM CAP SET
- 5/8" IRON ROD SET (UNLESS OTHERWISE NOTED)
- ⊗ 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "ADL" SET (UNLESS OTHERWISE NOTED)

- S — APPROXIMATE SURVEY LINE
- — — — — EXISTING TxDOT R.O.W. LINE
- || — — — — EXISTING TxDOT R.O.W. AND ACCESS DENIAL LINE
- P — — — — PROPERTY LINE
- - - - - PROPOSED EASEMENT LINE
- - - - - PROPOSED CENTERLINE
- — — — — PROPOSED R.O.W. LINE
- || — — — — PROPOSED R.O.W. AND ACCESS DENIAL LINE

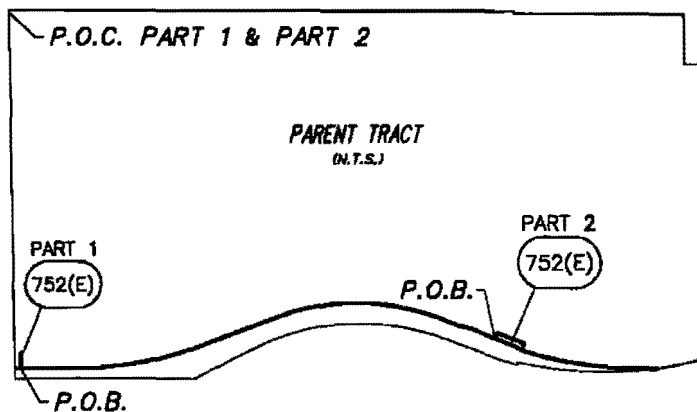
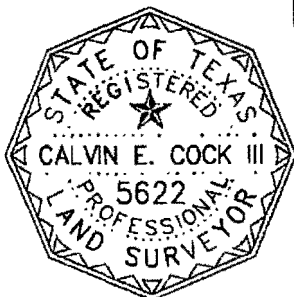
NOTES:

1. ALL COORDINATES AND BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR FOR TARRANT COUNTY OF 1.00012.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A DIGITAL PHOTOGRAMMETRY FILE SUPPLIED BY TxDOT AND WILL NOT REFLECT CHANGES MADE SINCE IT WAS FLOWN.
3. ACCESS TO AND FROM THE I-35W TRANSPORTATION FACILITY IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON WILL BE SUBJECT TO POLICE POWERS.
4. A LEGAL DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.
5. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 14766-10-00697 WITH AN EFFECTIVE DATE OF 11/30/2010.
6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (I-35W BASELINE) UNLESS OTHERWISE NOTED.
7. \*\* THIS MONUMENT MAY BE REPLACED BY 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.

I, CALVIN E. COCK, III, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE THAT THIS PLAT AND ACCOMPANYING DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

*Calvin E. Cock, III*  
9/23/11

CALVIN E. COCK, III  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
TEXAS NO. 5622



WHOLE PROPERTY SKETCH



PLAT OF A SURVEY OF PARCEL 752(E)-PART 1 & 2				PARCEL NUMBER	752(E)- PART 1 & 2	
FILE	I-35W		DIVISION TTA	ACQUISITION	-	-
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-267	COUNTY TARRANT	DEED AREA	365.224	15,909,157
				REMAINDER AREA	-	-

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1444+22.70 to 1464+64.43  
R.O.W. CSJ: 0014-16-267

Page 1 of 8  
September 23, 2011  
Revised December 15, 2011



Description for Parcel 754

BEING a 518,986 square foot tract of land located in the Thomas Peck Survey, Abstract Number 1210, City of Fort Worth, Tarrant County, Texas, and being a portion of a called 92.616 acre tract of land as described in the Final Judgment to Dennison A. Royal October 8, 1986 and recorded in Volume 8712, Page 93 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), said 518,986 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found (controlling monument) for the southwest corner of said 92.616 acre tract of land and northwest corner of Corrected Plat "Lots 25-28, Block 1; Lots 25-56, Block 3; Lots 4-50, Block 5 Lots 4-45, Block 6; Lots 1-12, Block 7; Lots 1-17, Block 8 Basswood Village" an addition to the City of Fort Worth recorded in Cabinet A, Slide 9641 of the Plat Records of Tarrant County, Texas, said corner being in the east line of a 379.501 acre tract of land (by Special Warranty Deed) deeded to Pulte Homes of Texas, L.P. recorded in County Clerk's File Number D210282641 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.);

THENCE North 89 degrees 05 minutes 17 seconds East, (record North 89 degrees 05 minutes 17 seconds East), with the common south line of said 92.616 acre tract of land and north line of said Corrected Plat "Lots 25-28, Block 1; Lots 25-56, Block 3; Lots 4-50, Block 5 Lots 4-45, Block 6; Lots 1-12, Block 7; Lots 1-17, Block 8 Basswood Village", a distance of 620.98 feet (record 620.00 feet) to the southwest corner of a called 26.900 acre tract of land deeded to Dennison A. Royal and Michael F. Royal recorded in County Clerk's File Number D206409128 of said O.P.R.T.C.T., said called 26.900 acre tract of land also deeded to Pamela Royal Smith and Michael F. Royal by the Final Judgment recorded in Volume 8712, Page 93 of said D.R.T.C.T.;

THENCE North 00 degrees 31 minutes 25 seconds West, (record South) with an easterly line of said 92.616 acre tract of land common to the west line of said 26.900 acre tract of land, a distance of 1,011.14 feet (record 1,011.14 feet) to an interior ell corner of said 92.616 acre tract of land and the northwest corner of said 26.900 acre tract of land;

THENCE North 89 degrees 28 minutes 35 seconds East, (record West), with a southerly line of said 92.616 acre tract of land common to most northerly line of said 26.900 acre tract of land, a distance of 799.97 feet (record 799.97 feet) to an interior ell corner of said 92.616 acre tract of land and the most northerly northeast corner of said 26.900 acre tract of land;

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1444+22.70 to 1464+64.43  
R.O.W. CSJ: 0014-16-267

Page 2 of 8  
September 23, 2011  
Revised December 15, 2011



Description for Parcel 754

THENCE South 00 degrees 31 minutes 25 seconds East, (record North), with a westerly line of said 92.616 acre tract of land common to the most northerly east line of said 26.900 acre tract of land, a distance of 401.53 feet (record 401.61 feet) to most northerly southwest corner of said 92.616 acre tract of land and an interior ell corner of said 26.900 acre tract of land;

THENCE North 89 degrees 28 minutes 45 seconds East, (record West), with the most easterly south line of said 92.616 acre tract of land and the most easterly north line of said 26.900 acre tract of land, a distance of 351.40 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed westerly right-of-way line of Interstate 35W for the **POINT OF BEGINNING** at Station 1464+64.43, 429.99 feet Right, having surface coordinates of North 7,006,594.05, East 2,331,420.09;

THENCE with said proposed westerly right-of-way line of said Interstate 35W and over and across said 92.616 acre tract of land, the following courses and distances:

- (1) North 08 degrees 48 minutes 11 seconds West, a distance of 73.83 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* for the beginning of a tangent curve to the right whose chord bears North 05 degrees 35 minutes 39 seconds West, a chord distance of 323.19 feet;
- (2) Northerly, with said tangent curve to the right, having a radius of 2,886.79 feet, a central angle of 06 degrees 25 minutes 04 seconds, an arc length of 323.36 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* for the end of said curve;
- (3) North 03 degrees 49 minutes 57 seconds West, a distance of 322.78 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* for an angle point;
- (4) North 00 degrees 33 minutes 02 seconds West, a distance of 280.65 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* for the beginning of a tangent curve to the left whose chord bears North 11 degrees 19 minutes 48 seconds West, a chord distance of 972.54 feet;
- (5) Northerly, with said tangent curve to the left having a radius of 2,600.00 feet, a central angle of 21 degrees 33 minutes 32 seconds, for an arc length of 978.31 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* for the beginning of a compound curve to the left whose chord bears North 23 degrees 04 minutes 28 seconds West, a chord distance of 95.77 feet;

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1444+22.70 to 1464+64.43  
R.O.W. CSJ: 0014-16-267

Page 3 of 8  
September 23, 2011  
Revised December 15, 2011



Description for Parcel 754

- (6) Northerly, with said proposed westerly right-of-way line of Interstate 35W, continuing over and across said 92.616 acre tract of land and with said compound curve to the left having a radius of 2,843.00 feet, a central angle of 01 degree 55 minutes 49 seconds, an arc length of 95.78 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the north line of said 92.616 acre tract of land and the south line of a called 173.676 acre tract of land (designated as "TRACT 1") deeded to Ellesmere Investment Corporation, N.V. and recorded in Volume 6709, Page 791 of said D.R.T.C.T.;
- (7) THENCE North 88 degrees 58 minutes 30 seconds East (record North 89 degrees 33 minutes East), with the common north line of said 92.616 acre tract of land and south line of said 173.676 acre tract of land, a distance of 143.47 feet to a 1/2-inch iron rod in concrete found (controlling monument) for the northeast corner of said 92.616 acre tract of land and southeast corner of said 173.676 acre tract of land, being in the existing westerly right-of-way line of Interstate 35W (a variable width right-of-way) as described in the Judgment of Court in Absence of Objection to the State of Texas, a called 43.173 acre tract of land (designated "Tract A") recorded in Volume 4036, Page 471 of said D.R.T.C.T, said 1/2-inch iron rod also being the beginning of non-tangent curve to the right whose chord bears South 15 degrees 42 minutes 44 seconds East, a chord distance of 1,487.41 feet;
- (8) THENCE Southerly, with the easterly line of said 92.616 acre tract of land, with said existing westerly right-of-way line of Interstate 35W and with said non-tangent curve to the right having a radius of 2,841.29 feet, a central angle of 30 degrees 20 minutes 52 seconds, for an arc length of 1,504.94 feet (record 1,504.3 feet) to a TxDOT Type II monument found (controlling monument) in the easterly line of said 92.616 acre tract of land;
- (9) THENCE South 00 degrees 28 minutes 02 seconds East (record South), continuing with the easterly line of said 92.616 acre tract of land and said existing westerly right-of-way line of Interstate 35W, a distance of 607.44 feet to most easterly northeast corner of said 26.900 acre tract of land;
- (10) South 89 degrees 28 minutes 45 seconds West, (record West), with the most easterly north line of said 26.900 acre tract of land, a distance of 255.54 feet to the **POINT OF BEGINNING** and containing 518,986 square feet or 11.914 acres of land, more or less.

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1444+22.70 to 1464+64.43  
R.O.W. CSJ: 0014-16-267

Page 4 of 8  
September 23, 2011  
Revised December 15, 2011



Description for Parcel 754

NOTES:

All coordinates and bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 North Central Zone. All distances and coordinates shown are surface values and may be converted to grid by dividing by TxDOT conversion factor for Tarrant County of 1.00012.

All stations and offsets shown are relative to the project centerline (I-35W baseline) unless otherwise noted.

\*\* This monument may be replaced by TxDOT type II right-of-way maker upon the completion of the highway construction project under the supervision of a registered professional land surveyor either employed or retained by TxDOT.

A plat of same date accompanies this description.

I, Calvin E. Cock, III, a Registered Professional Land Surveyor, do hereby declare that this description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

  
9/23/11

Calvin E. Cock, III  
Registered Professional Land Surveyor No. 5622  
Gorrondonga & Associates, Inc.  
1701 North Market Street, Suite 450 LB 5  
Dallas, Texas 75202  
Office 214-712-0600 Fax 214-712-0604

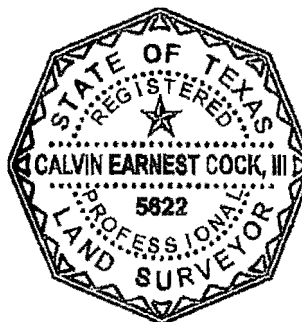


EXHIBIT "A"

PAGE 5 OF 8  
as of 9/23/11  
REVISED 12/15/11



CALLED 43.173 ACRES  
"TRACT A"  
STATE OF TEXAS  
VOL. 4036, PG. 471  
D.R.T.C.T.

DELTA-30°20'52" RT  
R-2,841.29'  
L-1,504.94' (1,504.3)  
CH-S 15°42'44" E  
1,487.41'

I-35W  
(A VARIABLE WIDTH RIGHT-OF-WAY)

STA. 1458+57.10  
173.62 RT

1(SOUTH)  
EXISTING I-35W R.O.W. LINE  
S 00°28'02" E - 607.44'

STA. 1464+64.54  
174.45 RT

30.0' PERMANENT ESM/T  
ENTERPRISE TEXAS PIPELINE, LLC  
C.C.F. No. D21007311  
O.P.R.T.C.T.

APPARENT LOCATION  
OF CENTERLINE OF  
UNSPECIFIED WIDTH  
ELECTRIC EASMENT  
VOL. 4473, PG. 853  
D.R.T.C.T.

APPARENT LOCATION OF  
PIPELINE CENTERLINE  
GULF PIPE LINE CO. T  
AS SHOWN ON TYPED  
RIGHT-OF-WAY MAPS  
DATED JULY, 1989  
(UNRECORDED ESM/T  
FOR RECORDED IN  
VOL. 990, PG. 508  
D.R.T.C.T.)

518,986 SQ. FT.  
11.914 AC.

754

P.O.B. 754  
STA. 1484+84.43  
429.88 RT  
N 7,008,594.05  
E 2,331,420.09

DELTA-06°25'04" RT  
R-2,886.79'  
L-323.36'  
CH-N 05°35'39" W  
323.19'

OWNER:  
DENNISON A. ROYAL, MICHAEL F. ROYAL  
AND PAMELA ROYAL SMITH  
CALLED 26.800 ACRES  
C.C.F. No. D206409128  
O.P.R.T.C.T.  
AND  
VOL. 8712, PG. 93  
D.R.T.C.T.

PROPOSED R.O.W. LINE

STA. 1480+69.43  
469.03 RT

N 03°49'57" W - 322.78'

STA. 1483+91.37  
440.59 RT

73.83'  
N 08°48'11" W

OWNER:  
DENNISON A. ROYAL  
CALLED 92.616 ACRES  
VOL. 8712, PG. 93  
D.R.T.C.T.

CITY OF FORT WORTH  
TARRANT COUNTY

THOMAS PECK SURVEY  
ABSTRACT NO. 1210

(NORTH 401.6')  
S 00°31'25" E  
401.53'  
N 89°28'35" E  
799.97' (WEST 799.97)  
(SOUTH 1,011.14')  
N 00°31'25" W  
1,011.14'

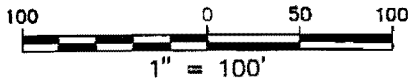
P.O.C. 754  
794.1/2" R (20)

OWNER:  
PULTE HOMES OF TEXAS, L.P.  
CALLED 379.501 ACRES  
C.C.F. No. D210282641  
O.P.R.T.C.T.

CORRECTED PLAT  
"LOTS 25-28, BLOCK 1; LOTS 25-56, BLOCK 3; LOTS 4-50, BLOCK 5  
LOTS 4-45, BLOCK 6; LOTS 1-12, BLOCK 7; LOTS 1-17, BLOCK 8  
BASSWOOD VILLAGE"  
CABINET A, SLIDE 9641  
P.R.T.C.T.



GRAPHIC SCALE



© 2010

PLAT OF A SURVEY  
OF PARCEL 754

PARCEL  
NUMBER

754

FILE

I-35W

DIVISION

ACQUISITION

ACRES

SQUARE FEET

SCALE  
1" = 100'

FEDERAL AID PROJECT NO.

R.O.W.-C.S.J NO.  
0014-16-267

COUNTY  
TARRANT

DEED AREA

REMAINDER AREA

11.914

92.616

80.702

518,986

4,034,353

3,515,367

EXHIBIT "A"

PAGE 6 OF 8  
as of 9/23/11  
REVISED 12/15/11



I-35W

(A VARIABLE WIDTH RIGHT-OF-WAY)

CALLED 43.173 ACRES  
"TRACT A"  
STATE OF TEXAS  
VOL. 4036, PG. 471  
D.R.T.C.T.

DELTA-30° 20' 52" RT  
R=2,841.29'  
L=1,504.94' (1,504.3')  
CH-S 15° 42' 44" E  
1,487.41'

EXISTING I-35W R.O.W. LINE

APPARENT LOCATION  
OF CENTERLINE OF  
UNSPECIFIED WIDTH  
ELECTRIC EASEMENT  
VOL. 4473, PG. 853  
D.R.T.C.T.

30.0' PERMANENT ESM'T  
ENTERPRISE TEXAS PIPELINE, LLC  
C.C.F. No. D210073111  
D.P.R.T.C.T.

518,986 SQ. FT.  
11.914 AC.

754

SEE SHEET 7 OF 8

SEE SHEET 5 OF 8

PROPOSED R.O.W. LINE

STA. 1457+47.18  
487.53 RT

DELTA-21° 33' 32" LT  
R=2,600.00'  
L=978.31'  
CH-N 11° 19' 48" W  
972.54'

STA. 1454+86.53  
487.56 RT

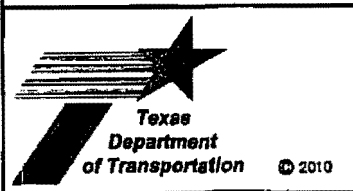
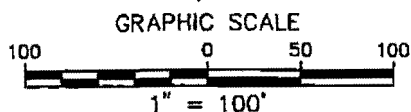
N 00° 33' 02" W - 280.65'

N 03° 49' 57" W  
322.78'

OWNER:  
DENNISON A. ROYAL  
CALLED 92.616 ACRES  
VOL. 8712, PG. 93  
D.R.T.C.T.

CITY OF FORT WORTH  
TARRANT COUNTY

THOMAS PECK SURVEY  
ABSTRACT NO. 1210



PLAT OF A SURVEY OF PARCEL 754				PARCEL NUMBER	754	
FILE	I-35W		DIVISION	ACRES	SQUARE FEET	
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO.	TTA	ACQUISITION	11.914	518,986
1" = 100'		0014-16-267	COUNTY	DEED AREA	92.616	4,034,353
			TARRANT	REMAINDER AREA	80.702	3,515,367

EXHIBIT "A"

PAGE 7 OF 8  
as of 9/23/11  
REVISED 12/15/11



WILLIAM McCOWEN SURVEY  
ABSTRACT NO. 999

CALLED 43.173 ACRES  
"TRACT A"  
STATE OF TEXAS  
VOL. 4036, PG. 471  
D.R.T.C.T.

CALLED 48.227 ACRES  
"PART 1"  
STATE OF TEXAS  
VOL. 4563, PG. 618  
D.R.T.C.T.

I-35W  
(A VARIABLE WIDTH RIGHT-OF-WAY)

DELTA-30° 20' 52" RT  
R=2,841.29'  
L=1,504.94' (1,504.37)  
CH-S 15° 42' 44" E  
1,487.41'

EXISTING I-35W R.O.W. LINE

30.0' PERMANENT ESMY  
ENTERPRISE TEXAS PIPELINE, LLC  
G.C.F. NO. D282073W  
O.P.R.T.C.T.

518,986 SQ. FT.  
11.914 AC.

754

APPROXIMATE LOCATION  
OF CENTERLINE OF  
UNSPECIFIED WIDTH  
ELECTRIC EASMENT  
VOL. 4473, P. 823  
D.R.T.C.T.

PROPOSED R.O.W. LINE

DELTA-21° 33' 32" LT  
R=2,600.00'  
L=978.37'  
CH-N 11° 18' 48" W  
972.54'

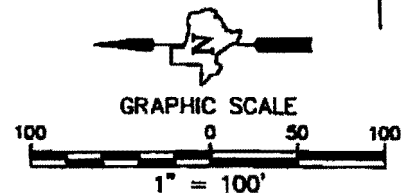
OWNER:  
DENNISON A. ROYAL  
CALLED 92.616 ACRES  
VOL. 8712, PG. 93  
D.R.T.C.T.

THOMAS PECK SURVEY  
ABSTRACT NO. 1210

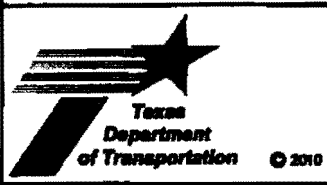
OWNER:  
ELLESMERE INVESTMENT CORPORATION, N.V.  
"TRACT F"  
CALLED 173.676 ACRES  
VOL. 8709, PG. 791  
D.R.T.C.T.

CITY OF FORT WORTH  
TARRANT COUNTY

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2,843.00'	01° 55' 49" LT	95.78'	N 23° 04' 28" W	95.77'



SEE SHEET 6 OF 8



PLAT OF A SURVEY OF PARCEL 754				PARCEL NUMBER	754
FILE	I-35W	DIVISION	TTA	ACQUISITION	11,914 518,986
SCALE	1" = 100'	FEDERAL AID PROJECT NO.	0014-16-267	DEED AREA	92,616 4,034,353
		R.O.W.-C.S.J NO.	0014-16-267	REMAINDER AREA	80,702 3,515,367
		COUNTY	TARRANT		



EXHIBIT "A"

PAGE 8 OF 8  
as of 9/23/11  
REVISED 12/15/11



- ADL ACCESS DENIAL LINE
- CAB. CABINET
- D.E. DRAINAGE EASEMENT
- C.C.F. NO. COUNTY CLERK'S FILE NUMBER
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- DXXXXXX COUNTY CLERK'S DOCUMENT NUMBER
- ESMT. EASEMENT
- IR IRON ROD
- IRC IRON ROD WITH CAP
- LT LEFT
- N.T.S. NOT TO SCALE
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- RT RIGHT
- U.E. UTILITY EASEMENT
- VOL. VOLUME
- (CM) CONTROLLING MONUMENT
- (XXX) RECORD DATA

- ☐ TxDOT TYPE II MONUMENT FOUND (CM) (UNLESS OTHERWISE NOTED)
- MONUMENT FOUND (SIZE & TYPE NOTED)
- △ CALCULATED POINT
- ▣ 5/8" IRON ROD WITH TxDOT ALUMINUM CAP SET
- 5/8" IRON ROD SET (UNLESS OTHERWISE NOTED)
- ⊗ 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "ADL" SET (UNLESS OTHERWISE NOTED)

- Ⓢ— APPROXIMATE SURVEY LINE
- ||— EXISTING TxDOT R.O.W. LINE
- ||— EXISTING TxDOT R.O.W. AND ACCESS DENIAL LINE
- E— PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED R.O.W. LINE
- ||| PROPOSED R.O.W. AND ACCESS DENIAL LINE

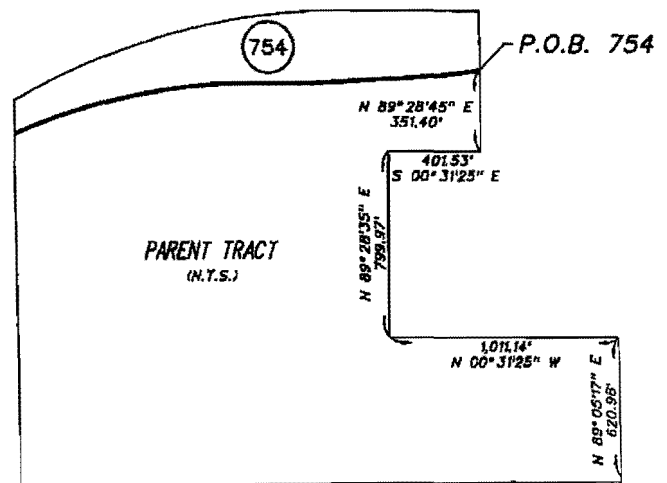
NOTES:

1. ALL COORDINATES AND BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR FOR TARRANT COUNTY OF 1.00012.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A DIGITAL PHOTOGRAMMETRY FILE SUPPLIED BY TxDOT AND WILL NOT REFLECT CHANGES MADE SINCE IT WAS FLOWN.
3. ACCESS TO AND FROM THE I-35W TRANSPORTATION FACILITY IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON WILL BE SUBJECT TO POLICE POWERS.
4. A LEGAL DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.
5. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 14766-10-00699 WITH AN EFFECTIVE DATE OF 11/30/2010.
6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (I-35W BASELINE) UNLESS OTHERWISE NOTED.
7. \*\* THIS MONUMENT MAY BE REPLACED BY 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.

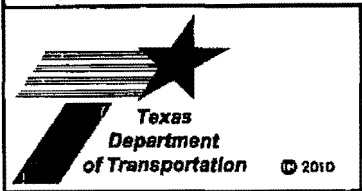
I, CALVIN E. COCK, III, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE THAT THIS PLAT AND ACCOMPANYING DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

  
9/23/11

CALVIN E. COCK, III  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
TEXAS NO. 5622



WHOLE PROPERTY SKETCH



PLAT OF A SURVEY OF PARCEL 754				PARCEL NUMBER		754	
FILE	I-35W			ACRES	11.914		SQUARE FEET
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO.	DIVISION TTA	ACQUISITION	11.914		518,986
		0014-16-267	COUNTY TARRANT	DEED AREA	92.616		4,034,353
				REMAINDER AREA	80.702		3,515,367

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits I-820 to U.S. 81/287  
STA. 1455+36.90 to 1458+38.52  
R.O.W. CSJ: 0014-16-267

**Parcel 754(E)**

**DRAINAGE EASEMENT CLAUSE**

An easement conveyed herein is for the purpose of opening, constructing and maintaining a permanent channel or drainage easement in, along, upon and across said premises described in Exhibit "A" together with the right and privilege at all times of the Grantee herein, its agents, employees and representatives of ingress and egress to and from said premises for the purpose of making any improvements, modifications or repairs which the State deems necessary, and the right to remove from said premises and use, for highway purposes, any stone, earth, gravel or caliche or other road building material which may be excavated in the opening, construction or maintenance of said channel or drainage easement.

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1455+36.90 to 1458+38.52  
R.O.W. CSJ: 0014-16-267

Page 1 of 6  
September 23, 2011  
Revised January 6, 2012



**Description for Parcel 754(E)**

BEING a 23,760 square foot tract of land located in the Thomas Peck Survey, Abstract Number 1210, City of Fort Worth, Tarrant County, Texas, and being a portion of a called 92.616 acre tract of land as described in the Final Judgment to Dennison A. Royal October 8, 1986 and recorded in Volume 8712, Page 93 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), said 23,760 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found for the southwest corner of said 92.616 acre tract of land and northwest corner of Corrected Plat "Lots 25-28, Block1; Lots 25-56, Block 3; Lots 4-50, Block 5 Lots 4-45, Block 6; Lots 1-12, Block 7; Lots 1-17, Block 8 Basswood Village" an addition to the City of Fort Worth recorded in Cabinet A, Slide 9641 of the Plat Records of Tarrant County, Texas, said corner being in the east line of a called 379.501 acre tract of land deeded to Pulte Homes of Texas, L.P. recorded in County Clerk's File Number D210282641 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.);

THENCE North 89 degrees 05 minutes 17 seconds East, (record North 89 degrees 05 minutes 17 seconds East), with the common south line of said 92.616 acre tract of land and north line of said Corrected Plat "Lots 25-28, Block1; Lots 25-56, Block 3; Lots 4-50, Block 5 Lots 4-45, Block 6; Lots 1-12, Block 7; Lots 1-17, Block 8 Basswood Village", a distance of 620.98 feet (record 620.00 feet) to the southwest corner of a called 26.900 acre tract of land deeded to Dennison A. Royal and Michael F. Royal recorded in County Clerk's File Number D206409128 of said O.P.R.T.C.T., said called 26.900 acre tract of land also deeded to Pamela Royal Smith and Michael F. Royal by the Final Judgment recorded in Volume 8712, Page 93 of said D.R.T.C.T.;

THENCE North 00 degrees 31 minutes 25 seconds West, (record South) with an easterly line of said 92.616 acre tract of land common to the west line of said 26.900 acre tract of land, a distance of 1,011.14 feet (record 1,011.14 feet) to an interior ell corner of said 92.616 acre tract of land and the northwest corner of said 26.900 acre tract of land;

THENCE North 89 degrees 28 minutes 35 seconds East, (record West), with a southerly line of said 92.616 acre tract of land common to most northerly line of said 26.900 acre tract of land, a distance of 799.97 feet (record 799.97 feet) to an interior ell corner of said 92.616 acre tract of land and the most northerly northeast corner of said 26.900 acre tract of land;

THENCE South 00 degrees 31 minutes 25 seconds East, (record North), with a westerly line of said 92.616 acre tract of land common to the most northerly east line of said 26.900 acre tract of land, a distance of 401.53 feet (record 401.61 feet) to most northerly southwest corner of said 92.616 acre tract of land and an interior ell corner of said 26.900 acre tract of land;

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1455+36.90 to 1458+38.52  
R.O.W. CSJ: 0014-16-267

Page 2 of 6  
September 23, 2011  
Revised January 6, 2012



Description for Parcel 754(E)

THENCE North 89 degrees 28 minutes 45 seconds East, (record West), with the most easterly south line of said 92.616 acre tract of land and the most easterly north line of said 26.900 acre tract of land, a distance of 351.40 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed westerly right-of-way line of said Interstate 35W;

THENCE along said proposed westerly right-of-way line of said Interstate 35W and over and across said 92.616 acre tract of land the following courses and distances:

North 08 degrees 48 minutes 11 seconds West, a distance of 73.83 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* for the beginning of a tangent curve to the right whose chord bears North 05 degrees 35 minutes 39 seconds West, a chord distance of 323.19 feet;

Northerly, with said tangent curve to the right, having a radius of 2,886.79 feet, a central angle of 06 degrees 25 minutes 04 seconds, for an arc length of 323.36 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* for corner;

North 03 degrees 49 minutes 57 seconds West, a distance of 231.30 feet to a 5/8 inch iron rod set for the **POINT OF BEGINNING** at Station 1458+38.52, 482.29 feet Right, having surface coordinates of N 7,007,219.43, E 2,331,361.82;

- (1) THENCE North 46 degrees 35 minutes 54 seconds West, continuing over and across said 92.616 acre tract of land, a distance of 227.73 feet to a 5/8 inch iron rod set for corner;
- (2) THENCE North 47 degrees 19 minutes 09 seconds East, continuing over and across said 92.616 acre tract of land, a distance of 214.00 feet to a 5/8 inch iron rod set for corner in said proposed westerly right-of-way line of Interstate 35W at Station 1455+36.90, 487.55 Right;
- (3) THENCE South 00 degrees 33 minutes 02 seconds East, with said proposed westerly right-of-way line of Interstate 35W and continuing over and across said 92.616 acre tract of land, a distance of 210.28 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* for corner;
- (4) THENCE South 03 degrees 49 minutes 57 seconds East, with said proposed westerly right-of-way line of Interstate 35W and continuing over and across said 92.616 acre tract of land, a distance of 91.48 feet to the **POINT OF BEGINNING** and containing 23,760 square feet or 0.545 acres of land, more or less.

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1455+36.90 to 1458+38.52  
R.O.W. CSJ: 0014-16-267

Page 3 of 6  
September 23, 2011  
Revised January 6, 2012



Description for Parcel 754(E)

NOTES:

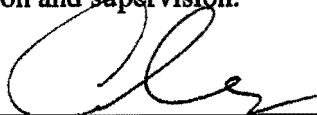
All coordinates and bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 North Central Zone. All distances and coordinates shown are surface values and may be converted to grid by dividing by TxDOT conversion factor for Tarrant County of 1.00012.

All stations and offsets shown are calculated relative to the project centerline (I-35W baseline) unless otherwise noted.

\*\* This monument may be replaced by 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.

A plat of same date accompanies this description.

I, Calvin E. Cock, III, a Registered Professional Land Surveyor, do hereby declare that this description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 9/23/11

Calvin E. Cock, III  
Registered Professional Land Surveyor No. 5622  
Gorrondona & Associates, Inc.  
1701 North Market Street, Suite 450 LB 5  
Dallas, Texas 75202  
Office 214-712-0600 Fax 214-712-0604

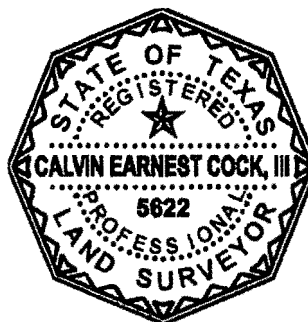


EXHIBIT "A"



SEE SHEET 5 OF 7

I-35W  
(A VARIABLE WIDTH RIGHT-OF-WAY)

CALLED 43.173 ACRES  
"TRACT A"  
STATE OF TEXAS  
VOL. 4036, PG. 471  
D.R.T.C.T.

EXISTING I-35W R.O.W. LINE

30.0' PERMANENT ESM/T  
ENTERPRISE TEXAS PIPELINE, LLC  
C.C.F. No. D21007311  
O.P.R.T.C.T.

APPARENT LOCATION  
OF CENTERLINE OF  
UNSPECIFIED WIDTH  
ELECTRIC EASEMENT  
VOL. 4473, PG. 853  
D.R.T.C.T.

APPARENT LOCATION OF  
PIPELINE CENTERLINE  
GULF PIPE LINE, DOT  
AS SHOWN ON TMAPS  
RIGHT-OF-WAY MAPS  
DATED JULY, 1989  
UNDERTAKEN IN  
VOL. 960, PG. 608  
D.R.T.C.T.

OWNER:  
DENNISON A. ROYAL, MICHAEL F. ROYAL  
AND PAMELA ROYAL SMITH  
CALLED 26.900 ACRES  
C.C.F. No. D206409128  
O.P.R.T.C.T.  
AND  
VOL. 8712, PG. 93  
D.R.T.C.T.

DELTA-06° 25' 04" RT  
R-2,886.79'  
L-323.36'  
CH-N 05° 35' 39" W  
323.19'

N 03° 49' 57" W  
231.30'

PROPOSED R.O.W. LINE

73.83'  
N 08° 48' 11" W

N 89° 28' 45" E  
351.40'  
(WEST)

CITY OF FORT WORTH  
TARRANT COUNTY

OWNER:  
DENNISON A. ROYAL  
CALLED 92.616 ACRES  
VOL. 8712, PG. 93  
D.R.T.C.T.

THOMAS PECK SURVEY  
ABSTRACT NO. 1210

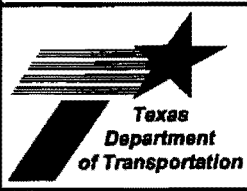
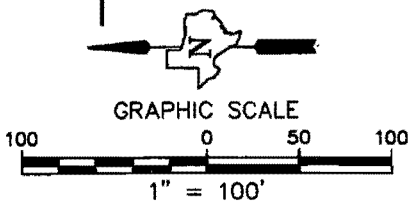
(NORTH  
401.61')  
S 00° 31' 25" E  
401.53'  
799.97'  
N 89° 28' 35" E  
(WEST  
799.97')  
(SOUTH  
1,011.14')  
N 00° 31' 25" W  
1,011.14'

P.O.C. 754(E)  
IND. 1/2" IR (CM)

OWNER:  
PULTE HOMES OF TEXAS, L.P.  
CALLED 379.501 ACRES  
C.C.F. No. D210282641  
O.P.R.T.C.T.

CORRECTED PLAT  
"LOTS 25-28, BLOCK 1; LOTS 25-56, BLOCK 3; LOTS 4-50, BLOCK 5  
LOTS 4-45, BLOCK 6; LOTS 1-12, BLOCK 7; LOTS 1-17, BLOCK 8  
BASSWOOD VILLAGE"  
CABINET A, SLIDE 9641  
P.R.T.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 55° 16' 55" W	52.67'



© 2010

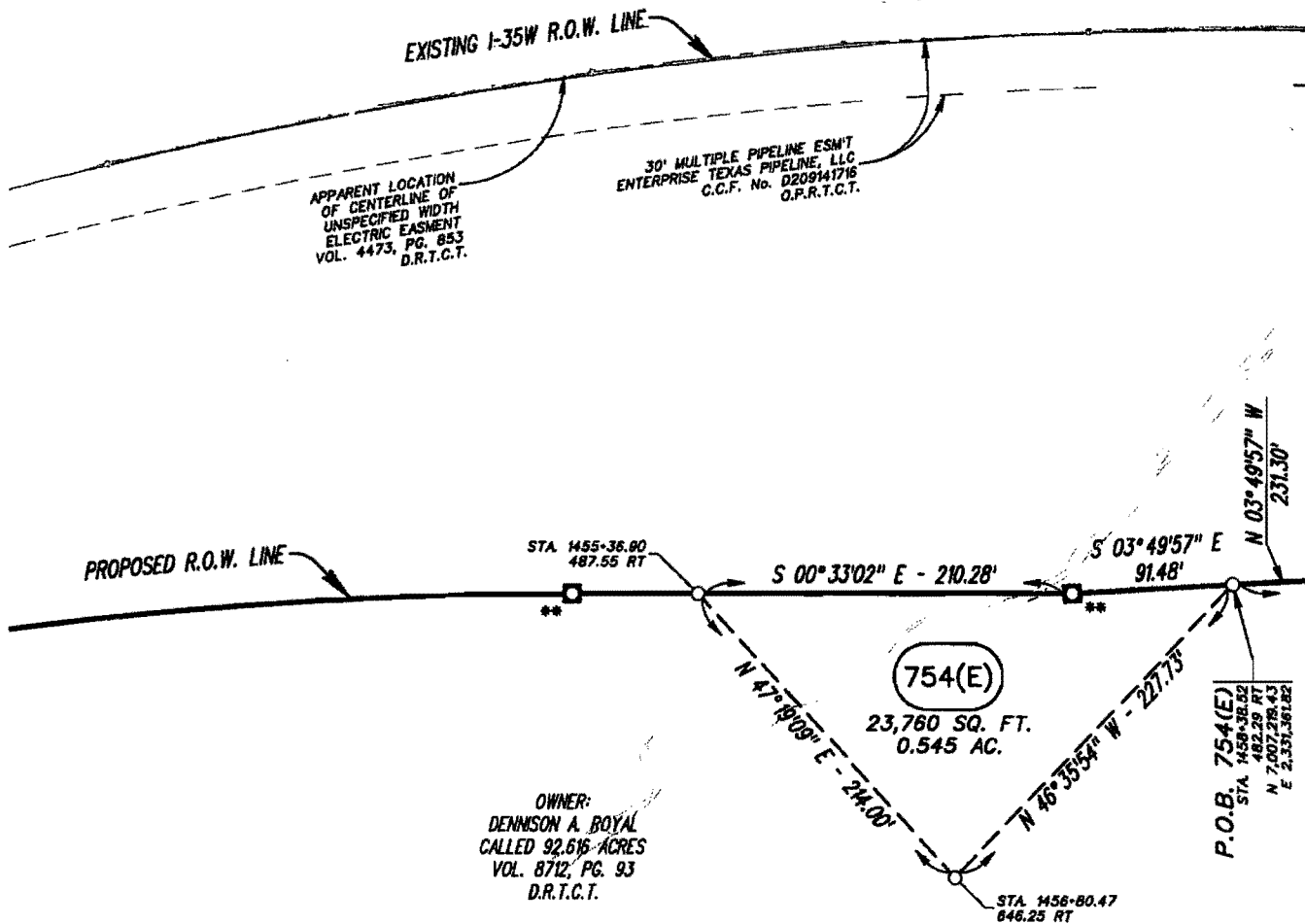
PLAT OF A SURVEY OF PARCEL 754(E)				PARCEL NUMBER		754(E)	
FILE	I-35W		DIVISION TTA	ACQUISITION	ACRES	SQUARE FEET	
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-267	COUNTY TARRANT	DEED AREA	92.616	4,034,353	
				REMAINDER AREA	-	-	

EXHIBIT "A"

PAGE 5 OF 6  
as of 9/23/11  
REVISED 1/6/12



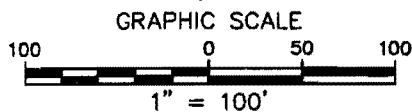
I-35W  
(A VARIABLE WIDTH RIGHT-OF-WAY)  
CALLED 43.173 ACRES  
"TRACT A"  
STATE OF TEXAS  
VOL. 4036, PG. 471  
D.R.T.C.T.



SEE SHEET 4 OF 7

CITY OF FORT WORTH  
TARRANT COUNTY

THOMAS PECK SURVEY  
ABSTRACT NO. 1210



PLAT OF A SURVEY OF PARCEL 754(E)				PARCEL NUMBER	754(E)	
FILE	I-35W			ACQUISITION	-	-
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-267	DIVISION TTA	DEED AREA	92.616	4,034,353
			COUNTY TARRANT	REMAINDER AREA	-	-

EXHIBIT "A"

PAGE 6 OF 6  
as of 9/23/11  
REVISED 1/6/12



- ADL ACCESS DENIAL LINE
- CAB. CABINET
- D.E. DRAINAGE EASEMENT
- C.C.F. NO. COUNTY CLERK'S FILE NUMBER
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- DXXXXX COUNTY CLERK'S DOCUMENT NUMBER
- ESMT. EASEMENT
- IR IRON ROD
- IRC IRON ROD WITH CAP
- LT LEFT
- N.T.S. NOT TO SCALE
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- RT RIGHT
- U.E. UTILITY EASEMENT
- VOL. VOLUME
- (CM) CONTROLLING MONUMENT
- (XXX) RECORD DATA
- ☐ TxDOT TYPE II MONUMENT FOUND (CM) (UNLESS OTHERWISE NOTED)
- MONUMENT FOUND (SIZE & TYPE NOTED)
- △ CALCULATED POINT
- ◻ 5/8" IRON ROD WITH TxDOT ALUMNUM CAP SET
- 5/8" IRON ROD SET (UNLESS OTHERWISE NOTED)
- ⊗ 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "ADL" SET (UNLESS OTHERWISE NOTED)
- \$ — APPROXIMATE SURVEY LINE
- — — EXISTING TxDOT R.O.W. LINE
- || — EXISTING TxDOT R.O.W. AND ACCESS DENIAL LINE
- P — PROPERTY LINE
- - - - PROPOSED EASEMENT LINE
- ····· PROPOSED CENTERLINE
- — — PROPOSED R.O.W. LINE
- || — PROPOSED R.O.W. AND ACCESS DENIAL LINE

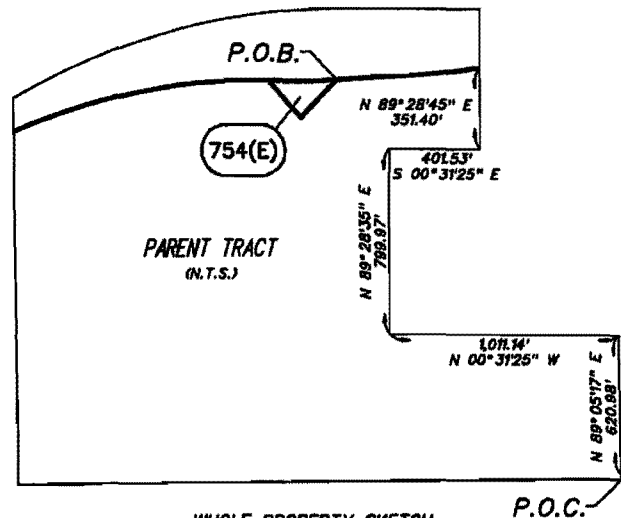
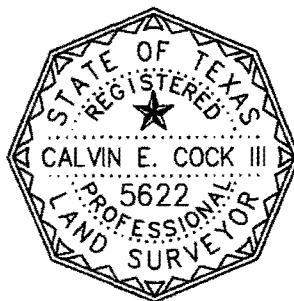
NOTES:

1. ALL COORDINATES AND BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR FOR TARRANT COUNTY OF 1.00012.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A DIGITAL PHOTOGRAMMETRY FILE SUPPLIED BY TxDOT AND WILL NOT REFLECT CHANGES MADE SINCE IT WAS FLOWN.
3. ACCESS TO AND FROM THE I-35W TRANSPORTATION FACILITY IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON WILL BE SUBJECT TO POLICE POWERS.
4. A LEGAL DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.
5. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 14766-10-00699 WITH AN EFFECTIVE DATE OF 11/30/2010.
6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (I-35W BASELINE) UNLESS OTHERWISE NOTED.
7. \*\* THIS MONUMENT MAY BE REPLACED BY 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.

I, CALVIN E. COCK, III, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE THAT THIS PLAT AND ACCOMPANYING DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

  
9/23/11

CALVIN E. COCK, III  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
TEXAS NO. 5622



WHOLE PROPERTY SKETCH



PLAT OF A SURVEY OF PARCEL 754(E)				PARCEL NUMBER		754(E)	
FILE	1-35W			ACQUISITION	-	-	-
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-267	DIVISION TTA	DEED AREA	92.616	4,034,353	-
			COUNTY TARRANT	REMAINDER AREA	-	-	-



County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1464+64.43 to 1470+65.66  
R.O.W. CSJ: 0014-16-267

Page 1 of 5  
September 23, 2011



Description for Parcel 755

BEING a 127,055 square foot tract of land located in the Thomas Peck Survey, Abstract Number 1210, City of Fort Worth, Tarrant County, Texas, and being a portion of a called 26.900 acre tract of land deeded to Dennison A. Royal and Michael F. Royal by the Special Warranty Deed filed December 28, 2006 and recorded in County Clerk's File Number D206409128 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), said called 26.900 acre tract of land also described to Pamela Royal Smith and Michael F. Royal by the Final Judgment recorded in Volume 8712, Page 93 of the Deed Records of Tarrant County, Texas (D.R.T.C.T), said 127,055 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap stamped "Carter & Burgess" found (controlling monument) in the southerly line of said 26.900 acre tract of land and being the common northwest corner of a called 65.500 acre tract of land (by Special Warranty Deed) as deeded to Basswood Development, Ltd., recorded in County Clerk's File Number D207241947 of said O.P.R.T.C.T. and northeast corner of The Corrected Plat of "Lots 25-28, Block 1; Lots 25-56, Block 3; Lots 4-50, Block 5 Lots 4-45, Block 6; Lots 1-12, Block 7; Lots 1-17, Block 8 Basswood Village" an addition to the City of Fort Worth as recorded Cabinet A, Slide 9641 of the Plat Records of Tarrant County, Texas;

THENCE North 89 degrees 05 minutes 17 seconds East, (record East), with the common southerly line of said 26.900 acre tract of land and northerly line of said 65.500 acre tract of land, passing at a distance of 1,072.11 feet a Texas Department of Transportation (TxDOT) Type II monument found (controlling monument) for an angle point in the existing westerly right-of-way line of Interstate 35W (a variable width right-of-way) as described in the Order for Judgment of Court in Absence of Objection Nunc Pro Tunc to the State of Texas, a called 8.599 acre tract of land recorded in County Clerk's File Number D199011416 of said O.P.R.T.C.T., continuing with the common southerly line of said 26.900 acre tract of land and said existing westerly right-of-way line of Interstate 35W, for a total distance of 1,079.65 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* in the proposed westerly right-of-way line of said Interstate 35W for the **POINT OF BEGINNING** at Station 1470+65.66, 342.74 feet Right, having surface coordinates of North 7,005,993.67, East 2,331,513.06, said beginning point also being the beginning of an Access Denial Line;

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1464+64.43 to 1470+65.66  
R.O.W. CSJ: 0014-16-267

Page 2 of 5  
September 23, 2011



Description for Parcel 755

- (1) THENCE North 08 degrees 48 minutes 11 seconds West, along said proposed westerly right-of-way line of Interstate 35W, with said Access Denial Line and over and across said 26.900 acre tract of land, passing at a distance of 468.22 feet to a 5/8 inch iron rod with an orange cap stamped "ADL" set for the end of said Access Denial Line at Station 1466+02.29, 409.98 feet Right, continuing with said proposed westerly right-of-way line of Interstate 35W and continuing over and across said 26.900 acre tract of land, for a total distance of 607.53 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the common northerly line of said 26.900 acre tract of land and southerly line of a called 92.616 acre tract of land as described in the Final Judgment to Dennison A. Royal October 8, 1986 and recorded in Volume 8712, Page 93 of said D.R.T.C.T.;
- (2) THENCE North 89 degrees 28 minutes 45 seconds East, (record East), with said common line, a distance of 255.54 feet to the northeast corner of said 26.900 acre tract of land and southeast corner of said 92.616 acre tract of land, said point being in the existing westerly right-of-way line of said Interstate 35W (a variable width right-of-way) described in the Judgment of Court in Absence of Objection to the State of Texas, a called 43.173 acre tract of land (designated "Tract A") as recorded in Volume 4036, Page 471 of said D.R.T.C.T.;
- (3) THENCE South 00 degrees 28 minutes 02 seconds East, (record South), with the easterly line of said 26.900 acre tract of land and said existing westerly right-of-way line of Interstate 35W, a distance of 600.05 feet (record 600.00 feet) to the southeast corner of said 26.900 acre tract of land, said point being an angle point in said existing westerly right-of-way line of Interstate 35W, from said point a 3/4-inch iron rod found (controlling monument) bears North 89 degrees 05 minutes 17 seconds East, a distance of 0.49 feet, said point also being the beginning of an Access Denial Line as described is said 8.599 acre tract of land;
- (4) THENCE South 89 degrees 05 minutes 17 seconds West, (record South 89 degrees 36 minutes 42 seconds West), with the common southerly line of said 26.900 acre tract of land, said existing westerly right-of-way line of Interstate 35W and said Access Denial Line, passing at a distance of 106.11 feet the end of said Access Denial Line, continuing with the common southerly line of said 26.900 acre tract of land and said existing westerly right-of-way line of Interstate 35W, for a total distance of 167.46 feet to the **POINT OF BEGINNING** and containing 127,055 square feet or 2.917 acres of land, more or less.

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1464+64.43 to 1470+65.66  
R.O.W. CSJ: 0014-16-267

Page 3 of 5  
September 23, 2011



Description for Parcel 755

NOTES:

All coordinates and bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 North Central Zone. All distances and coordinates shown are surface values and may be converted to grid by dividing by TxDOT conversion factor for Tarrant County of 1.00012.

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

All stations and offsets shown are calculated relative to the project centerline (I-35W baseline) unless otherwise noted.

\*\* This monument may be replaced by 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.

A plat of same date accompanies this description.

I, Calvin E. Cock, III, a Registered Professional Land Surveyor, do hereby declare that this description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 9/23/11

Calvin E. Cock, III  
Registered Professional Land Surveyor No. 5622  
Gorronona & Associates, Inc.  
1701 North Market Street, Suite 450 LB 5  
Dallas, Texas 75202  
Office 214-712-0600 Fax 214-712-0604

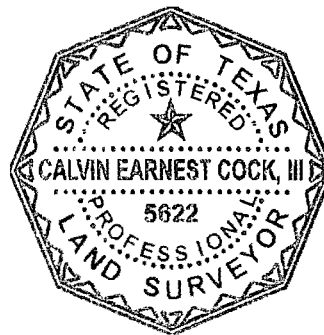
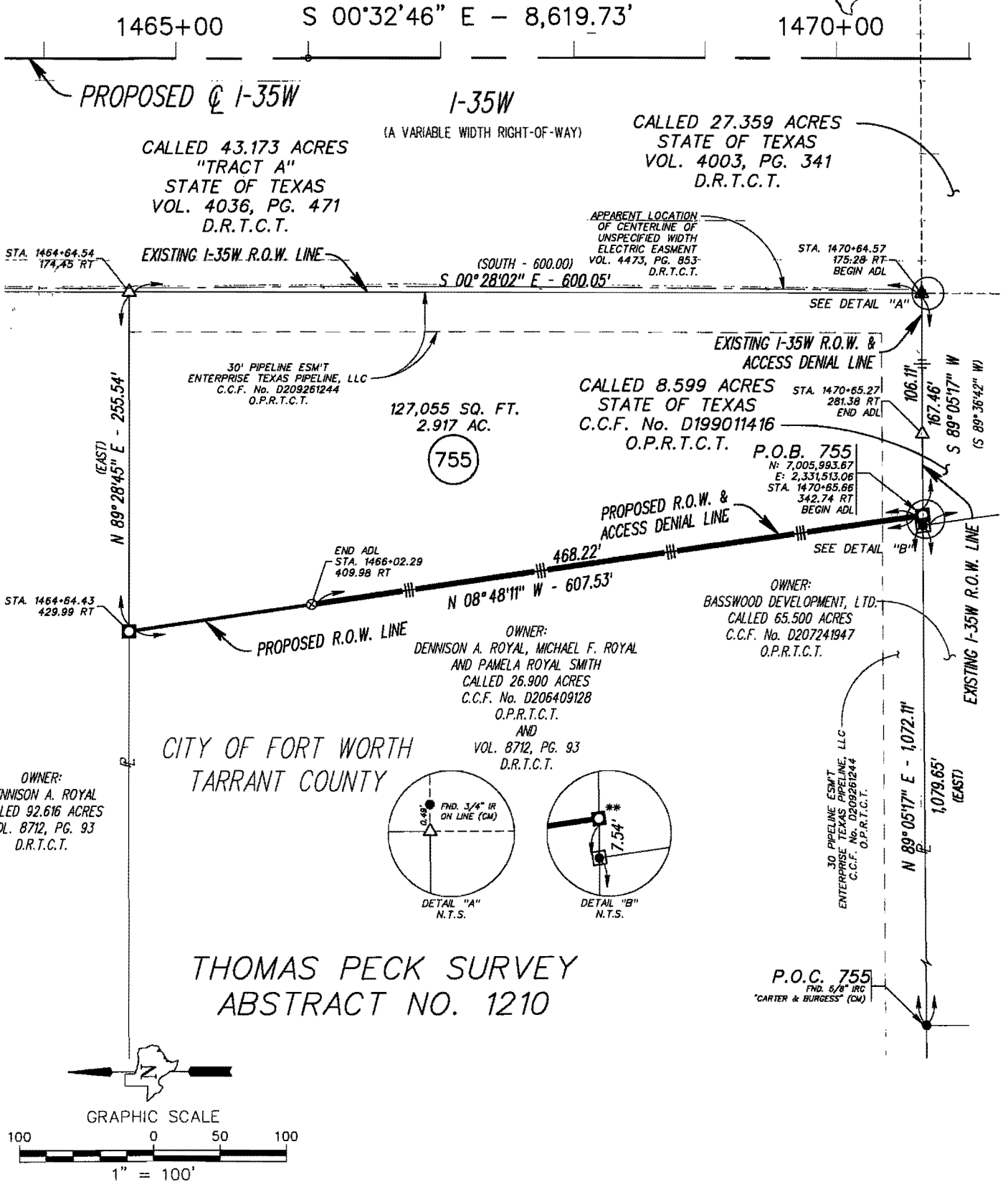


EXHIBIT "A"



© 2010

PLAT OF A SURVEY OF PARCEL 755				PARCEL NUMBER	755
FILE	I-35W		DIVISION TTA	ACRES	SQUARE FEET
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-267	COUNTY TARRANT	2.917	127,055
				DEED AREA	1,171,764
				REMAINDER AREA	1,044,709

EXHIBIT "A"

PAGE 5 OF 5  
as of 9/23/11



ADL ACCESS DENIAL LINE  
CAB. CABINET  
D.E. DRAINAGE EASEMENT  
C.C.F. NO. COUNTY CLERK'S FILE NUMBER  
D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS  
DXXXXXX COUNTY CLERK'S DOCUMENT NUMBER  
ESMT. EASEMENT  
IR IRON ROD  
IRC IRON ROD WITH CAP  
LT LEFT  
N.T.S. NOT TO SCALE  
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

PG. PAGE  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCING  
P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS  
R.O.W. RIGHT OF WAY  
RT RIGHT  
U.E. UTILITY EASEMENT  
VOL. VOLUME  
(CM) CONTROLLING MONUMENT  
(XXX) RECORD DATA

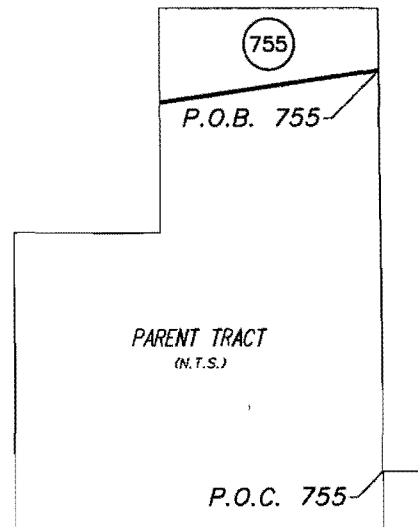
- ☐ TxDOT TYPE II MONUMENT FOUND (CM) (UNLESS OTHERWISE NOTED)
- MONUMENT FOUND (SIZE & TYPE NOTED)
- △ CALCULATED POINT
- ▣ 5/8" IRON ROD WITH TxDOT ALUMINUM CAP SET
- 5/8" IRON ROD SET (UNLESS OTHERWISE NOTED)
- ⊗ 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "ADL" SET (UNLESS OTHERWISE NOTED)

- S — APPROXIMATE SURVEY LINE
- H — EXISTING TxDOT R.O.W. LINE
- E — EXISTING TxDOT R.O.W. AND ACCESS DENIAL LINE
- P — PROPERTY LINE
- PROPOSED EASEMENT LINE
- - - PROPOSED CENTERLINE
- ==== PROPOSED R.O.W. LINE
- III — PROPOSED R.O.W. AND ACCESS DENIAL LINE

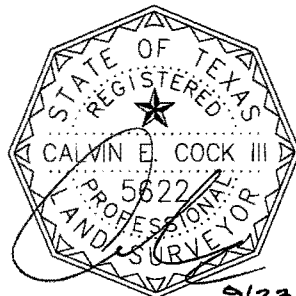
NOTES:

1. ALL COORDINATES AND BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR OF 1.00012.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A DIGITAL PHOTOGRAMMETRY FILE SUPPLIED BY TxDOT AND WILL NOT REFLECT CHANGES MADE SINCE IT WAS FLOWN.
3. ACCESS TO AND FROM THE I-35W TRANSPORTATION FACILITY IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON WILL BE SUBJECT TO POLICE POWERS.
4. ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE" DESCRIBED HEREON.
5. A LEGAL DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.
6. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 14766-10-00700 WITH AN EFFECTIVE DATE OF 12/1/2010.
7. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (I-35W BASELINE) UNLESS OTHERWISE NOTED.
8. \*\* THIS MONUMENT MAY BE REPLACED BY 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.

I, CALVIN E. COCK, III, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE THAT THIS PLAT AND ACCOMPANYING DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

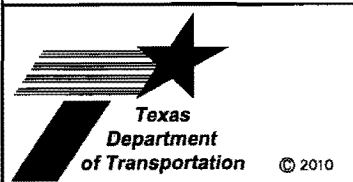


WHOLE PROPERTY SKETCH



9/23/11

CALVIN E. COCK, III  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
TEXAS NO. 5622



PLAT OF A SURVEY OF PARCEL 755				PARCEL NUMBER	755	
FILE	I-35W		DIVISION TTA	ACQUISITION	2.917	127,055
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-267	COUNTY TARRANT	DEED AREA	26.900	1,171,764
				REMAINDER AREA	23.983	1,044,709

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1537+16.84 to 1539+40.31  
R.O.W. CSJ: 0014-16-267

Page 1 of 8  
September 23, 2011  
Revised December 09, 2011



Description for Parcel 775

BEING a 8,029 square foot tract of land located in the Absalom Smith Survey, Abstract Number 1419, City of Fort Worth, Tarrant County, Texas, and being a portion of Lot 5, Block 1 of "Lots 1-8, Block 1, Western Center North Addition", an addition to the City of Fort Worth as recorded in Cabinet A, Slide 10855 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), said Lot 5 described in Special Warranty Deed to Red Horse, LLC, filed on May 25, 2010 and recorded in County Clerk's File Number D210123343 of the Official Public Records of Tarrant County, Texas, (O.P.R.T.C.T.) said 8,029 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at an "X" cut in concrete found (controlling monument) for the northwesterly corner of said Lot 5 and northeasterly corner of Lot 4, Block 1 of said "Lots 1-8, Block 1, Western Center North Addition", said corner also being in the southerly line of Lot 6 of said "Lots 1-8, Block 1, Western Center North Addition";

THENCE with the common northerly line of said Lot 5 and southerly line of said Lot 6 the following courses and distances:

South 87 degrees 55 minutes 45 seconds East, (record South 87 degrees 56 minutes 18 seconds East), distance of 8.76 feet (record 8.76 feet) to the beginning of a tangent curve to the right whose chord bears South 75 degrees 01 minute 56 seconds East, a distance of 61.38 feet;

Easterly, with said curve to the right, having a radius of 137.50 feet, a central angle of 25 degrees 47 minutes 39 seconds, for an arc distance of 61.90 feet (record 61.90 feet) to the point of tangency of said curve;

South 62 degrees 08 minutes 06 seconds East, (record South 62 degrees 08 minutes 39 seconds East), a distance of 7.44 feet (record 7.44 feet) to the beginning of a tangent curve to the left whose chord bears South 81 degrees 19 minutes 58 seconds East, a distance of 98.65 feet;

Easterly, with said curve to the left, having a radius of 150.00 feet, a central angle of 38 degrees 23 minutes 44 seconds, for an arc distance of 100.52 feet (record 100.52 feet) to the point of tangency of said curve;

North 79 degrees 28 minutes 10 seconds East, (record North 79 degrees 27 minutes 37 seconds East), a distance of 0.63 feet to an "X" cut in concrete set in the proposed westerly right-of-way line of Interstate 35W for the **POINT OF BEGINNING** at Station 1537+16.84, 260.00 feet Right, having surface coordinates of N 6,999,372.80, E 2,332,480.73;

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1537+16.84 to 1539+40.31  
R.O.W. CSJ: 0014-16-267

Page 2 of 8  
September 23, 2011  
Revised December 09, 2011



Description for Parcel 775

- (1) THENCE North 79 degrees 28 minutes 10 seconds East (record North 79 degrees 27 minutes 37 seconds East), with the common northerly line of said Lot 5 and southerly line of said Lot 6, a distance of 19.01 feet to the northeasterly corner of said Lot 5 and southeasterly corner of said Lot 6, said point being in the existing westerly right-of-way line of Interstate 35W (a variable width right-of-way) described in the Agreed Final Judgment to the State of Texas, a called 11.059 acre tract of land recorded in County Clerk's File Number D199277796 of said O.P.R.T.C.T.;
- (2) THENCE South 17 degrees 55 minutes 50 seconds East, (record South 17 degrees 58 minutes 01 second East), with the common easterly line of said Lot 5 and said existing westerly right-of-way line of Interstate 35W, a distance of 63.61 feet (record 63.93 feet) to a Texas Department of Transportation (TxDOT) Type II monument found (missing cap) (controlling monument) for an angle point, said point being in the west line of a called 47.856 acre tract of land deeded to the State of Texas for right-of-way for Interstate 35W recorded in Volume 4007, Page 540 of Deed Records of Tarrant County, Texas (D.R.T.C.T.);
- (3) THENCE South 10 degrees 43 minutes 16 seconds East, (record South 10 degrees 42 minutes 06 seconds East), continuing with the common easterly line of said Lot 5 and said existing westerly right-of-way line of Interstate 35W, passing at a distance of 119.27 feet the beginning of an Access Denial Line, continuing with the common easterly line of said Lot 5, said existing westerly right-of-way line of Interstate 35W and said Access Denial Line, for a total distance of 140.60 feet (record 140.29 feet) to a TxDOT Type II monument found (controlling monument) at the intersection of said existing westerly right-of-way line of Interstate 35W with the northerly right-of-way line of Western Center Boulevard (a variable width right-of-way) as dedicated by the plat of "Lot 1R1, Block 1, Western Technical And Management Center" and addition to the City of Fort Worth as recorded in Volume 388-143, Page 94 of said P.R.T.C.T., said monument also being the beginning of a non-tangent curve to the right whose chord bears South 64 degrees 57 minutes 32 seconds West, a distance of 90.96 feet;
- (4) Southwesterly, with the southerly line of said Lot 5, northerly right-of-way line of said Western Center Boulevard and said Access Denial Line and with said curve to the right, having a radius of 80.00 feet, a central angle of 69 degrees 17 minutes 29 seconds, for an arc distance of 96.75 feet (record 96.75 feet) to the end of said curve and said Access Denial Line;

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1537+16.84 to 1539+40.31  
R.O.W. CSJ: 0014-16-267

Page 3 of 8  
September 23, 2011  
Revised December 09, 2011



Description for Parcel 775

- (5) THENCE North 87 degrees 58 minutes 03 seconds West, (record North 87 degrees 58 minutes 36 seconds West), continuing with the southerly line of said Lot 5 and northerly right-of-way line of said Western Center Boulevard, a distance of 13.34 feet to a 5/8 inch iron rod with TxDOT Aluminum cap set\*\* in the proposed westerly right-of-way line of Interstate 35W, said point also being the beginning of an Access Denial Line at Station 1539+40.31, 333.73 Right;
- (6) THENCE North 42 degrees 23 minutes 52 seconds East, over and across said Lot 5 and with said proposed westerly right-of-way line of Interstate 35W and said Access Denial Line, a distance of 92.31 feet to a 5/8 inch iron rod with TxDOT Aluminum cap set set\*\* for an angle point and the end of said Access Denial line located at Station 1538+84.77, 260.00 feet Right;
- (7) THENCE North 10 degrees 36 minutes 46 seconds West, continuing over and across said Lot 5 and continuing with said proposed westerly right-of-way line of Interstate 35W, for a distance of 167.93 feet to the **POINT OF BEGINNING** and containing 8,029 square feet or 0.1843 acres of land, more or less.



County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1537+16.84 to 1539+40.31  
R.O.W. CSJ: 0014-16-267

Page 4 of 8  
September 23, 2011  
Revised December 09, 2011



Description for Parcel 775

NOTES:

All coordinates and bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 North Central Zone. All distances and coordinates shown are surface values and may be converted to grid by dividing by TxDOT conversion factor for Tarrant County of 1.00012.

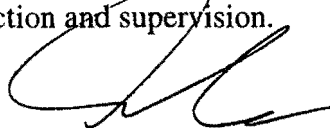
Access is prohibited across the "Access Denial Line" to the transportation facility from the adjacent property.

All stations and offsets shown are calculated relative to the project centerline (I-35W baseline) unless otherwise noted.

\*\* This monument may be replaced by TxDOT type II right-of-way maker upon the completion of the highway construction project under the supervision of a registered professional land surveyor either employed or retained by TxDOT.

A plat of same date accompanies this description.

I, Calvin E. Cock, III, a Registered Professional Land Surveyor, do hereby declare that this description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

  
9/23/11

Calvin E. Cock, III  
Registered Professional Land Surveyor No. 5622  
Gorronдона & Associates, Inc.  
1701 North Market Street, Suite 450 LB 5  
Dallas, Texas 75202  
Office 214-712-0600 Fax 214-712-0604

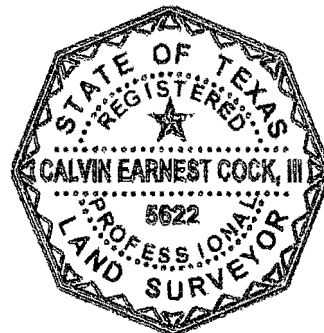


EXHIBIT "A"



I-35W  
(A VARIABLE WIDTH RIGHT-OF-WAY)

CALLED 47.856 ACRES  
STATE OF TEXAS  
VOL. 4007, PG. 540  
D.R.T.C.T.

CALLED 11.059 ACRES  
STATE OF TEXAS  
C.C.F. No. D199277796  
O.P.R.T.C.T.

(S 17° 58' 01" E 63.93')  
S 17° 55' 50" E 63.61'  
(S 10° 42' 06" E 140.29')  
S 10° 43' 16" E 140.60'

EXISTING I-35W R.O.W. LINE

10' UTILITY & FLOODPLAIN ESM'T PER PLAT  
8,029 SQ. FT.

775

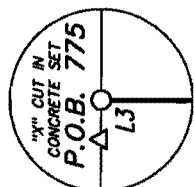
CITY OF FORT WORTH  
TARRANT COUNTY

SEE DETAIL "A"

N 10° 36' 46" W - 167.93'  
PROPOSED R.O.W. LINE

P.O.B. 775  
"X" CUT IN CONCRETE SET  
STA. 15.37-16.84  
260.00 RT  
N 6,999,372.80  
E 2,332,480.73

OWNER:  
RED HORSE, LLC  
CALLED 1.240 ACRES  
C.C.F. No. D21023343  
O.P.R.T.C.T.



DETAIL "A"  
N.T.S.

LOT 6, BLOCK 1  
70,000 SQ. FT. (PER PLAT)  
"LOTS 1-8, BLOCK 1,  
WESTERN CENTER  
NORTH ADDITION"  
CABINET A, SLIDE 10855  
P.R.T.C.T.

WATER, SAN SEWER,  
PRIVATE DRAINAGE &  
MUTUAL ACCESS ESM'T  
PER PLAT

LOT 5, BLOCK 1  
54,000 SQ. FT. (PER PLAT)  
"LOTS 1-8, BLOCK 1,  
WESTERN CENTER  
NORTH ADDITION"  
CABINET A, SLIDE 10855  
P.R.T.C.T.

ABSALOM SMITH SURVEY  
ABSTRACT NO. 1419

SEE SHEET 6 OF 8

WILLIAM SMITH SURVEY  
ABSTRACT NO. 1418

P.O.C. 775  
PND. "X" IN CONC. (CM)

30' PUBLIC DRAINAGE ESM'T  
PER PLAT

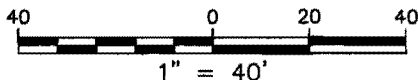
15' WATER ESM'T  
PER PLAT

LOT 4, BLOCK 1  
"LOTS 1-8, BLOCK 1,  
WESTERN CENTER  
NORTH ADDITION"  
CABINET A, SLIDE 10855  
P.R.T.C.T.

LINE TABLE				
LINE	BEARING	RECORD	DISTANCE	RECORD
L1	S 87° 55' 45" E	S 87° 56' 18" E	8.76'	8.76'
L2	S 62° 08' 06" E	S 62° 08' 39" E	7.44'	7.44'
L3	N 79° 28' 10" E	N 79° 27' 37" E	0.63'	-
L4	N 79° 28' 10" E	N 79° 27' 37" E	19.01'	-



GRAPHIC SCALE



PLAT OF A SURVEY  
OF PARCEL 775

PARCEL  
NUMBER

775



© 2010

FILE

I-35W

DIVISION  
TTA

ACQUISITION

ACRES SQUARE FEET

SCALE  
1" = 40'

FEDERAL AID PROJECT NO.

R.O.W.-C.S.J. NO.  
0014-16-267

COUNTY  
TARRANT

DEED AREA

1.2397 54,000

REMAINDER AREA

1.0554 45,971

EXHIBIT "A"

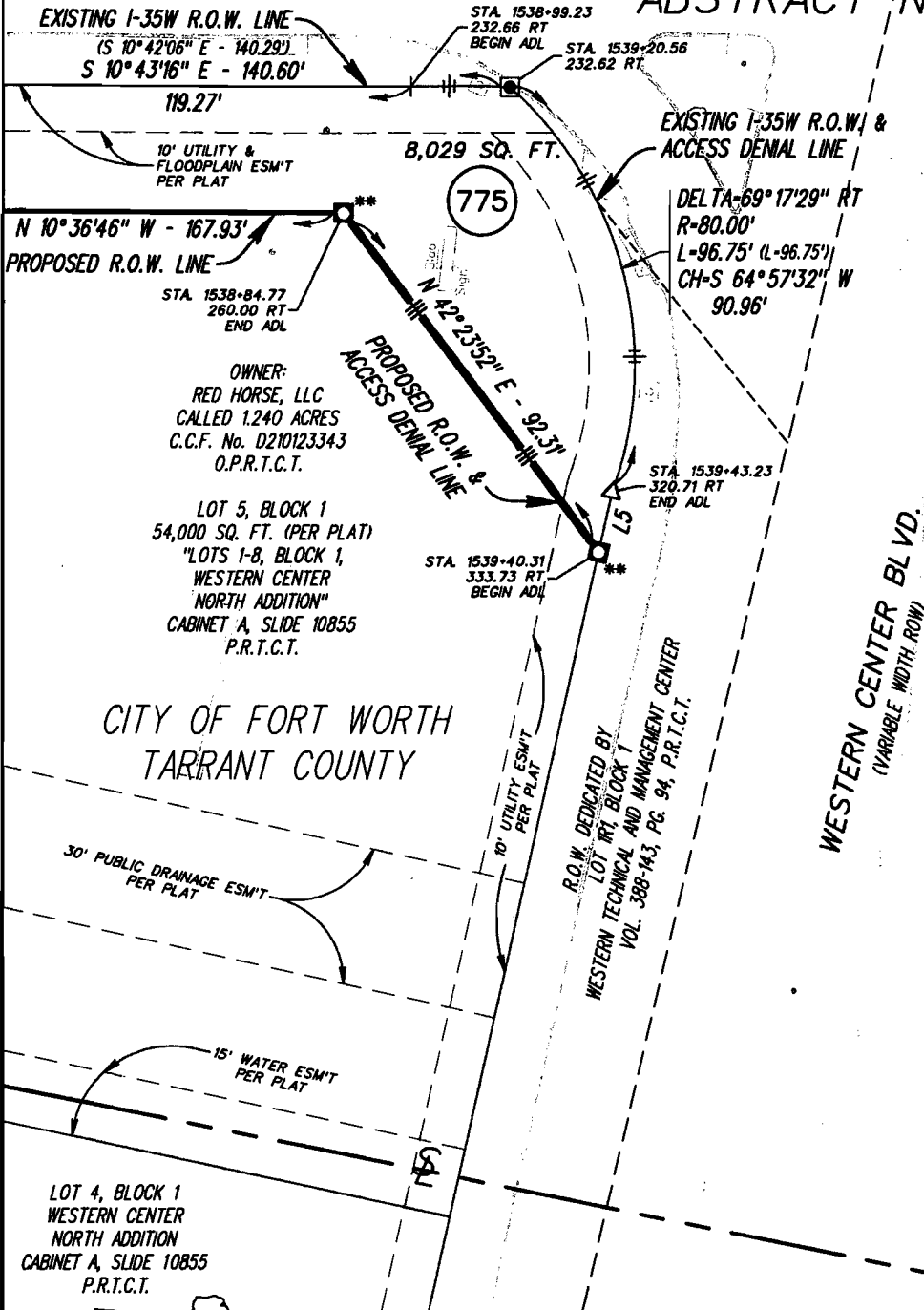


CALLED 47.856 ACRES  
STATE OF TEXAS  
VOL. 4007, PG. 540  
D.R.T.C.T.

I-35W  
(A VARIABLE WIDTH RIGHT-OF-WAY)

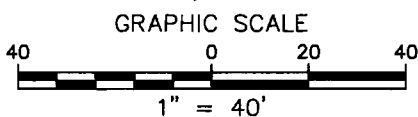
ABSALOM SMITH SURVEY  
ABSTRACT NO. 1419

SEE SHEET 5 OF 8



CITY OF FORT WORTH  
TARRANT COUNTY

LINE TABLE				
LINE	BEARING	RECORD	DISTANCE	RECORD
L5	N 87° 58' 03" W	N 87° 58' 36" W	13.34'	-



PLAT OF A SURVEY  
OF PARCEL 775

PARCEL NUMBER  
775



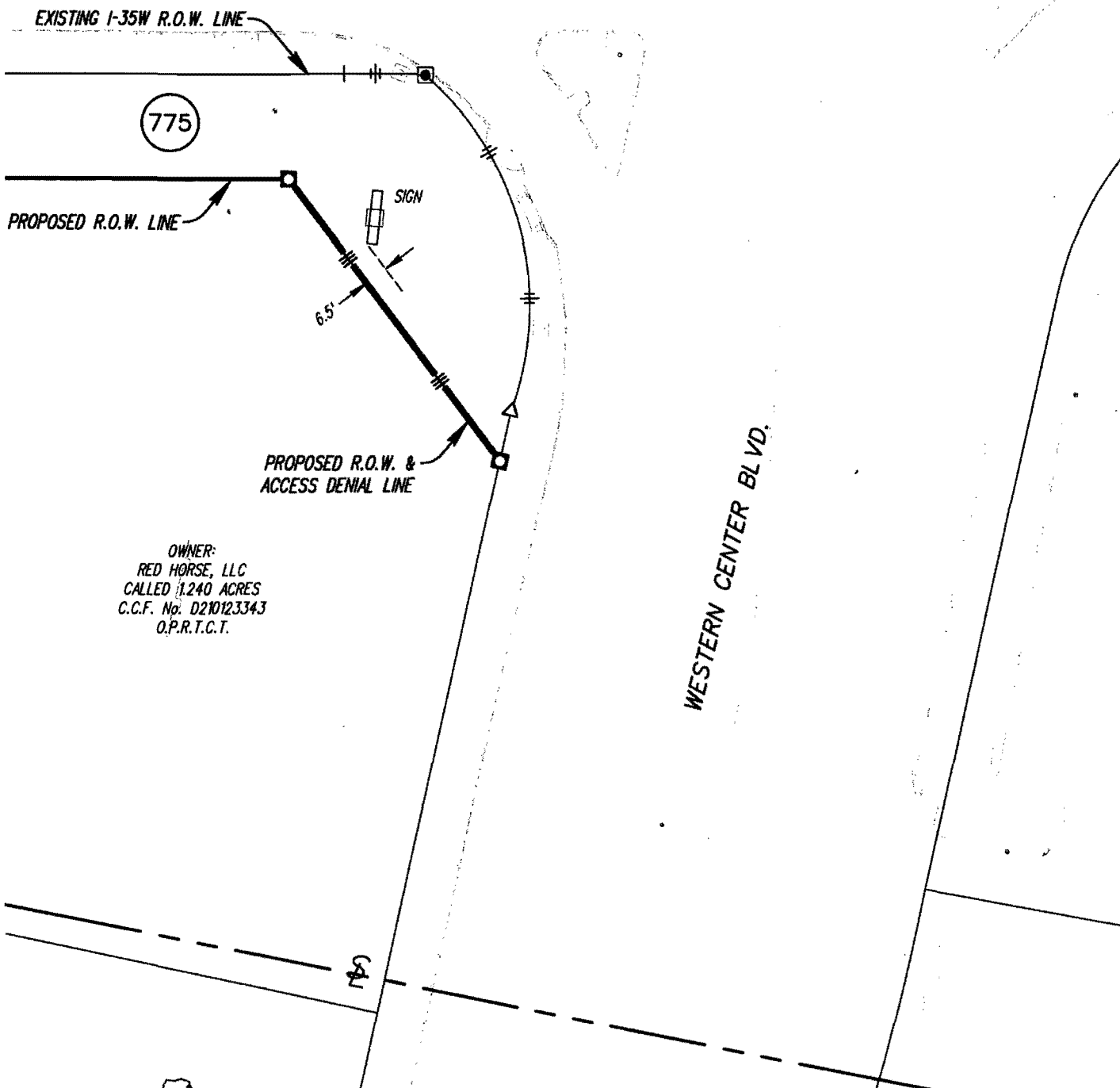
FILE	I-35W		DIVISION TTA
SCALE 1" = 40'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-267	COUNTY TARRANT

	ACRES	SQUARE FEET
ACQUISITION	0.1843	8,029
DEED AREA	1.2397	54,000
REMAINDER AREA	1.0554	45,971

EXHIBIT "A"

I-35W

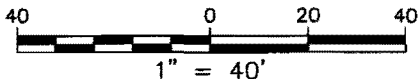
PAGE 7 OF 8  
as of 9/23/11  
REVISED 12/09/11



OWNER:  
RED HORSE, LLC  
CALLED 1.240 ACRES  
C.C.F. No. D210123343  
O.P.R.T.C.T.



GRAPHIC SCALE



PLAT OF A SURVEY  
OF PARCEL 775  
SIGN DETAIL

PARCEL  
NUMBER

775

ACRES SQUARE FEET

ACQUISITION 0.1843 8,029

DEED AREA 1.2397 54,000

REMAINDER AREA 1.0554 45,971

FILE

I-35W

DIVISION  
TTA

COUNTY  
TARRANT

SCALE  
1" = 40'

FEDERAL AID PROJECT NO.

R.O.W.-C.S.J NO.  
0014-16-267



© 2010

EXHIBIT "A"



PAGE 8 OF 8  
as of 9/23/11  
REVISED 12/09/11

ADL ACCESS DENIAL LINE  
CAB. CABINET  
D.E. DRAINAGE EASEMENT  
C.C.F. NO. COUNTY CLERK'S FILE NUMBER  
D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS  
DXXXXXX COUNTY CLERK'S DOCUMENT NUMBER  
ESMT. EASEMENT  
IR IRON ROD  
IRC IRON ROD WITH CAP  
LT LEFT  
N.T.S. NOT TO SCALE  
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

PG. PAGE  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCING  
P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS  
R.O.W. RIGHT OF WAY  
RT RIGHT  
U.E. UTILITY EASEMENT  
VOL. VOLUME  
(CM) CONTROLLING MONUMENT  
(XXX) RECORD DATA

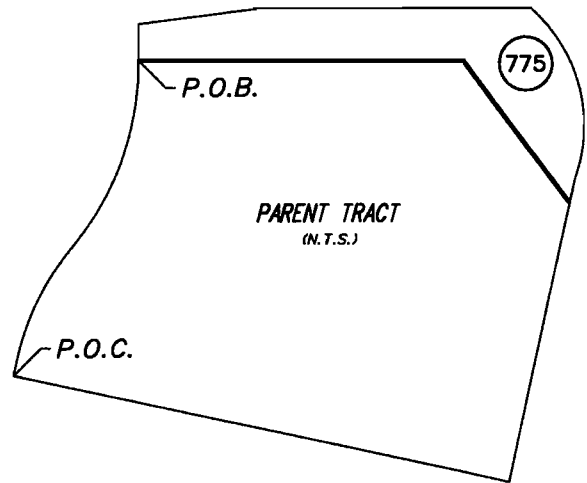
- ◻ TxDOT TYPE II MONUMENT FOUND (CM) (UNLESS OTHERWISE NOTED)
- MONUMENT FOUND (SIZE & TYPE NOTED)
- △ CALCULATED POINT
- ◻ 5/8" IRON ROD WITH TxDOT ALUMINUM CAP SET
- 5/8" IRON ROD SET (UNLESS OTHERWISE NOTED)
- ⊗ 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "ADL" SET (UNLESS OTHERWISE NOTED)

- Ⓢ— APPROXIMATE SURVEY LINE
- ||— EXISTING TxDOT R.O.W. LINE
- ||— EXISTING TxDOT R.O.W. AND ACCESS DENIAL LINE
- P— PROPERTY LINE
- PROPOSED EASEMENT LINE
- - - - - PROPOSED CENTERLINE
- ==== PROPOSED R.O.W. LINE
- ====||==== PROPOSED R.O.W. AND ACCESS DENIAL LINE

NOTES:

1. ALL COORDINATES AND BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR FOR TARRANT COUNTY OF 1.00012.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A DIGITAL PHOTOGRAMMETRY FILE SUPPLIED BY TxDOT AND WILL NOT REFLECT CHANGES MADE SINCE IT WAS FLOWN.
3. ACCESS TO AND FROM THE I-35W TRANSPORTATION FACILITY IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON WILL BE SUBJECT TO POLICE POWERS.
4. ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE" DESCRIBED HEREON.
5. A LEGAL DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.
6. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 14766-10-00704 WITH AN EFFECTIVE DATE OF 11/29/2010.
7. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (I-35W BASELINE) UNLESS OTHERWISE NOTED.
8. \*\* THIS MONUMENT MAY BE REPLACED BY 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.

I, CALVIN E. COCK, III, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE THAT THIS PLAT AND ACCOMPANYING DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.



WHOLE PROPERTY SKETCH



*Calvin E. Cock, III*  
9/23/11

CALVIN E. COCK, III  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
TEXAS NO. 5622



PLAT OF A SURVEY  
OF PARCEL 775

PARCEL  
NUMBER

775

FILE	I-35W		DIVISION TTA
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-267	COUNTY TARRANT

	ACRES	SQUARE FEET
ACQUISITION	0.1843	8,029
DEED AREA	1.2397	54,000
REMAINDER AREA	1.0554	45,971



County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1540+80.85 to 1544+33.91  
R.O.W. CSJ: 0014-16-267

Page 1 of 8  
September 23, 2011  
Revised December 15, 2011



Description for Parcel 776

BEING a 5,197 square foot tract of land located in the Absalom Smith Survey, Abstract Number 1419, City of Fort Worth, Tarrant County, Texas, and being a portion of Lot 1, Block 1 of "Lot 1, Block 1 Western Center Addition", an addition to the City of Fort Worth as recorded in Cabinet A, Slide 7306 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), said Lot 1 described in the Special Warranty Deed to Hugo Herzberg Company, filed on October 21, 2004 and recorded in County Clerk's File Number D204330211 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), said 5,197 square foot tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at an "X" cut in concrete found (controlling monument) for the northwesterly corner of said Lot 1, Block 1 and the northeasterly corner of Lot 3R, Block 1 of "Western Crossing Addition Lots 3R, 4R-1, 4R-2, and 4R-3, Block 1" an addition to the City of Fort Worth as recorded in Cabinet B, Slide 2166 of said P.R.T.C.T., said corner being in the southerly right-of-way line of Western Center Boulevard (a variable width right-of-way) as dedicated by said "Lot 1, Block 1 Western Center Addition", said corner also being the beginning of a non-tangent curve to the left whose chord bears South 87 degrees 48 minutes 38 seconds East, a distance of 28.44 feet;

**THENCE** Easterly, with the northerly line of said Lot 1 and southerly right-of-way line of said Western Center Boulevard and with said curve to the left, having a radius of 8,000.00 feet, a central angle of 00 degrees 12 minutes 13 seconds, for an arc distance of 28.44 feet (record 28.44 feet) to the end of said curve;

**THENCE** South 87 degrees 54 minutes 45 seconds East, (record South 85 degrees 40 minutes 49 seconds East), continuing with the northerly line of said Lot 1 and southerly right-of-way line of said Western Center Boulevard, a distance of 106.69 feet to an "X" cut in concrete set in the proposed westerly right-of-way line of Interstate 35W for the beginning of an Access Denial Line and **POINT OF BEGINNING** at Station 1540+80.85, 314.52 feet Right, having surface coordinates of North 6,999,004.98, East 2,332,494.19;

(1) **THENCE** South 87 degrees 54 minutes 45 seconds East, (record South 85 degrees 40 minutes 49 seconds East), with the northerly line of said Lot 1, southerly right-of-way line of said Western Center Boulevard and said Access Denial Line, a distance of 25.60 feet to a 5/8 inch iron rod found (controlling monument) for the beginning of a tangent curve to the right whose chord bears South 68 degrees 37 minutes 47 seconds East, a distance of 59.44 feet;

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1540+80.85 to 1544+33.91  
R.O.W. CSJ: 0014-16-267

Page 2 of 8  
September 23, 2011  
Revised December 15, 2011



Description for Parcel 776

- (2) THENCE Southeasterly, continuing with the northerly line of said Lot 1, southerly right-of-way line of said Western Center Boulevard and said Access Denial Line and with said curve to the right, having a radius of 90.00 feet, a central angle of 38 degrees 33 minutes 47 seconds, for an arc distance of 60.57 feet (record 60.57 feet) to a TxDOT Type II monument found (controlling monument) for the end of said curve in the existing westerly right of way line of Interstate 35W (a variable width right-of-way) described in the Judgment to the State of Texas, a called 2.555 acre tract of land recorded in County Clerk's File No. D200172195 of said O.P.R.T.C.T.;
- (3) THENCE South 10 degrees 39 minutes 46 seconds East, (record South 10 degrees 25 minutes 50 seconds East), with the common easterly line of said Lot 1, said existing westerly right-of-way line of Interstate 35W and said Access Denial Line, passing at a distance of 83.77 feet the end of said Access Denial Line at Station 1542+03.73, 239.06 feet Right, continuing with the common easterly line of said Lot 1 and said existing westerly right-of-way line of Interstate 35W, a total distance of 121.86 feet (record 121.86 feet) to a 5/8 inch iron rod with cap stamped "DC&A INC" found (controlling monument) for an angle point;
- (4) THENCE South 16 degrees 22 minutes 25 seconds East, (record South 16 degrees 08 minutes 29 seconds East), continuing with the common easterly line of said Lot 1 and said existing westerly right-of-way line of Interstate 35W, a distance of 65.94 feet (record 65.94 feet) to a 5/8 inch iron rod with cap stamped "DC&A INC" found (controlling monument) for an angle point;
- (5) THENCE South 10 degrees 39 minutes 46 seconds East, (record South 10 degrees 25 minutes 50 seconds East), continuing with the common easterly line of said Lot 1 and said existing westerly right-of-way line of Interstate 35W, a distance of 130.68 feet (record 130.68 feet) to the southeast corner of said Lot 1 and northeast corner of Lot 2, Block 1 of "Lot 2, Block 1, Western Center Addition", an addition to the City of Fort Worth as recorded in Cabinet A, Slide 11403 of said P.R.T.C.T, from said corner a 1/2 inch iron rod found bears North 41 degrees 51 minutes 58 seconds East, at a distance of 0.31 feet;
- (6) THENCE South 89 degrees 47 minutes 52 seconds West, (record North 89 degrees 58 minutes 12 seconds West), with the common southerly line of said Lot 1 and northerly line of said Lot 2, a distance of 12.16 feet to a "X" cut in concrete set in said proposed westerly right-of-way line of Interstate 35W, said point also being the beginning of a non-tangent curve to the right whose chord bears North 12 degrees 04 minutes 29 seconds West, a distance of 146.68 feet;

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1540+80.85 to 1544+33.91  
R.O.W. CSJ: 0014-16-267

Page 3 of 8  
September 23, 2011  
Revised December 15, 2011



Description for Parcel 776

- (7) THENCE Northerly, with said proposed westerly right-of-way line of Interstate 35W, over and across said Lot 1 and with said curve to the right, having a radius of 2,874.79 feet, a central angle of 02 degrees 55 minutes 25 seconds, for an arc distance of 146.69 feet to a 5/8 inch iron rod with TxDOT Aluminum cap set\*\* for the point of tangency of said curve;
- (8) THENCE North 10 degrees 36 minutes 46 seconds West, continuing with said proposed westerly right-of-way line of Interstate 35W and over and across said Lot 1, passing at a distance of 83.55 feet a 5/8 inch iron rod with cap stamped "ADL" set for the beginning of an Access Denial Line at Station 1542+03.73, 248.00 feet Right, continuing with said proposed westerly right-of-way line of Interstate 35W, said Access Denial Line and over and across said Lot 1, for a total distance of 122.23 feet to a 5/8 inch iron rod with TxDOT Aluminum cap set\*\* for an angle point;
- (9) THENCE North 48 degrees 55 minutes 17 seconds West, continuing with said proposed westerly right-of-way line of Interstate 35W, said Access Denial Line and over and across said Lot 1, a distance of 107.31 feet to the end of said Access Denial Line and **POINT OF BEGINNING** and containing 5,917 square feet or 0.136 acres of land, more or less.



County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1540+80.85 to 1544+33.91  
R.O.W. CSJ: 0014-16-267

Page 4 of 8  
September 23, 2011  
Revised December 15, 2011



Description for Parcel 776

NOTES:

All coordinates and bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 North Central Zone. All distances and coordinates shown are surface values and may be converted to grid by dividing by TxDOT conversion factor for Tarrant County of 1.00012.

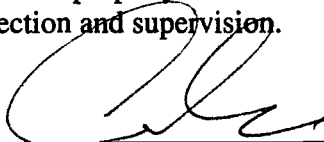
Access is prohibited across the "Access Denial Line" to the transportation facility from the adjacent property.

All stations and offsets shown are calculated relative to the project centerline (I-35W baseline) unless otherwise noted.

\*\* This monument may be replaced by TxDOT type II right-of-way maker upon the completion of the highway construction project under the supervision of a registered professional land surveyor either employed or retained by TxDOT.

A plat of same date accompanies this description.

I, Calvin E. Cock, III, a Registered Professional Land Surveyor, do hereby declare that this description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 9/23/11

Calvin E. Cock, III  
Registered Professional Land Surveyor No. 5622  
Gorron dona & Associates, Inc.  
1701 North Market Street, Suite 450 LB 5  
Dallas, Texas 75202  
Office 214-712-0600 Fax 214-712-0604

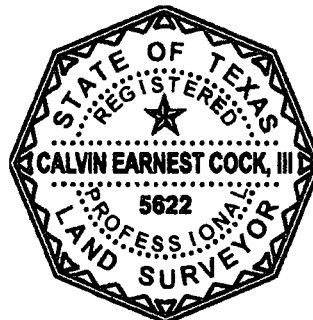


EXHIBIT "A"

PAGE 5 OF 8  
as of 9/23/11  
REVISED 12/15/11



I-35W

(A VARIABLE WIDTH RIGHT-OF-WAY)

CALLED 2.555 ACRES  
STATE OF TEXAS  
C.C.F. No. D200172195  
D.R.T.C.T.

EXISTING I-35W R.O.W. &  
ACCESS DENIAL LINE

EXISTING I-35W R.O.W. LINE

PROPOSED R.O.W. LINE

STA. 1541+17.96  
239.34 RT

REMAINDER OF  
20' WATER ESM'T  
VOL. 7104, PG. 1038  
D.R.T.C.T.

STA. 1542+03.73  
239.06 RT  
END ADL

FND. 5/8" IRC  
"DC&A INC" (CM)

FND. 5/8" IRC  
"DC&A INC" (CM)

(S 10° 25' 50" E - 121.86')  
(S 10° 39' 46" E - 121.86')

STA. 1542+87.28  
247.80 RT

STA. 1542+03.73  
OFFSET: 248.00 RT  
BEGIN ADL

15' U.E.  
PER PLAT

776

5,917 SQ. FT.

OWNER:  
HUGO HERZBERG COMPANY  
CALLED 1.886 ACRES  
C.C.F. No. D204330211  
O.P.R.T.C.T.

LOT 1, BLOCK 1  
"LOT 1, BLOCK 1  
WESTERN CENTER, ADDITION"  
CABINET A, SLIDE 7306  
P.R.T.C.T.

P.O.B. 776  
"X" CUT IN CONCRETE SET  
STA. 1540+80.85  
314.52 RT  
END ADL  
N 6,999,004.98  
E 2,332,494.19

ABSALOM SMITH SURVEY  
ABSTRACT NO. 1419  
CITY OF FORT WORTH  
TARRANT COUNTY

WESTERN CENTER BLVD.  
(VARIABLE WIDTH ROW)

DEDICATED BY  
WESTERN CENTER ADDITION  
CAB. A, SLID. 7306  
P.R.T.C.T.

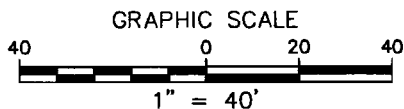
(S 87° 54' 45" E - 106.69')

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	RECORD	CHORD BEARING	CHORD LENGTH
C1	8,000.00'	00° 12' 13" LT	28.44'	28.44'	S 87° 48' 38" E	28.44'
C2	90.00'	38° 33' 47" RT	60.57'	60.57'	S 68° 37' 47" E	59.44'
C3	2,874.79'	02° 55' 25" RT	146.69'	-	N 12° 04' 29" W	146.68'

15' MUTUAL ACCESS ESM'T  
VOL. 15687, PG. 57  
D.R.T.C.T.

P.O.C. 776  
FND. "X" IN CONC. (CM)

LOT 3R, BLOCK 1  
"WESTERN CROSSING ADDITION"  
LOTS 3R, 4R-1, 4R-2, AND 4R-3, BLOCK 1"  
CABINET B, SLIDE 2166  
P.R.T.C.T.



LINE TABLE			
LINE	BEARING	RECORD	DISTANCE
L1	S 87° 54' 45" E	S 85° 40' 49" E	25.60'

SEE SHEET 6 OF 8



© 2010

PLAT OF A SURVEY  
OF PARCEL 776

PARCEL  
NUMBER

776

FILE

I-35W

DIVISION  
TTA

ACQUISITION

ACRES

SQUARE FEET

SCALE

1" = 40'

FEDERAL AID PROJECT NO.

R.O.W.-C.S.J NO.

0014-16-267

COUNTY

TARRANT

DEED AREA

1.886

82,154

REMAINDER AREA

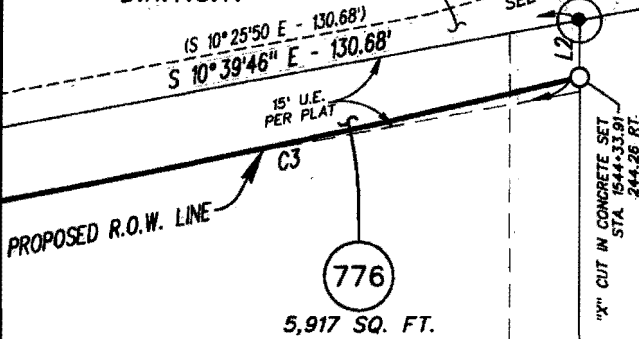
1.750

76,237

EXHIBIT "A"



**I-35W**  
(A VARIABLE WIDTH RIGHT-OF-WAY)  
CALLED 2.555 ACRES  
STATE OF TEXAS  
VOL. 14459, PG. 125  
D.R.T.C.T.



776  
5,917 SQ. FT.

OWNER:  
HUGO HERZBERG COMPANY  
CALLED 1.886 ACRES  
C.C.F. No. D204330211  
O.P.R.T.C.T.

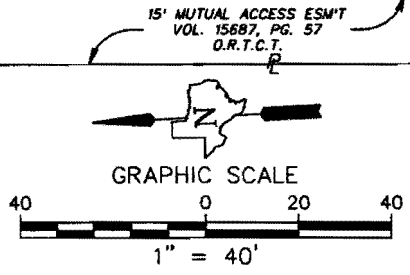
LOT 1, BLOCK 1  
"LOT 1, BLOCK 1  
WESTERN CENTER ADDITION"  
CABINET A, SLIDE 7306  
P.R.T.C.T.

LOT 2, BLOCK 1  
"LOT 2, BLOCK 1,  
WESTERN CENTER ADDITION"  
CABINET A, SLIDE 11403  
P.R.T.C.T.

ABSALOM SMITH SURVEY  
ABSTRACT NO. 1419

CITY OF FORT WORTH  
TARRANT COUNTY

LINE TABLE			
LINE	BEARING	RECORD	DISTANCE
L2	S 89° 47' 52" W	N 89° 58' 12" W	12.16'



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	2,874.79'	02° 55' 25" RT	146.69'	N 12° 04' 29" W	146.68'



PLAT OF A SURVEY OF PARCEL 776				PARCEL NUMBER	776
FILE	I-35W		DIVISION TTA	ACQUISITION	0.136
SCALE 1" = 40'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-267	COUNTY TARRANT	DEED AREA	1.886
				REMAINDER AREA	1.750
					5,917
					82,154
					76,237

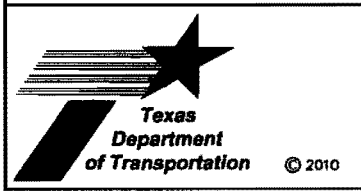
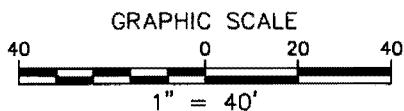
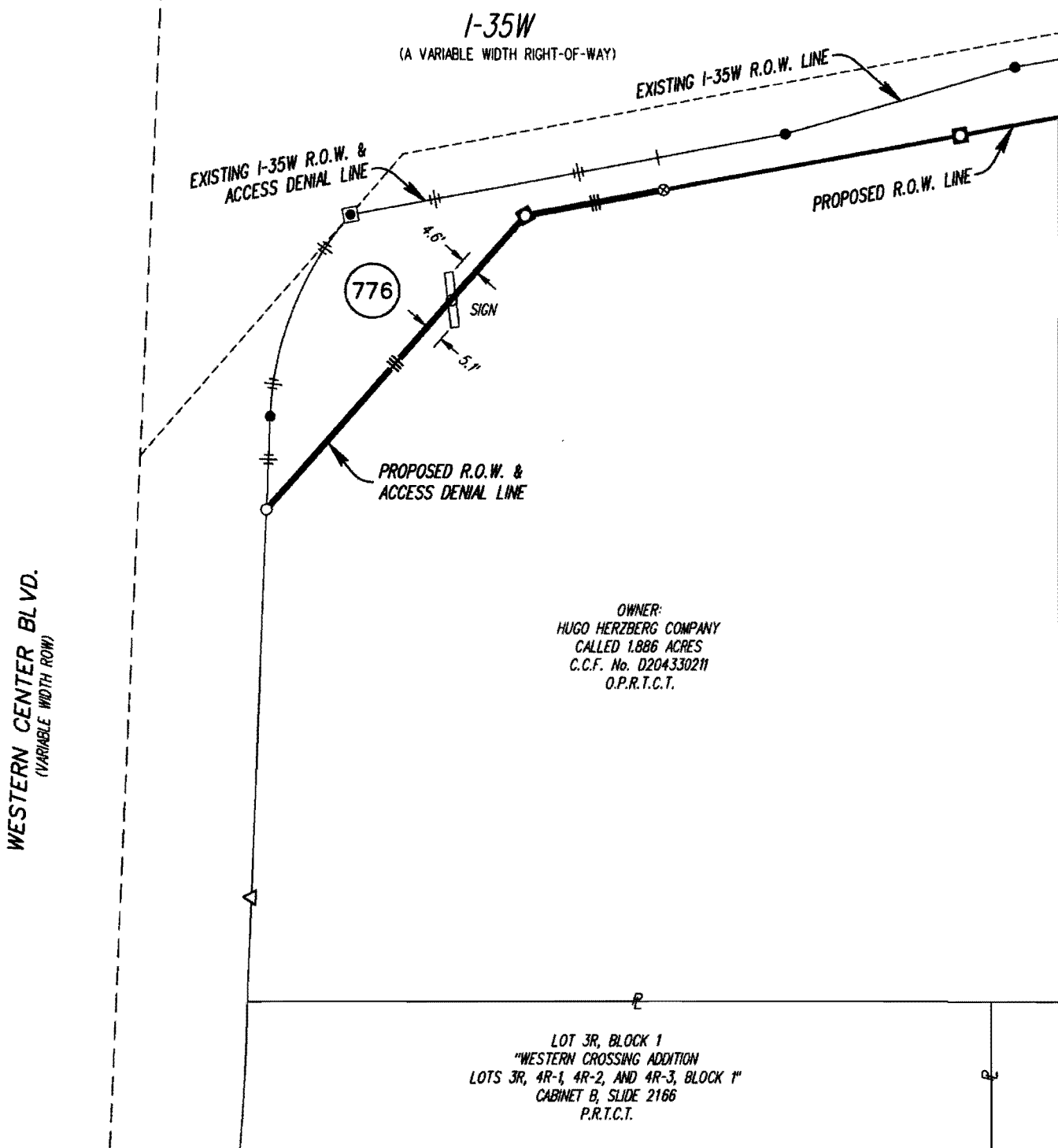
	ACRES	SQUARE FEET
	0.136	5,917
	1.886	82,154
	1.750	76,237

SEE SHEET 5 OF 8

EXHIBIT "A"



PAGE 7 OF 8  
as of 9/23/11  
REVISED 12/15/11



PLAT OF A SURVEY OF PARCEL 776 SIGN DETAIL			
FILE	I-35W		DIVISION TTA
SCALE 1" = 40'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-267	COUNTY TARRANT

PARCEL NUMBER	776	
ACQUISITION	ACRES	SQUARE FEET
DEED AREA	0.136	5,917
REMAINDER AREA	1.886	82,154
	1.750	76,237

EXHIBIT "A"



PAGE 8 OF 8  
as of 9/23/11  
REVISED 12/15/11

ADL ACCESS DENIAL LINE  
CAB. CABINET  
D.E. DRAINAGE EASEMENT  
C.C.F. NO. COUNTY CLERK'S FILE NUMBER  
D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS  
DXXXXXX COUNTY CLERK'S DOCUMENT NUMBER  
ESMT. EASEMENT  
IR IRON ROD  
IRC IRON ROD WITH CAP  
LT LEFT  
N.T.S. NOT TO SCALE  
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

PG. PAGE  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCING  
P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS  
R.O.W. RIGHT OF WAY  
RT RIGHT  
U.E. UTILITY EASEMENT  
VOL. VOLUME  
(CM) CONTROLLING MONUMENT  
(XXX) RECORD DATA

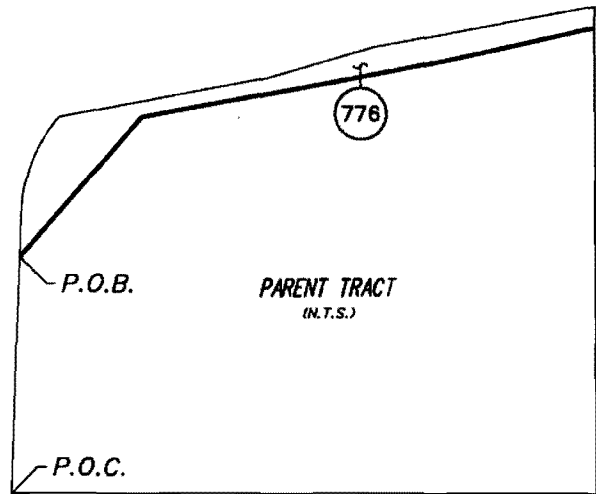
- ☐ TxDOT TYPE II MONUMENT FOUND (CM) (UNLESS OTHERWISE NOTED)
- MONUMENT FOUND (SIZE & TYPE NOTED)
- △ CALCULATED POINT
- ☐ 5/8" IRON ROD WITH TxDOT ALUMINUM CAP SET
- 5/8" IRON ROD SET (UNLESS OTHERWISE NOTED)
- ⊗ 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "ADL" SET (UNLESS OTHERWISE NOTED)

- § — APPROXIMATE SURVEY LINE
- — — EXISTING TxDOT R.O.W. LINE
- || — EXISTING TxDOT R.O.W. AND ACCESS DENIAL LINE
- P — PROPERTY LINE
- - - - - PROPOSED EASEMENT LINE
- · - · - PROPOSED CENTERLINE
- — — PROPOSED R.O.W. LINE
- || — PROPOSED R.O.W. AND ACCESS DENIAL LINE

NOTES:

1. ALL COORDINATES AND BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR FOR TARRANT COUNTY OF 1.00012.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A DIGITAL PHOTOGRAMMETRY FILE SUPPLIED BY TxDOT AND WILL NOT REFLECT CHANGES MADE SINCE IT WAS FLOWN.
3. ACCESS TO AND FROM THE I-35W TRANSPORTATION FACILITY IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON WILL BE SUBJECT TO POLICE POWERS.
4. ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE" DESCRIBED HEREON.
5. A LEGAL DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.
6. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 14766-10-00705 WITH AN EFFECTIVE DATE OF 11/29/2010.
7. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (I-35W BASELINE) UNLESS OTHERWISE NOTED.
8. \*\*THIS MONUMENT MAY BE REPLACED BY 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.

I, CALVIN E. COCK, III, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE THAT THIS PLAT AND ACCOMPANYING DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

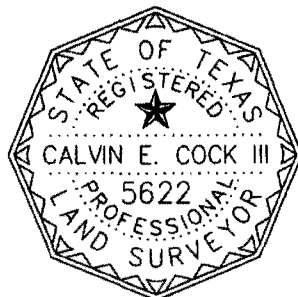


WHOLE PROPERTY SKETCH



*Calvin E. Cock, III*  
9/23/11

CALVIN E. COCK, III  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
TEXAS NO. 5622



	PLAT OF A SURVEY OF PARCEL 776			PARCEL NUMBER	776	
	FILE	I-35W		ACQUISITION	ACRES	SQUARE FEET
	SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-267	DEED AREA	1.886	82,154
				REMAINDER AREA	1.750	76,237

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1548+94.56 to 1551+19.99  
R.O.W. CSJ: 0014-16-267

Page 1 of 6  
September 23, 2011  
Revised January 6, 2012



Description for Parcel 782

BEING a 6,083 square foot tract of land located in the Absalom Smith Survey, Abstract Number 1419, City of Fort Worth, Tarrant County, Texas, and being a portion of Lot 1, Block 42-R-A of "Lots 1 and 2, Block 42-R-A of Stoneglen at Fossil Creek", an addition to the City of Fort Worth, as recorded in Cabinet A, Slide 2188 of the Plat Records of Tarrant County, Texas, (P.R.T.C.T.), said Lot 1 described in the Special Warranty Deed to Emerald Land Company, L.C., filed January 25, 2006 and recorded in County Clerk's File Number D206023881 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), said 6,083 square foot tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod with cap stamped "JDJR" found (controlling monument) for the common most easterly southeast corner of Lot 1A, Block 41 of "Lots 1A and 1B, Block 41 and Block 42-R-A of Stoneglen at Fossil Creek", an addition to the City of Fort Worth, as recorded in Volume 388-216, Page 89 of said P.R.T.C.T. and an interior ell corner of Lot 2, Block 42-R-A of said "Lots 1 and 2, Block 42-R-A of Stoneglen at Fossil Creek";

**THENCE** North 82 degrees 11 minutes 09 seconds West (record South 81 degrees 56 minutes 24 seconds East), with the common southerly line of said Lot 1A and a northerly line of said Lot 2, passing at a distance of 13.33 feet the common most easterly northeast corner of said Lot 1 and most southerly northwest corner of said Lot 2, continuing along the common northerly line of said Lot 1 and southerly line of said Lot 1A, in all for a distance of 22.55 feet (record 22.64 feet) for the common angle point of said Lot 1 and said Lot 1A;

**THENCE** South 82 degrees 30 minutes 27 seconds West (record South 83 degrees 03 minutes 36 seconds West), with the common northerly line of said Lot 1 and southerly line of said Lot 1A, a distance of 158.95 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed easterly right-of-way line of Interstate 35W for the **POINT OF BEGINNING** at Station 1548+94.56, 222.00 feet Left, having surface coordinates of N 6,998,304.00, E 2,333,171.39;

- (1) **THENCE** South 10 degrees 36 minutes 46 seconds East, with said proposed easterly right-of-way line of Interstate 35W and over and across said Lot 1, for a distance of 177.39 feet to an "X" cut in concrete set\*\* for an angle point;

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1548+94.56 to 1551+19.99  
R.O.W. CSJ: 0014-16-267

Page 2 of 6  
September 23, 2011  
Revised January 6, 2012



Description for Parcel 782

- (2) THENCE South 42 degrees 41 minutes 32 seconds East, continuing with said proposed easterly right-of-way line of Interstate 35W and over and across said Lot 1, for a distance of 56.70 feet to a 5/8 inch iron rod with TxDOT Aluminum cap set\*\* at Station 1551+19.99, 252.11 feet Left, in the common southerly line of said Lot 1 and existing northerly right-of-way line of Sandshell Drive (a 68 foot width right-of-way) as dedicated by "Blocks 36; 37; 38; 39, Lots 1 and 2; 42; 43, Lots 1 and 2; 44; and 45 of Stoneglen at Fossil Creek", an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-188, Page 39 of said P.R.T.C.T., said point being the beginning of a non-tangent curve to the right whose chord bears North 58 degrees 56 minutes 09 seconds West, a distance of 84.08 feet;
- (3) THENCE Northwesterly, with the common southerly line of said Lot 1 and said existing northerly right-of-way line of Sandshell Drive and with said non-tangent curve to the right having a radius of 100.00 feet, a central angle of 49 degrees 43 minutes 00 seconds, for an arc length of 86.77 feet to the most westerly southwest corner of said Lot 1 and being in the existing easterly right-of-way line of Interstate 35W (a variable width right-of-way), described in the Judgment of Court in Absence of Objection to the State of Texas, a called 40.242 acre tract of land (designated "Tract A") recorded in Volume 4036, Page 466 of the Deed Records of Tarrant County Texas (D.R.T.C.T.);
- (4) THENCE North 07 degrees 27 minutes 38 seconds West (record North 06 degrees 56 minutes 24 seconds West), with the common west line of said Lot 1 and said existing easterly right-of-way line of Interstate 35W, a distance of 171.05 feet (record 170.94 feet), to a 1/2-inch iron rod found (controlling monument) for the common northwest corner of said Lot 1 and southwest corner of said Lot 1A;
- (5) THENCE North 82 degrees 30 minutes 27 seconds East (record North 83 degrees 03 minutes 36 seconds East), with the common northerly line of said Lot 1 and southerly line of said Lot 1A, a distance of 23.31 feet to the **POINT OF BEGINNING** and containing 6,083 square feet or 0.1396 acres of land, more or less.

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1548+94.56 to 1551+19.99  
R.O.W. CSJ: 0014-16-267

Page 3 of 6  
September 23, 2011  
Revised January 6, 2012



Description for Parcel 782

NOTES:

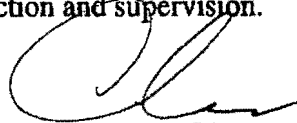
All coordinates and bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 North Central Zone. All distances and coordinates shown are surface values and may be converted to grid by dividing by TxDOT conversion factor for Tarrant County of 1.00012.

All stations and offsets shown are calculated relative to the project centerline (I-35W baseline) unless otherwise noted.

\*\* This monument may be replaced by TxDOT type II right-of-way maker upon the completion of the highway construction project under the supervision of a registered professional land surveyor either employed or retained by TxDOT.

A plat of same date accompanies this description.

I, Calvin E. Cock, III, a Registered Professional Land Surveyor, do hereby declare that this description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

  
9/23/11

Calvin E. Cock, III  
Registered Professional Land Surveyor No. 5622  
Gorronona & Associates, Inc.  
1701 North Market Street, Suite 450 LB 5  
Dallas, Texas 75202  
Office 214-712-0600 Fax 214-712-0604

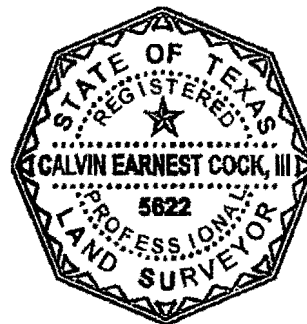
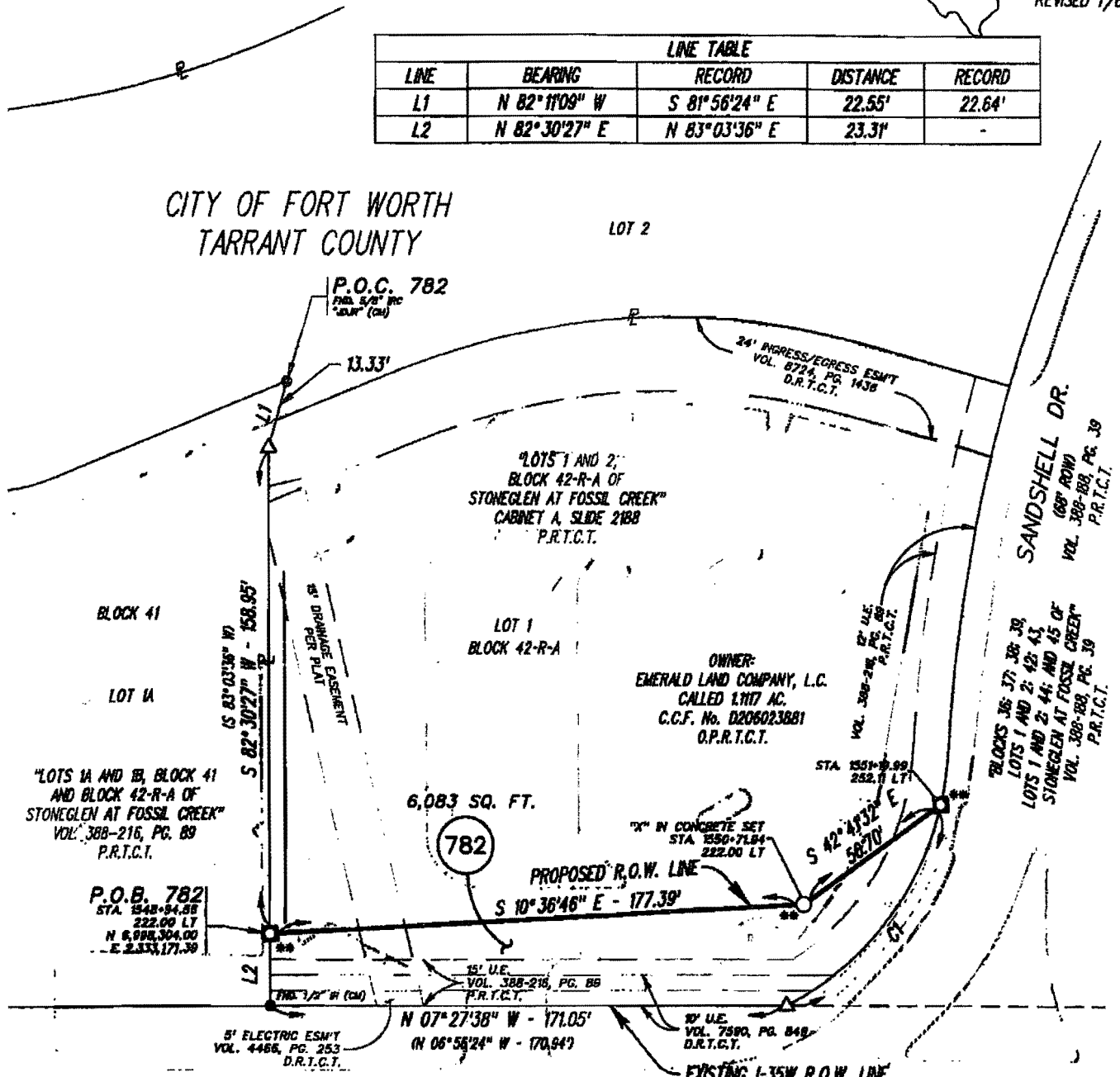




EXHIBIT "A"

PAGE 4 OF 6  
as of 9/23/11  
REVISED 1/6/12

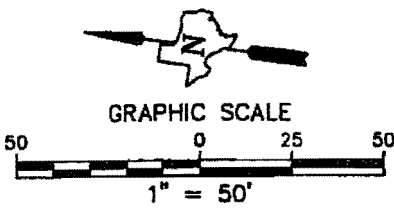
LINE TABLE				
LINE	BEARING	RECORD	DISTANCE	RECORD
L1	N 82° 11' 09" W	S 81° 56' 24" E	22.55'	22.64'
L2	N 82° 30' 27" E	N 83° 03' 36" E	23.31'	-



ABSALOM SMITH SURVEY  
ABSTRACT NO. 1419

I-35W  
(VARIABLE WIDTH ROW)

CALLLED 40.242 ACRES  
"TRACT A"  
STATE OF TEXAS  
VOL. 4036, PG. 466  
D.R.T.C.T.



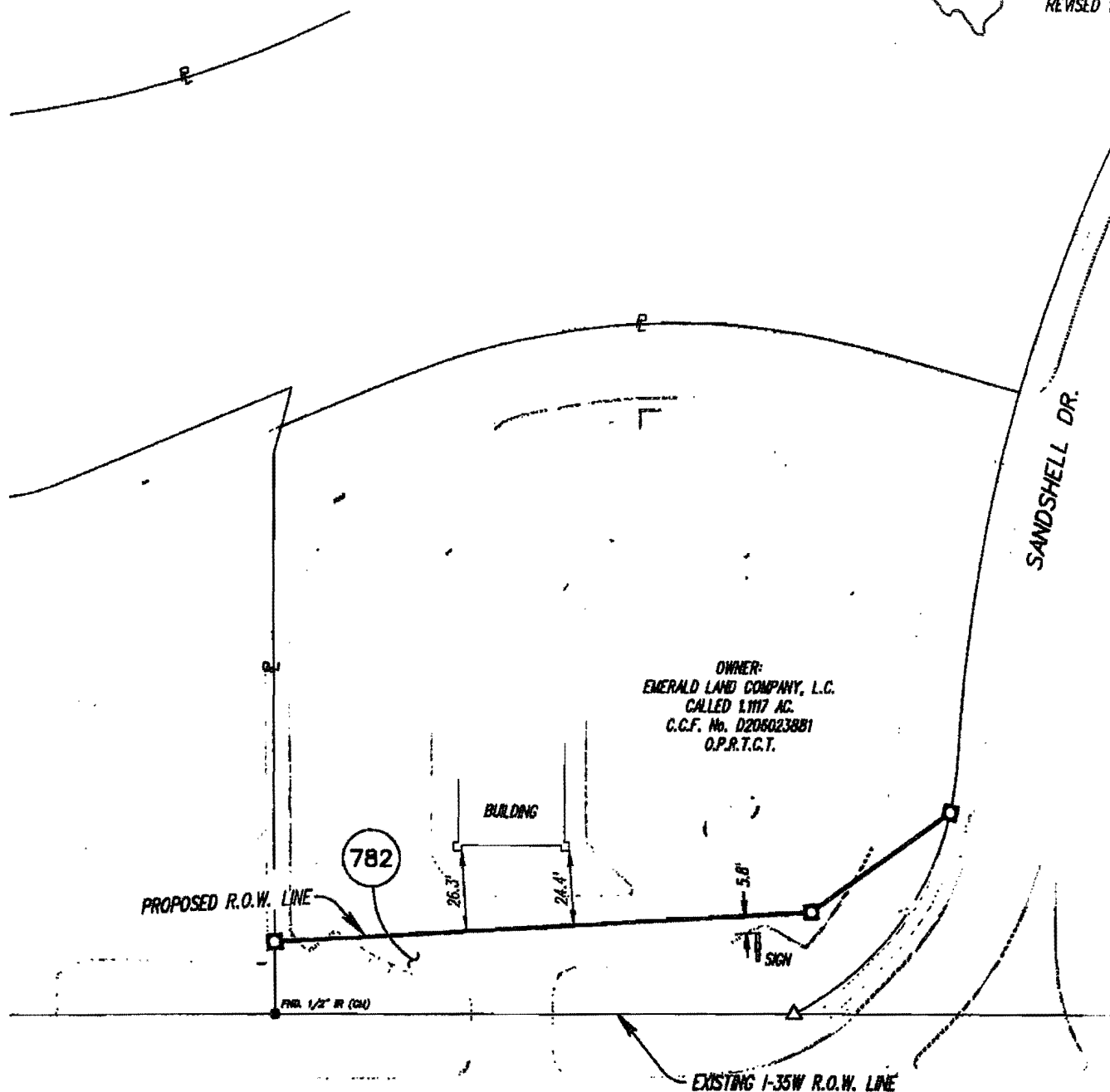
CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00'	49° 43' 00" RT	86.77'	N 58° 56' 09" W	84.08'

<p>Texas Department of Transportation © 2010</p>	PLAT OF A SURVEY OF PARCEL 782			PARCEL NUMBER	782		
	FILE	I-35W		DIVISION TTA	ACQUISITION	0.1396	6,083
	SCALE 1" = 50'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J. NO. 0014-16-267	COUNTY TARRANT	DEED AREA	1.1117	48,426
					REMAINDER AREA	0.9721	42,343

EXHIBIT "A"



PAGE 5 OF 6  
as of 9/23/11  
REVISED 1/6/12



OWNER:  
EMERALD LAND COMPANY, L.C.  
CALLED 1.117 AC.  
C.C.F. No. D208023881  
O.P.R.T.C.T.

782

PROPOSED R.O.W. LINE

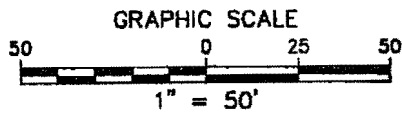
BUILDING

SANDSHELL DR.

EXISTING I-35W R.O.W. LINE

I-35W

BUILDING DETAIL



<p>Texas Department of Transportation © 2010</p>	<p>PLAT OF A SURVEY OF PARCEL 782 BUILDING DETAIL</p>				<p>PARCEL NUMBER</p> <p>782</p>	
	<p>FILE</p> <p>I-35W</p>	<p>FEDERAL AID PROJECT NO.</p>	<p>R.O.W.-C.S.J NO.</p> <p>0014-16-267</p>	<p>DIVISION TTA</p> <p>COUNTY TARRANT</p>	<p>ACQUISITION</p> <p>DEED AREA</p> <p>REMAINDER AREA</p>	<p>SQUARE FEET</p> <p>6,083</p> <p>48,426</p> <p>42,343</p>
	<p>SCALE</p> <p>1" = 50'</p>				<p>0.1396</p> <p>1.1117</p> <p>0.9721</p>	<p>6,083</p> <p>48,426</p> <p>42,343</p>

EXHIBIT "A"



PAGE 6 OF 6  
as of 9/23/11  
REVISED 1/6/12

ADL ACCESS DENIAL LINE  
CAB. CABINET  
D.E. DRAINAGE EASEMENT  
C.C.F. NO. COUNTY CLERK'S FILE NUMBER  
D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS  
DXXXXX COUNTY CLERK'S DOCUMENT NUMBER  
ESMT. EASEMENT  
IR IRON ROD  
IRC IRON ROD WITH CAP  
LT LEFT  
N.T.S. NOT TO SCALE  
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

PG. PAGE  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCING  
P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS  
R.O.W. RIGHT OF WAY  
RT RIGHT  
U.E. UTILITY EASEMENT  
VOL. VOLUME  
(CM) CONTROLLING MONUMENT  
(XXX) RECORD DATA

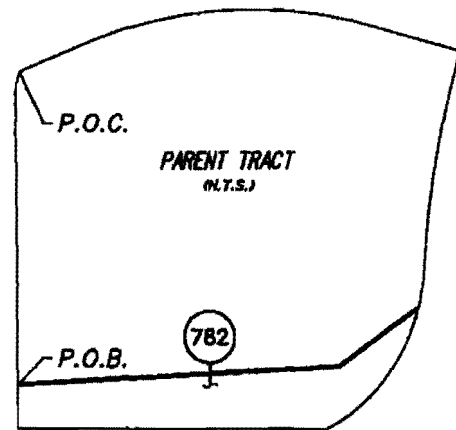
- ☐ TxDOT TYPE II MONUMENT FOUND (CM) (UNLESS OTHERWISE NOTED)
- MONUMENT FOUND (SIZE & TYPE NOTED)
- △ CALCULATED POINT
- ☐ 5/8" IRON ROD WITH TxDOT ALUMINUM CAP SET
- 5/8" IRON ROD SET (UNLESS OTHERWISE NOTED)
- ⊗ 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "ADL" SET (UNLESS OTHERWISE NOTED)

- S— APPROXIMATE SURVEY LINE
- ||— EXISTING TxDOT R.O.W. LINE
- ||— EXISTING TxDOT R.O.W. AND ACCESS DENIAL LINE
- E— PROPERTY LINE
- ||— PROPOSED EASEMENT LINE
- ||— PROPOSED CENTERLINE
- ||— PROPOSED R.O.W. LINE
- ||— PROPOSED R.O.W. AND ACCESS DENIAL LINE

NOTES:

1. ALL COORDINATES AND BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR FOR TARRANT COUNTY OF 1.00012.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A DIGITAL PHOTOGRAMMETRY FILE SUPPLIED BY TxDOT AND WILL NOT REFLECT CHANGES MADE SINCE IT WAS FLOWN.
3. ACCESS TO AND FROM THE I-35W TRANSPORTATION FACILITY IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON WILL BE SUBJECT TO POLICE POWERS.
4. A LEGAL DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.
5. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 14766-10-00711 WITH AN EFFECTIVE DATE OF 12/3/2010.
6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (I-35W BASELINE) UNLESS OTHERWISE NOTED.
7. \*\* THIS MONUMENT MAY BE REPLACED BY 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.

I, CALVIN E. COCK, III, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE THAT THIS PLAT AND ACCOMPANYING DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.



WHOLE PROPERTY SKETCH



*Calvin E. Cock, III*  
9/23/11

CALVIN E. COCK, III  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
TEXAS NO. 5622



	PLAT OF A SURVEY OF PARCEL 782			PARCEL NUMBER	782	
	FILE	I-35W		ACQUISITION	0.1396	6,083
	SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-267	DEED AREA	1.1117	48,426
			DIVISION TTA COUNTY TARRANT	REMAINDER AREA	0.9721	42,343

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1554+52.30 to 1556+95.85  
R.O.W. CSJ: 0014-16-267

Page 1 of 5  
September 23, 2011



Description for Parcel 786

BEING a 11,220 square foot tract of land located in the Absalom Smith Survey, Abstract Number 1419, City of Fort Worth, Tarrant County, Texas, and being a portion of Lot 1-R3, Block 43 of "Stone Glen at Fossil Creek, Lot 1-R3, 2-R3 & 3-R3, Block 43", an addition to the City of Fort Worth as recorded in Cabinet A, Slide 4660 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), said Lot 1-R3 deeded to KGGK Ventures, LLC by the Special Warranty Deed filed March 1, 2010 and recorded in County Clerk's File Number D210045186 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), said 11,220 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a "X" cut in concrete found (controlling monument) for the common northeast corner of said Lot 1-R3 and northwest corner of Lot 3-R3, Block 43 of said "Stone Glen at Fossil Creek, Lot 1-R3, 2-R3 & 3-R3, Block 43", said "X" cut also being in the south line of Lot 1-R1, Block 43 of "Lot 1-R1 and Lot 1-R2, Block 43 of Stoneglen at Fossil Creek", an addition to the City of Fort Worth as recorded in Cabinet A, Slide 3533 of said P.R.T.C.T.;

THENCE along the common northerly line of said Lot 1-R3 and southerly line of said Lot 1-R1 the following courses and distances:

South 40 degrees 38 minutes 10 seconds West (record North 41 degrees 11 minutes 21 seconds East), a distance of 32.05 feet (record 32.05 feet) to a point for the beginning of a tangent curve to the right whose chord bears South 59 degrees 58 minutes 34 seconds West, a distance of 66.23 feet;

Southwesterly, with said tangent curve to the right, having a radius of 100.00 feet, a central angle of 38 degrees 40 minutes 39 seconds, for an arc length of 67.51 feet (record 67.51 feet) to the point of tangency of said curve to the right;

South 79 degrees 19 minutes 48 seconds West (record North 79 degrees 52 minutes 08 seconds East), a distance of 220.78 feet to an "X" cut in concrete set in the proposed easterly right-of-way line of Interstate 35W for the **POINT OF BEGINNING** at Station 1554+52.30, 222.00 feet Left, having surface coordinates of N 6,997,755.80, E 2,333,274.11;

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1554+52.30 to 1556+95.85  
R.O.W. CSJ: 0014-16-267

Page 2 of 5  
September 23, 2011



Description for Parcel 786

- (1) THENCE South 10 degrees 36 minutes 46 seconds East, with said proposed easterly right-of-way line of Interstate 35W and over and across said Lot 1-R3, a distance of 243.55 feet to an "X" cut in concrete set in the common southerly line of said Lot 1-R3 and northerly line of Lot 2-R3, Block 43 of said "Stone Glen at Fossil Creek, Lot 1-R3, 2-R3 & 3-R3, Block 43";
- (2) THENCE South 79 degrees 18 minutes 57 seconds West (record North 79 degrees 52 minutes 08 seconds East), with said common line, a distance of 46.01 feet to a point for the common southwest corner of said Lot 1-R3 and westerly northwest corner of said Lot 2-R3, said point being in the existing easterly right-of-way line of Interstate 35W (a variable width right of way), described in the Judgment of Court in Absence of Objection to the State of Texas, a called 40.242 acre tract of land (designated "Tract A") recorded in Volume 4036, Page 466 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), from which a 1/2-inch iron rod with cap stamped "Powers 5593" found (controlling monument) bears North 79 degrees 18 minutes 57 seconds East, at a distance of 0.61 feet;
- (3) THENCE North 10 degrees 38 minutes 25 seconds West (record North 10 degrees 07 minutes 52 seconds West), with the westerly line of said Lot 1-R3 and said existing easterly right-of-way line of Interstate 35W, a distance of 243.56 feet (record 243.50 feet) to the common northwest corner of said Lot 1-R3 and southwest corner of said Lot 1-R1, from which a 1/2-inch iron rod found (controlling monument) bears North 79 degrees 19 minutes 48 seconds East, at a distance of 0.31 feet;
- (4) THENCE North 79 degrees 19 minutes 48 seconds East (record North 79 degrees 52 minutes 08 seconds East), with the common northerly line of said Lot 1-R3 and southerly line of said Lot 1-R1, a distance of 46.13 feet to the **POINT OF BEGINNING** and containing 11,220 square feet or 0.2576 acres of land, more or less.

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1554+52.30 to 1556+95.85  
R.O.W. CSJ: 0014-16-267

Page 3 of 5  
September 23, 2011



Description for Parcel 786

NOTES:

All coordinates and bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 North Central Zone. All distances and coordinates shown are surface values and may be converted to grid by dividing by TxDOT conversion factor for Tarrant County of 1.00012.

All stations and offsets shown are calculated relative to the project centerline (I-35W baseline) unless otherwise noted.

A plat of same date accompanies this description.

I, Calvin E. Cock, III, a Registered Professional Land Surveyor, do hereby declare that this description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 9/23/11

Calvin E. Cock, III  
Registered Professional Land Surveyor No. 5622  
Gorrondona & Associates, Inc.  
1701 North Market Street, Suite 450 LB 5  
Dallas, Texas 75202  
Office 214-712-0600 Fax 214-712-0604



EXHIBIT "A"



ABSALOM SMITH SURVEY  
ABSTRACT NO. 1419

P.O.C. 786  
FND. "X" IN CONC.  
(CM)

LOT 3-R3, BLOCK 43  
"STONE GLEN AT FOSSIL CREEK,  
LOT 1-R3, 2-R3 & 3-R3, BLOCK 43"  
CAB. A, SLIDE 4660  
P.R.T.C.T.

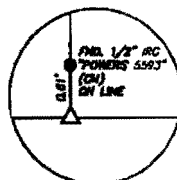
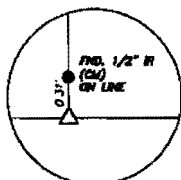
LINE TABLE				
LINE	BEARING	RECORD	DISTANCE	RECORD
L1	S 40°38'10" W	S 41°11'21" W	32.05'	32.05'
L2	S 79°18'57" W	N 79°52'08" E	46.01'	-
L3	N 79°19'48" E	N 79°52'08" E	46.13'	-

LOT 2-R3, BLOCK 43  
"STONE GLEN AT FOSSIL CREEK,  
LOT 1-R3, 2-R3 & 3-R3, BLOCK 43"  
CAB. A, SLIDE 4660  
P.R.T.C.T.

CITY OF FORT WORTH  
TARRANT COUNTY

OWNER:  
KGGK VENTURES, LLC  
CALLED 1.877 AC.  
C.C.F. No. D210045186  
O.P.R.T.C.T.

LOT 1-R3, BLOCK 43  
"STONE GLEN AT FOSSIL CREEK,  
LOT 1-R3, 2-R3 & 3-R3, BLOCK 43"  
CAB. A, SLIDE 4660  
P.R.T.C.T.



LOT 1-R1, BLOCK 43  
"LOT 1-R1 AND LOT 1-R2,  
BLOCK 43 OF  
STONEGLEN AT FOSSIL CREEK"  
CABINET A, SLIDE 3533  
P.R.T.C.T.

P.O.B. 786  
"X" CUT IN CONC.  
STA. 1954+52.30  
222.00 LT  
N 6,997,755.80  
E 2,333,274.11

"X" CUT IN CONC.  
STA. 1956+95.85  
222.00 LT

PROPOSED R.O.W. LINE  
S 10°38'46" E - 243.55'

786

5' ELECTRIC ESM? VOL. 4466, PG. 253 D.R.T.C.T.

10' U.E. VOL. 7590, PG. 849 D.R.T.C.T.

SEE DETAIL "B"

11,220 SQ. FT.

EXISTING I-35W R.O.W. LINE

N 10°38'25" W - 243.56'  
(N 10°07'52" W - 243.50')

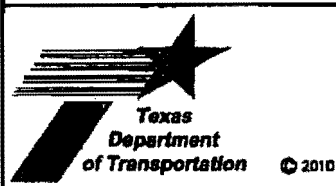
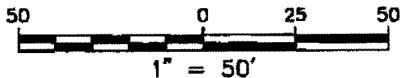
CALLED 40,242 ACRES  
"TRACT A"  
STATE OF TEXAS  
VOL. 4036, PG. 466  
D.R.T.C.T.

I-35W  
(VARIABLE WIDTH ROW)

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	RECORD	CHORD BEARING	CHORD LENGTH
C1	100.00'	38°40'39" RT	67.51'	67.51'	S 59°58'34" W	66.23'



GRAPHIC SCALE



PLAT OF A SURVEY OF PARCEL 786				PARCEL NUMBER	786	
FILE	1-35W		DIVISION TTA	ACRES	SQUARE FEET	
SCALE 1" = 50'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-267	COUNTY TARRANT	ACQUISITION	0.2576	11,220
				DEED AREA	1.8770	81,762
				REMAINDER AREA	1.6194	70,542

EXHIBIT "A"

PAGE 5 OF 5  
as of 9/23/11



ADL ACCESS DENIAL LINE  
CAB. CABINET  
D.E. DRAINAGE EASEMENT  
C.C.F. NO. COUNTY CLERK'S FILE NUMBER  
D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS  
DXXXXXX COUNTY CLERK'S DOCUMENT NUMBER  
ESMT. EASEMENT  
IR IRON ROD  
IRC IRON ROD WITH CAP  
LT LEFT  
N.T.S. NOT TO SCALE  
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

PG. PAGE  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCING  
P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS  
R.O.W. RIGHT OF WAY  
RT RIGHT  
U.E. UTILITY EASEMENT  
VOL. VOLUME  
(CM) CONTROLLING MONUMENT  
(XXX) RECORD DATA

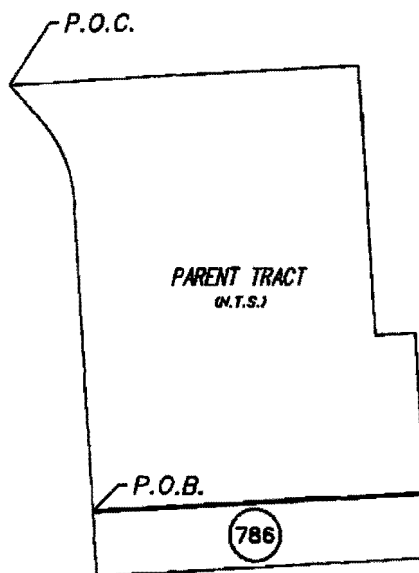
- ▣ TxDOT TYPE II MONUMENT FOUND (CM) (UNLESS OTHERWISE NOTED)
- MONUMENT FOUND (SIZE & TYPE NOTED)
- △ CALCULATED POINT
- ▣ 5/8" IRON ROD WITH TxDOT ALUMINUM CAP SET
- 5/8" IRON ROD SET (UNLESS OTHERWISE NOTED)
- ⊗ 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "ADL" SET (UNLESS OTHERWISE NOTED)

- APPROXIMATE SURVEY LINE
- EXISTING TxDOT R.O.W. LINE
- EXISTING TxDOT R.O.W. AND ACCESS DENIAL LINE
- PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED R.O.W. LINE
- PROPOSED R.O.W. AND ACCESS DENIAL LINE

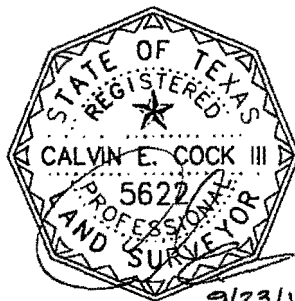
NOTES:

1. ALL COORDINATES AND BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR FOR TARRANT COUNTY OF 1.00012.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A DIGITAL PHOTOGRAMMETRY FILE SUPPLIED BY TxDOT AND WILL NOT REFLECT CHANGES MADE SINCE IT WAS FLOWN.
3. ACCESS TO AND FROM THE I-35W TRANSPORTATION FACILITY IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON WILL BE SUBJECT TO POLICE POWERS.
4. A LEGAL DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.
5. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 14766-10-00715 WITH AN EFFECTIVE DATE OF 12/6/2010.
6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (I-35W BASELINE) UNLESS OTHERWISE NOTED.

I, CALVIN E. COCK, III, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE THAT THIS PLAT AND ACCOMPANYING DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.



WHOLE PROPERTY SKETCH



9/23/11

CALVIN E. COCK, III  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
TEXAS NO. 5622



PLAT OF A SURVEY OF PARCEL 786				PARCEL NUMBER	786	
FILE	I-35W			ACQUISITION	0.2576	11,220
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-267	DIVISION TTA	DEED AREA	1.8770	81,762
			COUNTY TARRANT	REMAINDER AREA	1.6194	70,542



County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1556+95.85 to 1559+98.26  
R.O.W. CSJ: 0014-16-267

Page 1 of 5  
September 23, 2011



Description for Parcel 788

BEING a 14,497 square foot tract of land located in the Absalom Smith Survey, Abstract Number 1419, City of Fort Worth, Tarrant County, Texas, and being a portion of Lot 2-R3, Block 43 of "Stone Glen at Fossil Creek, Lot 1-R3, 2-R3 & 3-R3, Block 43", an addition to the City of Fort Worth as recorded in Cabinet A, Slide 4660 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), said Lot 2-R3 being deeded to Cole OB Ft. Worth TX, LLC by the Special Warranty Deed filed September 21, 2010 and recorded in County Clerk's File Number D210231481 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), said 14,497 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with cap stamped "Powers 5593" found (controlling monument) for the common northeast corner of said Lot 2-R3 and most easterly southeast corner of Lot 1-R3, Block 43 of said "Stone Glen at Fossil Creek, Lot 1-R3, 2-R3 & 3-R3, Block 43", said 1/2-inch iron rod with cap stamped "Powers 5593" being in the westerly line of Lot 3-R3, Block 43 of said "Stone Glen at Fossil Creek, Lot 1-R3, 2-R3 & 3-R3, Block 43";

THENCE with the common northerly line of said Lot 2-R3 and southerly line of said Lot 1-R3, the following courses and distances:

South 79 degrees 18 minutes 57 seconds West (record North 79 degrees 52 minutes 08 seconds East), a distance of 194.00 feet (record 194.00 feet) to an angle point;

South 10 degrees 41 minutes 03 seconds East (record North 10 degrees 07 minutes 52 seconds West), a distance of 29.25 feet (record 29.25 feet) to an angle point;

South 79 degrees 18 minutes 57 seconds West (record North 79 degrees 52 minutes 08 seconds East), a distance of 114.61 feet to an "X" cut in concrete set in the proposed easterly right-of-way line of Interstate 35W and the **POINT OF BEGINNING** at Station 1556+95.85, 222.00 feet Left, having surface coordinates of N 6,997,516.42, E 2,333,318.97;

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1556+95.85 to 1559+98.26  
R.O.W. CSJ: 0014-16-267

Page 2 of 5  
September 23, 2011



Description for Parcel 788

- (1) THENCE South 10 degrees 36 minutes 46 seconds East, with said proposed easterly right-of-way line of Interstate 35W and over and across said Lot 2-R3, for a distance of 302.86 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* at Station 1559+98.26, 222.02 feet Left, in the common southeasterly line of said Lot 2-R3 and northwesterly line of Lot 2, Block 43 of "Blocks 36; 37; 38; 39, Lots 1 and 2; 42; 43, Lots 1 and 2; 44; and 45 of Stoneglen at Fossil Creek", an addition to the City of Fort Worth as recorded in Volume 388-188, Page 39 of said P.R.T.C.T., from said TxDOT monument a 1/2 inch iron rod with cap stamped "Powers 5593" found (controlling monument) bears North 50 degrees 14 minutes 22 seconds East, at a distance of 379.91 feet;
- (2) THENCE South 50 degrees 14 minutes 22 seconds West (record South 50 degrees 45 minutes 10 seconds West), with said common line, a distance of 52.50 feet to the common southwest corner of said Lot 2-R3 and northwest corner of said Lot 2, said point being in the existing easterly right-of-way line of Interstate 35W (a variable width right-of-way) described in the Judgment of Court in Absence of Objection to the State of Texas, a called 40.242 acre tract of land (designated "Tract A") recorded in Volume 4036, Page 466 of the Deed Records of Tarrant County, Texas, from which a 1/2-inch iron rod with cap stamped "Powers 5593" found (controlling monument) bears North 50 degrees 14 minutes 22 seconds East, at a distance of 0.38 feet;
- (3) THENCE North 10 degrees 38 minutes 25 seconds West (record North 10 degrees 07 minutes 52 seconds West), with the common westerly line of said Lot 2-R3 and said existing easterly right-of-way line of Interstate 35W, a distance of 328.37 feet (record 328.15 feet) to the common most westerly northwest corner of said Lot 2-R3 and southwest corner of said Lot 1-R3, from which a 1/2-inch iron rod with cap stamped "Powers 5593" found (controlling monument) bears North 79 degrees 18 minutes 57 seconds East, at a distance of 0.61 feet;
- (4) THENCE North 79 degrees 18 minutes 57 seconds East (record North 79 degrees 52 minutes 08 seconds East), with the common northerly line of said Lot 2-R3 and southerly line of said Lot 1-R3, a distance of 46.01 feet to the **POINT OF BEGINNING** and containing 14,497 square feet or 0.3328 acres of land, more or less.

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1556+95.85 to 1559+98.26  
R.O.W. CSJ: 0014-16-267

Page 3 of 5  
September 23, 2011



Description for Parcel 788

NOTES:

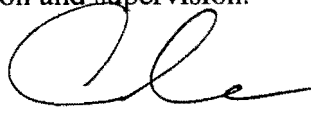
All coordinates and bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 North Central Zone. All distances and coordinates shown are surface values and may be converted to grid by dividing by TxDOT conversion factor for Tarrant County of 1.00012.

All stations and offsets shown are calculated relative to the project centerline (I-35W baseline) unless otherwise noted.

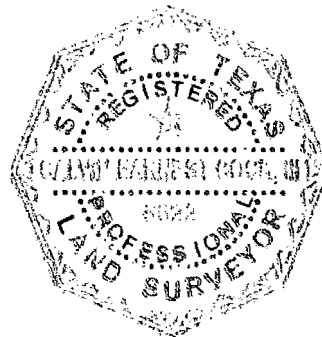
\*\* This monument may be replaced by TxDOT type II right-of-way maker upon the completion of the highway construction project under the supervision of a registered professional land surveyor either employed or retained by TxDOT.

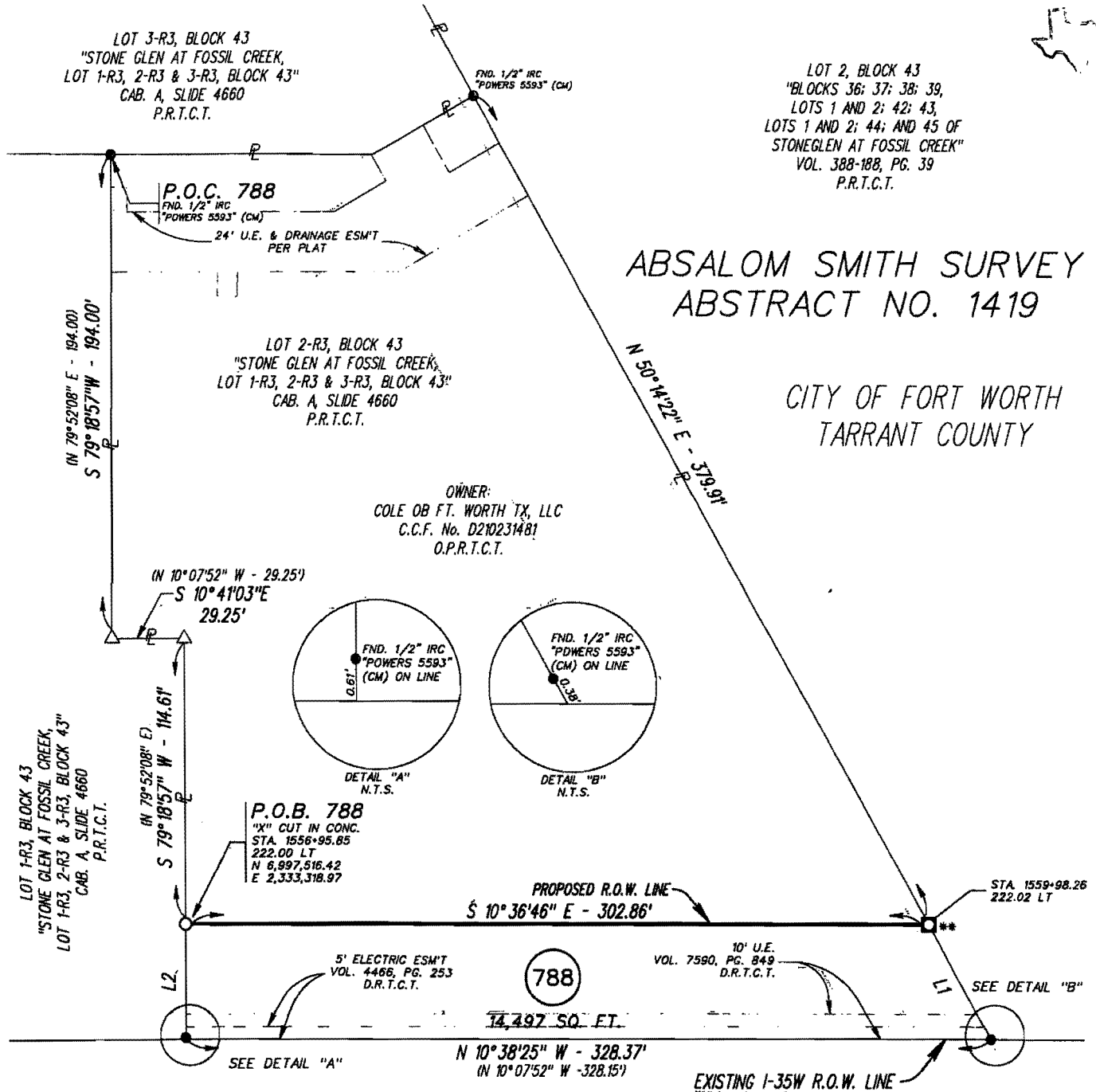
A plat of same date accompanies this description.

I, Calvin E. Cock, III, a Registered Professional Land Surveyor, do hereby declare that this description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 9/23/11

Calvin E. Cock, III  
Registered Professional Land Surveyor No. 5622  
Gorronдона & Associates, Inc.  
1701 North Market Street, Suite 450 LB 5  
Dallas, Texas 75202  
Office 214-712-0600 Fax 214-712-0604

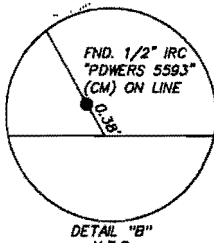
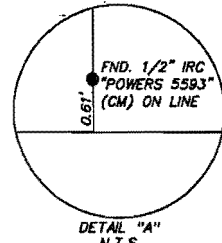




ABSALOM SMITH SURVEY  
ABSTRACT NO. 1419

CITY OF FORT WORTH  
TARRANT COUNTY

OWNER:  
COLE OF FT. WORTH TX, LLC  
C.C.F. No. D210231481  
O.P.R.T.C.T.



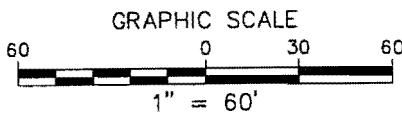
P.O.B. 788  
"X" CUT IN CONC.  
STA. 1556+95.85  
222.00 LT  
N 6,997,516.42  
E 2,333,318.97

PROPOSED R.O.W. LINE  
S 10° 36' 46" E - 302.86'

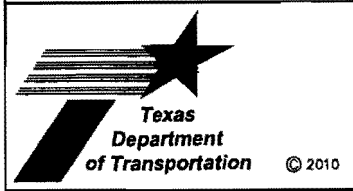
STA. 1559+98.26  
222.02 LT

I-35W  
(VARIABLE WIDTH ROW)

CALLED 40.242 ACRES  
"TRACT A"  
STATE OF TEXAS  
VOL. 4036, PG. 466  
D.R.T.C.T.



LINE TABLE				
LINE	BEARING	RECORD	DISTANCE	RECORD
L1	S 50° 14' 22" W	S 50° 45' 10" W	52.50'	-
L2	N 79° 18' 57" E	N 79° 52' 08" E	46.01'	-



PLAT OF A SURVEY OF PARCEL 788				PARCEL NUMBER		788	
FILE	I-35W		DIVISION	ACRES	SQUARE FEET		
SCALE 1" = 60'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-267	TTA	0.3328	14,497		
			COUNTY TARRANT	DEED AREA	87,556		
				REMAINDER AREA	1.6772 73,059		

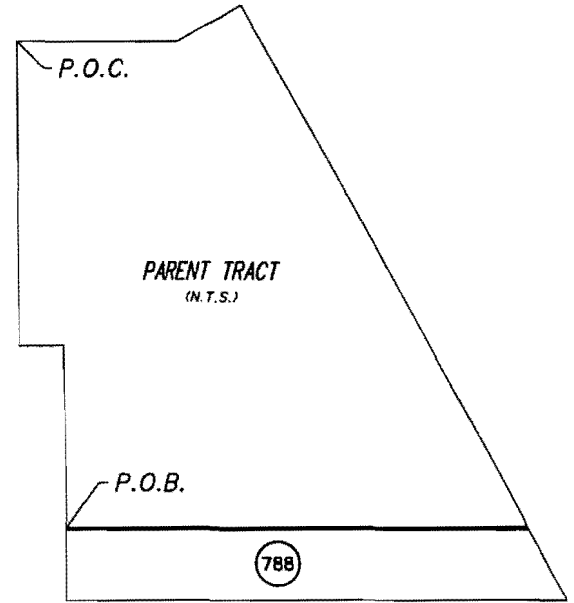


- ADL ACCESS DENIAL LINE
- CAB. CABINET
- D.E. DRAINAGE EASEMENT
- C.C.F. NO. COUNTY CLERK'S FILE NUMBER
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- DXXXXXX COUNTY CLERK'S DOCUMENT NUMBER
- ESMT. EASEMENT
- IR IRON ROD
- IRC IRON ROD WITH CAP
- LT LEFT
- N.T.S. NOT TO SCALE
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- RT RIGHT
- U.E. UTILITY EASEMENT
- VOL. VOLUME
- (CM) CONTROLLING MONUMENT
- (XXX) RECORD DATA
- ☐ TxDOT TYPE II MONUMENT FOUND (CM) (UNLESS OTHERWISE NOTED)
- MONUMENT FOUND (SIZE & TYPE NOTED)
- △ CALCULATED POINT
- ☐ 5/8" IRON ROD WITH TxDOT ALUMINUM CAP SET
- 5/8" IRON ROD SET (UNLESS OTHERWISE NOTED)
- ⊗ 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "ADL" SET (UNLESS OTHERWISE NOTED)
- Ⓢ— APPROXIMATE SURVEY LINE
- ||— EXISTING TxDOT R.O.W. LINE
- |||— EXISTING TxDOT R.O.W. AND ACCESS DENIAL LINE
- E— PROPERTY LINE
- PROPOSED EASEMENT LINE
- - - - - PROPOSED CENTERLINE
- — — — — PROPOSED R.O.W. LINE
- |||— PROPOSED R.O.W. AND ACCESS DENIAL LINE

NOTES:

1. ALL COORDINATES AND BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR FOR TARRANT COUNTY OF 1.00012.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A DIGITAL PHOTOGRAMMETRY FILE SUPPLIED BY TxDOT AND WILL NOT REFLECT CHANGES MADE SINCE IT WAS FLOWN.
3. ACCESS TO AND FROM THE I-35W TRANSPORTATION FACILITY IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON WILL BE SUBJECT TO POLICE POWERS.
4. A LEGAL DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.
5. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 14766-10-00717 WITH AN EFFECTIVE DATE OF 12/6/2010.
6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (I-35W BASELINE) UNLESS OTHERWISE NOTED.
7. \*\* THIS MONUMENT MAY BE REPLACED BY 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.

I, CALVIN E. COCK, III, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE THAT THIS PLAT AND ACCOMPANYING DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.



WHOLE PROPERTY SKETCH



CALVIN E. COCK, III  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
TEXAS NO. 5622

	PLAT OF A SURVEY OF PARCEL 788			PARCEL NUMBER	788	
	FILE	I-35W		ACRES	SQUARE FEET	
	SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-267	ACQUISITION	0.3328	14,497
		COUNTY TARRANT	DIVISION TTA	DEED AREA	2.0100	87,556
			REMAINDER AREA	1.6772	73,059	

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1561+28.42 to 1570+77.40  
R.O.W. CSJ: 0014-16-267

Page 1 of 6  
September 23, 2011  
Revised December 15, 2011



Description for Parcel 791

BEING a 48,109 square foot tract of land located in the Absalom Smith Survey, Abstract Number 1419 and the J. A. Walker Survey, Abstract Number 1738, City of Fort Worth, Tarrant County, Texas, and being a portion of Lot 3, Block 44 of "Lot 3, Block 44, Stoneglen at Fossil Creek", an addition to the City of Fort Worth as recorded in Cabinet A, Slide 2959 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), said Lot 3 being deeded to Wilmington Trust Company by the Limited Warranty Deed filed December 19, 1995 and recorded in County Clerk's File No. D195230959 and No. D195230962 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), said 48,109 square foot tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod with cap stamped "Halff & Assoc." found (Controlling Monument) (CM) for the common southeast corner of said Lot 3 and northeast corner of a called 2.113 acre tract of land deeded to FSI Restaurant Development Limited as recorded in County Clerk's File No. D202294217 of said O.P.R.T.C.T., said point being in the westerly right-of-way line of Sandshell Drive (a 68 foot width right-of-way) as dedicated by the plat recorded in Volume 388-188, Page 39 of said P.R.T.C.T.;

THENCE South 84 degrees 16 minutes 42 seconds West, (record South 84 degrees 49 minutes 15 seconds West), with the common southerly line of said Lot 3 and northerly line of said 2.113 acre tract of land, a distance of 340.69 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed easterly right-of-way line of Interstate 35W and the **POINT OF BEGINNING** at Station 1570+77.40, 236.70 Left, having surface coordinates of North 6,996,130.57, East 2,333,538.59;

- (1) THENCE South 84 degrees 16 minutes 42 seconds West, (record South 84 degrees 49 minutes 15 seconds West), continuing with the common southerly line of said Lot 3 and northerly line of said 2.113 acre tract of land, a distance of 49.14 feet to a 1/2 inch iron rod found (CM) for the common southwesterly corner of said Lot 3 and Northwesterly corner of said 2.113 acre tract of land, said point being in the existing easterly right-of-way line of Interstate 35W (a variable width right-of-way) described in the Judgment of Court in Absence of Objection to the State of Texas, a called 40.242 acre tract of land (designated "Tract A") recorded in Volume 4036, Page 466 of the Deed Records of Tarrant County, Texas, said point also being the beginning of a non-tangent curve to the left whose chord bears North 08 degrees 04 minutes 07 seconds West, a distance of 956.22 feet;

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1561+28.42 to 1570+77.40  
R.O.W. CSJ: 0014-16-267

Page 2 of 6  
September 23, 2011  
Revised December 15, 2011



Description for Parcel 791

- (2) THENCE Northerly, with the common westerly line of said Lot 3, said existing easterly right-of-way line of Interstate 35W and with said curve to the left, having a radius of 11,634.16 feet, a central angle of 04 degrees 42 minutes 38 seconds, for an arc distance of 956.49 feet (record 956.71 feet) to a point for the common northwesterly corner of said Lot 3 and southwesterly corner of Lot 2, Block 43 of "Blocks 36; 37; 38; 39, Lots 1 and 2; 42; 43, Lots 1 and 2; 44; and 45 of Stoneglen at Fossil Creek", an addition to the City of Fort Worth as recorded in Volume 388-188, Page 39 of said P.R.T.C.T., from which a 1/2 inch iron rod with cap stamped "Graham & Assoc" (CM) bears North 70 degrees 00 minutes 51 seconds East, a distance of 0.75 feet;
- (3) THENCE North 70 degrees 00 minutes 51 seconds East, (record North 70 degrees 32 minutes 57 seconds East), with the common northerly line of said Lot 3 and southerly line of said Lot 2, a distance of 46.50 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* in said proposed easterly right-of-way line of Interstate 35W;
- (4) THENCE South 10 degrees 36 minutes 46 seconds East, with said proposed easterly right-of-way line of Interstate 35W and over and across said Lot 3, a distance of 191.36 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* for the beginning of a tangent curve to the right whose chord bears South 07 degrees 42 minutes 27 seconds East, a distance of 776.68 feet;
- (5) THENCE Southerly, continuing with said proposed easterly right-of-way line of Interstate 35W, continuing over and across said Lot 3 and with said curve to the right, having a radius of 7,661.44 feet, a central angle of 05 degrees 48 minutes 39 seconds, for an arc distance of 777.01 feet to the **POINT OF BEGINNING** and containing 48,109 square feet or 1.104 acres of land, more or less.

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1561+28.42 to 1570+77.40  
R.O.W. CSJ: 0014-16-267

Page 3 of 6  
September 23, 2011  
Revised December 15, 2011



Description for Parcel 791

NOTES:

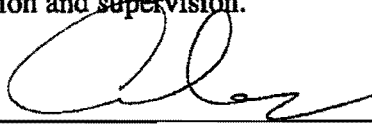
All coordinates and bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 North Central Zone. All distances and coordinates shown are surface values and may be converted to grid by dividing by TxDOT conversion factor for Tarrant County of 1.00012.

All stations and offsets shown are calculated relative to the project centerline (I-35W baseline) unless otherwise noted.

\*\* This monument may be replaced by 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.

A plat of same date accompanies this description.

I, Calvin E. Cock, III, a Registered Professional Land Surveyor, do hereby declare that this description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 9/23/11

Calvin E. Cock, III  
Registered Professional Land Surveyor No. 5622  
Gorronzona & Associates, Inc.  
1701 North Market Street, Suite 450 LB 5  
Dallas, Texas 75202  
Office 214-712-0600 Fax 214-712-0604

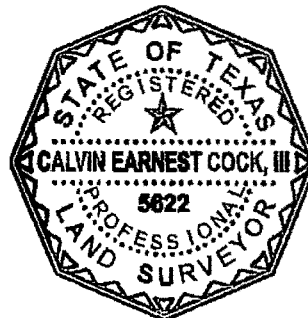




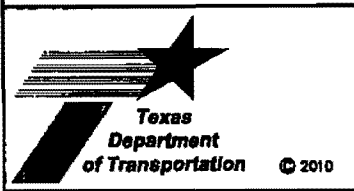
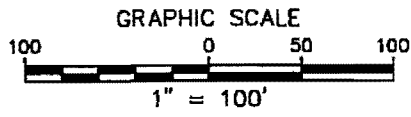
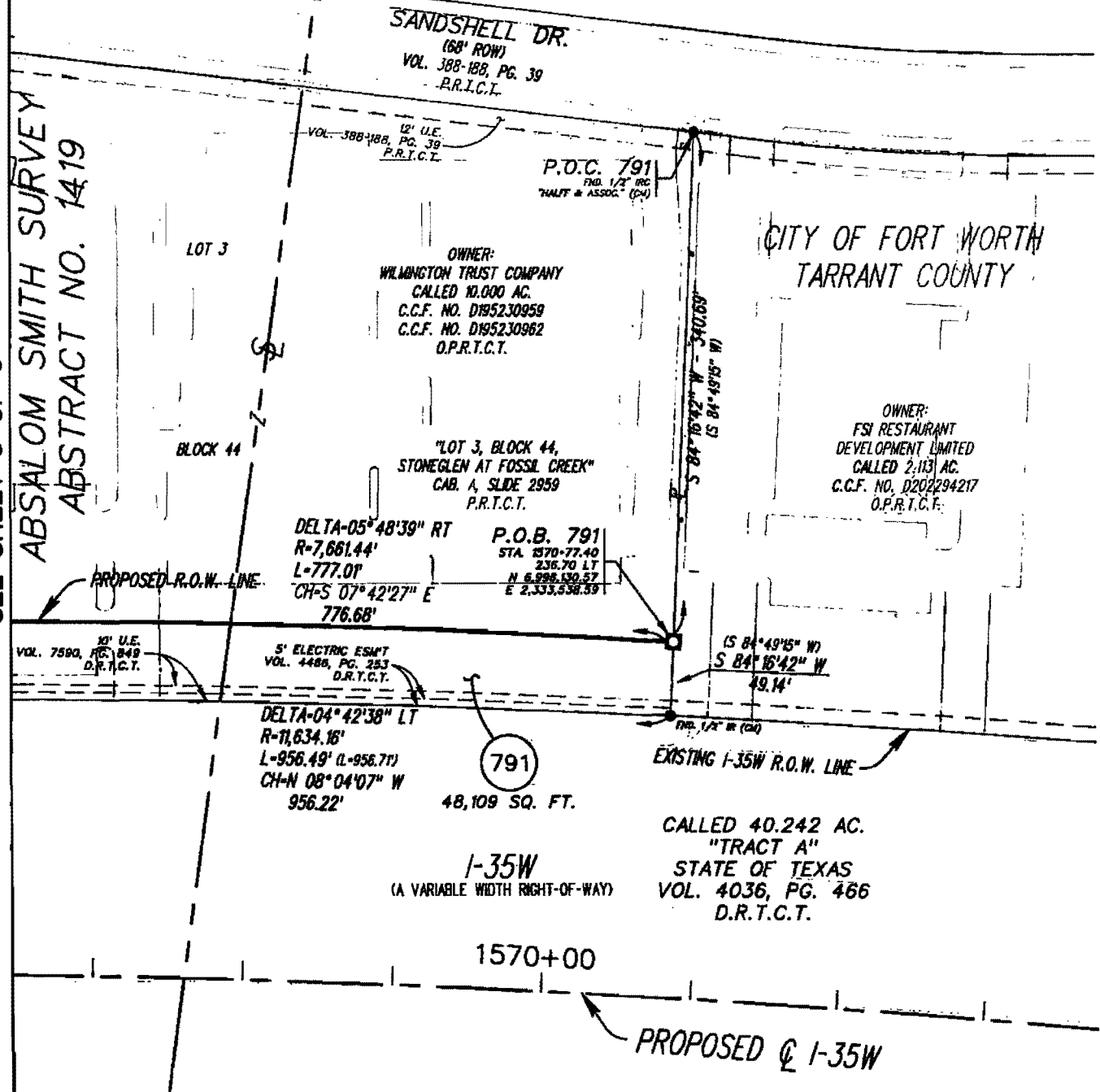
EXHIBIT "A"

PAGE 4 OF 6  
as of 9/23/11  
REVISED 12/15/11

J. A. WALKER SURVEY  
ABSTRACT NO. 1738



SEE SHEET 5 OF 6  
ABSALOM SMITH SURVEY  
ABSTRACT NO. 1419



PLAT OF A SURVEY OF PARCEL 791				PARCEL NUMBER	791	
FILE	I-35W		DIVISION TTA	ACQUISITION	ACRES	SQUARE FEET
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-267	COUNTY TARRANT	DEED AREA	10.000	435,600
				REMAINDER AREA	8.896	387,491

EXHIBIT "A"

PAGE 5 OF 6  
as of 9/23/11  
REVISED 12/15/11

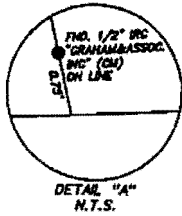


SANDSHELL DR.  
(68' ROW)  
VOL. 388-188, PG. 39  
P.R.T.C.T.

ABSALOM SMITH SURVEY  
ABSTRACT NO. 1419

12" U.E.  
VOL. 388-188, PG. 39  
P.R.T.C.T.

CITY OF FORT WORTH  
TARRANT COUNTY



LOT 2

LOT 3

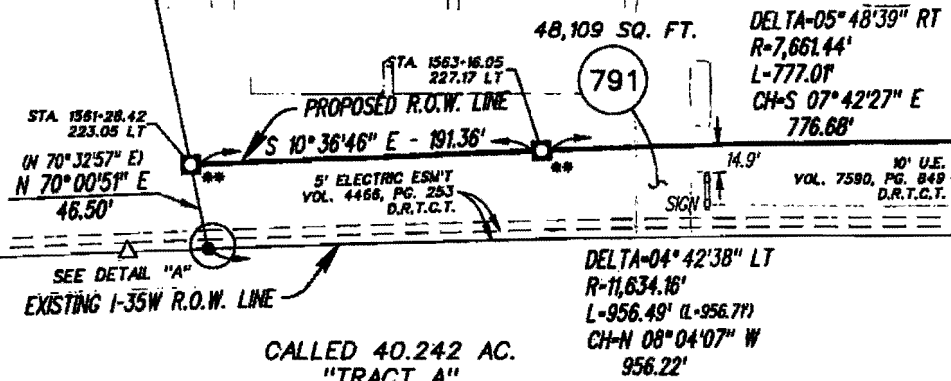
BLOCK 44

BLOCK 43

"BLOCKS 36; 37; 38; 39,  
LOTS 1 AND 2; 42; 43,  
LOTS 1 AND 2; 44; AND 45 OF  
STONEGLEN AT FOSSIL CREEK"  
VOL. 388-188, PG. 39  
P.R.T.C.T.

"LOT 3, BLOCK 44,  
STONEGLEN AT FOSSIL CREEK"  
CAB. A, SLIDE 2959  
P.R.T.C.T.

OWNER:  
WILMINGTON TRUST COMPANY  
CALLED 10.000 AC.  
C.C.F. NO. D195230959  
C.C.F. NO. D195230962  
O.P.R.T.C.T.



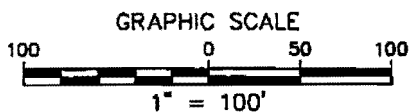
CALLED 40.242 AC.  
"TRACT A"  
STATE OF TEXAS  
VOL. 4036, PG. 466  
D.R.T.C.T.

I-35W  
(A VARIABLE WIDTH RIGHT-OF-WAY)

1560+00

1565+00

PROPOSED C I-35W



SEE SHEET 4 OF 6



PLAT OF A SURVEY OF PARCEL 791				PARCEL NUMBER	791	
FILE	I-35W		DIVISION	ACRES	SQUARE FEET	
SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO.	COUNTY	ACQUISITION	1.104	48,109
1" = 100'		0014-16-267	TARRANT	DEED AREA	10.000	435,600
				REMAINDER AREA	8.896	387,491

EXHIBIT "A"

PAGE 6 OF 6  
as of 9/23/11  
REVISED 12/15/11



ADL ACCESS DENIAL LINE  
CAB. CABINET  
D.E. DRAINAGE EASEMENT  
C.C.F. NO. COUNTY CLERK'S FILE NUMBER  
D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS  
DXXXXXX COUNTY CLERK'S DOCUMENT NUMBER  
ESMT. EASEMENT  
IR IRON ROD  
IRC IRON ROD WITH CAP  
LT LEFT  
N.T.S. NOT TO SCALE  
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

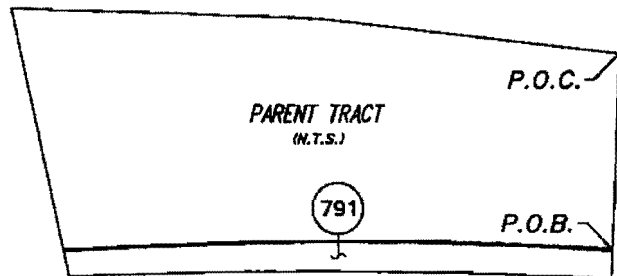
PG. PAGE  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCING  
P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS  
R.O.W. RIGHT OF WAY  
RT RIGHT  
U.E. UTILITY EASEMENT  
VOL. VOLUME  
(CM) CONTROLLING MONUMENT  
(XXX) RECORD DATA

- ☐ TxDOT TYPE II MONUMENT FOUND (CM) (UNLESS OTHERWISE NOTED)
- MONUMENT FOUND (SIZE & TYPE NOTED)
- △ CALCULATED POINT
- ☐ 5/8" IRON ROD WITH TxDOT ALUMINUM CAP SET
- 5/8" IRON ROD SET (UNLESS OTHERWISE NOTED)
- ⊗ 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "ADL" SET (UNLESS OTHERWISE NOTED)

- S — APPROXIMATE SURVEY LINE
- — EXISTING TxDOT R.O.W. LINE
- # — EXISTING TxDOT R.O.W. AND ACCESS DENIAL LINE
- E — PROPERTY LINE
- — PROPOSED EASEMENT LINE
- — PROPOSED CENTERLINE
- — PROPOSED R.O.W. LINE
- || — PROPOSED R.O.W. AND ACCESS DENIAL LINE

NOTES:

1. ALL COORDINATES AND BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR FOR TARRANT COUNTY OF 1.00012.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A DIGITAL PHOTOGRAMMETRY FILE SUPPLIED BY TxDOT AND WILL NOT REFLECT CHANGES MADE SINCE IT WAS FLOWN.
3. ACCESS TO AND FROM THE I-35W TRANSPORTATION FACILITY IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON WILL BE SUBJECT TO POLICE POWERS.
4. A LEGAL DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.
5. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 14766-10-00720 WITH AN EFFECTIVE DATE OF 12/13/2010.
6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (I-35W BASELINE) UNLESS OTHERWISE NOTED.
7. \*\* THIS MONUMENT MAY BE REPLACED BY 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.



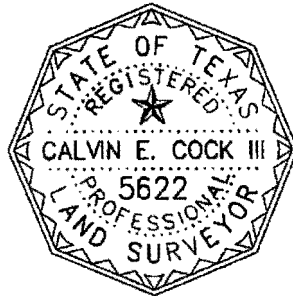
WHOLE PROPERTY SKETCH



I, CALVIN E. COCK, III, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE THAT THIS PLAT AND ACCOMPANYING DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

*[Signature]*  
9/23/11

CALVIN E. COCK, III  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
TEXAS NO. 5622



	PLAT OF A SURVEY OF PARCEL 791			PARCEL NUMBER <b>791</b>	
	FILE	1-35W		ACRES	SQUARE FEET
	SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-267	ACQUISITION	1.104 48,109
			COUNTY TARRANT	DEED AREA	10.000 435,600
			REMAINDER AREA	8.896 387,491	

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1567+00.21 to 1578+03.08  
R.O.W. CSJ: 0014-16-267

Page 1 of 6  
September 23, 2011  
Revised April 11, 2012



Description for Parcel 792

BEING a 43,034 square foot tract of land located in the J. A. Walker Survey, Abstract Number 1738, City of Fort Worth, Tarrant County, Texas, and being a portion of a called 18.580 acre tract of land as described in the General Warranty Deed to Brookhollow 1170 Limited Partnership, filed December 27, 2001 and recorded in County Clerk's File Number D201317518 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), said 43,034 square foot tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod with cap stamped "Dunnaway and Assoc" found (controlling monument) (CM) for the common most northwest corner of said called 18.580 acre tract of land and most southerly southwest corner of a called 16.139 acre tract of land deeded to WGK Development, Inc. as recorded in County Clerk's File Number D207066441 of said O.P.R.T.C.T., said point being in the existing easterly right-of-way line of Old Denton Road (County Road 3048) (a variable width right-of-way) (no deed of record found);

**THENCE** North 89 degrees 33 minutes 09 seconds East, (record South 89 degrees 54 minutes 00 second East), with the common northerly line of said 18.580 acre tract of land and southerly line of said 16.139 acre tract of land, passing at a distance of 647.90 feet a Texas Department of Transportation Type II Monument found (CM) for the common southeasterly corner of said 16.139 acre tract of land and southwesterly corner of a called 2.555 acre tract of land deeded to the State of Texas for right-of-way for Interstate 35W as recorded in Volume 14459, Page 125 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), said point being in the existing westerly right-of-way line of Interstate 35W (a variable width right-of-way), continuing with the common north line of said 18.580 acre tract of land and said existing westerly right-of-way line of Interstate 35W, for a total distance of 667.79 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* in the proposed westerly right-of-way line of Interstate 35W for the **POINT OF BEGINNING** at Station 1567+00.09, 196.26 feet Right, having surface coordinates of North 6,996,460.84, East 2,333,068.29;

- (1) **THENCE** North 89 degrees 33 minutes 09 seconds East, (record South 89 degrees 54 minutes 00 second East), continuing with the common north line of said 18.580 acre tract of land and said existing westerly right-of-way line of Interstate 35W, a distance of 30.22 feet to a TxDOT Type II monument found (CM) for the northeasterly corner of said 18.580 acre tract of land, said point being in the westerly line of a called 40.242 acre tract of land (designated "Tract A") deeded to the State of Texas for right-of-way for Interstate 35W as recorded in Volume 4036, Page 466 of said D.R.T.C.T., said point also being the beginning of a non-tangent curve to the right whose chord bears South 04 degrees 52 minutes 34 seconds East, a distance of 1,084.67 feet, said point also being the beginning of an Access Denial Line;

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1567+00.21 to 1578+03.08  
R.O.W. CSJ: 0014-16-267

Page 2 of 6  
September 23, 2011  
Revised April 11, 2012



Description for Parcel 792

- (2) THENCE Southerly, with the common easterly line of said 18.580 acre tract of land, said existing westerly right-of-way line of Interstate 35W and said Access Denial line, and with said curve to the right, having a radius of 11,284.16 feet, a central angle of 05 degrees 30 minutes 35 seconds, for an arc distance of 1,085.09 feet (record 1,085.25 feet) to a 1 inch iron rod found for the common southeast corner of said 18.580 acre tract of land and northeasterly corner of Lot 1, Block 1 of "Lot 1, Block 1, North Fort Worth Baptist Church Addition", an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 355-166, Page 97 of the Plat Records of Tarrant County, Texas, said point also being the end of said Access Denial Line;
- (3) THENCE South 89 degrees 32 minutes 46 seconds West, (record North 89 degrees 50 minutes 15 seconds West), along the common southerly line of said 18.580 acre tract of land and northerly line of said Lot 1, a distance of 49.32 feet a 5/8 inch iron rod with TxDOT aluminum cap set\*\* in said proposed westerly right-of-way line of Interstate 35W, said point also being the beginning of a non-tangent curve to the left whose chord bears North 03 degrees 52 minutes 09 seconds West, a distance of 1,083.37 feet, said point also being the beginning of an Access Denial Line;
- (4) THENCE Northerly, with said proposed westerly right-of-way line of Interstate 35W, said Access Denial Line, over and across said 18.580 acre tract of land and with said curve to the left, having a radius of 11,269.66 feet, a central angle of 05 degrees 30 minutes 36 seconds, for an arc distance of 1,083.79 feet to the end of said Access Denial Line and **POINT OF BEGINNING**, and containing 43,034 square feet or 0.988 acres of land, more or less.

County: Tarrant  
Highway: Interstate 35W (Segment 3B)  
Limits: I-820 to U.S. 81/287  
STA. 1567+00.21 to 1578+03.08  
R.O.W. CSJ: 0014-16-267

Page 3 of 6  
September 23, 2011  
Revised April 11, 2012



Description for Parcel 792

NOTES:

All coordinates and bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 North Central Zone. All distances and coordinates shown are surface values and may be converted to grid by dividing by TxDOT conversion factor for Tarrant County of 1.00012.

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

All stations and offsets shown are calculated relative to the project centerline (I-35W baseline) unless otherwise noted.

\*\* This monument may be replaced by TxDOT type II right-of-way maker upon the completion of the highway construction project under the supervision of a registered professional land surveyor either employed or retained by TxDOT.

A plat of same date accompanies this description.

I, Calvin E. Cock, III, a Registered Professional Land Surveyor, do hereby declare that this description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

9/23/11

Calvin E. Cock, III  
Registered Professional Land Surveyor No. 5622  
Gorronzona & Associates, Inc.  
1701 North Market Street, Suite 450 LB 5  
Dallas, Texas 75202  
Office 214-712-0600 Fax 214-712-0604

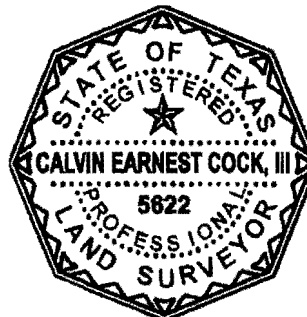
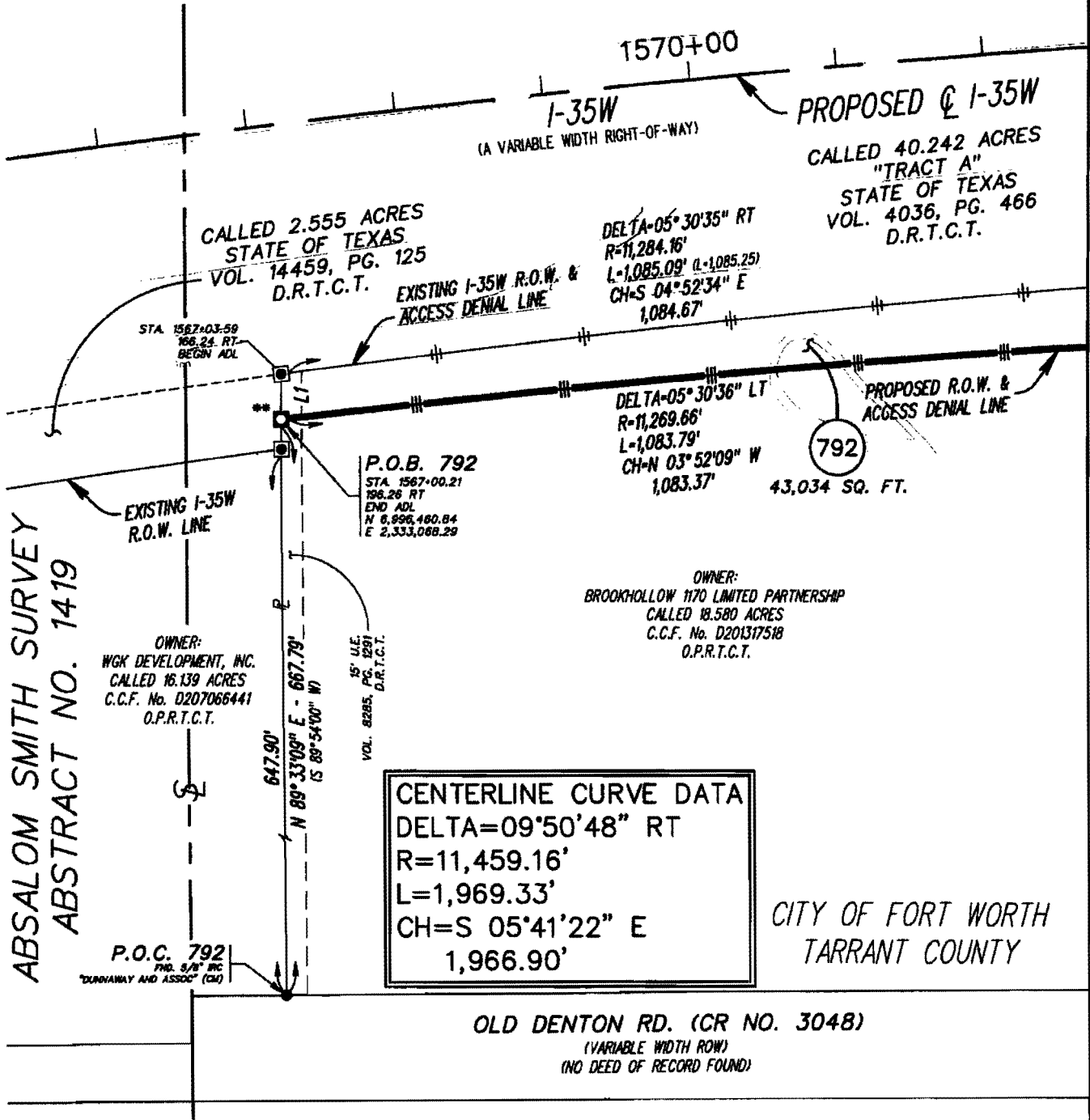


EXHIBIT "A"

PAGE 4 OF 6  
as of 9/23/11  
REVISED 4/11/12

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89° 33' 09" E (S 89° 54' 00" W)	30.22'

J. A. WALKER SURVEY  
ABSTRACT NO. 1738

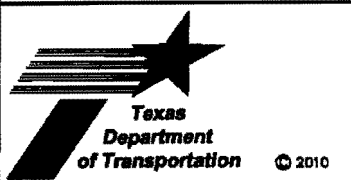
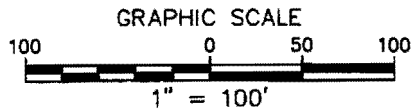


SEE SHEET 5 OF 6

ABSALOM SMITH SURVEY  
ABSTRACT NO. 1419

CENTERLINE CURVE DATA	
DELTA=09°50'48" RT	
R=11,459.16'	
L=1,969.33'	
CH=S 05°41'22" E	
1,966.90'	

CITY OF FORT WORTH  
TARRANT COUNTY



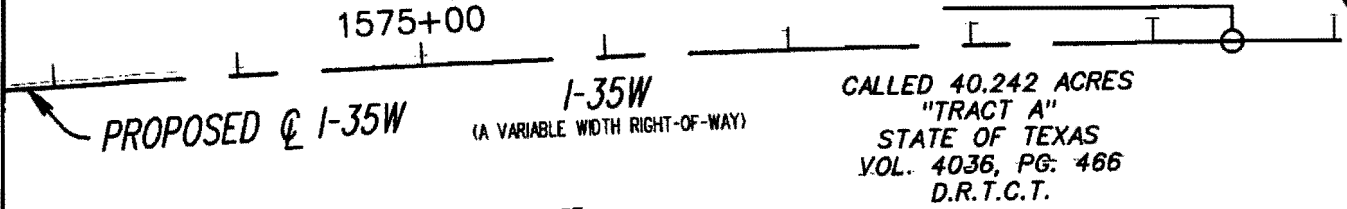
PLAT OF A SURVEY OF PARCEL 792			PARCEL NUMBER	792	
FILE	I-35W		ACQUISITION	0.988	43,034
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-267	DEED AREA	18.580	809,345
		DIVISION TTA	REMAINDER AREA	17.592	766,311
		COUNTY TARRANT			

ACRES		SQUARE FEET	
0.988	43,034	18.580	809,345
17.592	766,311		

EXHIBIT "A"

J. A. WALKER SURVEY  
ABSTRACT NO. 1738

PT 1579+44.41



CALLED 40.242 ACRES  
"TRACT A"  
STATE OF TEXAS  
VOL. 4036, PG. 466  
D.R.T.C.T.

DELTA=05°30'35" RT  
R=11,284.16'  
L=1,085.09' (L-1,085.25)  
CH=S 04°52'34" E  
1,084.67'

EXISTING I-35W R.O.W. &  
ACCESS DENIAL LINE

FIN. 1" R  
(CM)

STA. 1578+03.97  
153.79 RT  
END ADL

STA. 1578+03.08  
203.10 RT  
BEGN ADL

PROPOSED R.O.W. &  
ACCESS DENIAL LINE

DELTA=05°30'36" LT  
R=11,269.66'  
L=1,083.79'  
CH=N 03°52'09" W  
1,083.37'

792

43,034 SQ. FT.

OWNER:  
BROOKHOLLOW 1170 LIMITED PARTNERSHIP  
CALLED 18.580 ACRES  
VOL. 15351, PG. 368  
D.R.T.C.T.

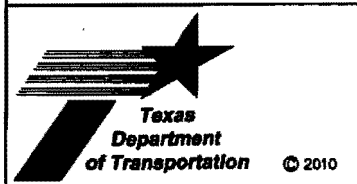
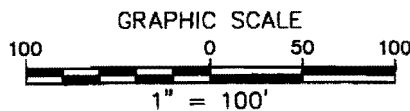
LOT 1, BLOCK 1  
NORTH FORT WORTH  
BAPTIST CHURCH ADDITION  
VOLUME 388-166, PAGE 97  
P.R.T.C.T.

SEE SHEET 4 OF 6

LINE TABLE		
LINE	BEARING	DISTANCE
L2	S 89°32'46" W (N 89°50'15" E)	49.32'

CENTERLINE CURVE DATA	
DELTA=09°50'48" RT	
R=11,459.16'	
L=1,969.33'	
CH=S 05°41'22" E	
1,966.90'	

CITY OF FORT WORTH  
TARRANT COUNTY



PLAT OF A SURVEY OF PARCEL 792				PARCEL NUMBER	792
FILE	I-35W		DIVISION TTA	ACQUISITION	ACRES SQUARE FEET
SCALE 1" = 100'	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-267	COUNTY TARRANT	DEED AREA	18.580 809,345
				REMAINDER AREA	17.592 766,311



EXHIBIT "A"



PAGE 6 OF 6  
as of 9/23/11  
REVISED 4/11/12

ADL ACCESS DENIAL LINE  
CAB. CABINET  
D.E. DRAINAGE EASEMENT  
C.C.F. NO. COUNTY CLERK'S FILE NUMBER  
D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS  
DXXXXXX COUNTY CLERK'S DOCUMENT NUMBER  
ESMT. EASEMENT  
IR IRON ROD  
IRC IRON ROD WITH CAP  
LT LEFT  
N.T.S. NOT TO SCALE  
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS  
PG. PAGE  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCING  
P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS  
R.O.W. RIGHT OF WAY  
RT RIGHT  
U.E. UTILITY EASEMENT  
VOL. VOLUME  
(CM) CONTROLLING MONUMENT  
(XXX) RECORD DATA

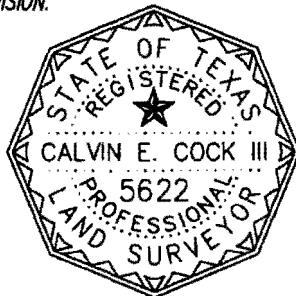
- ☐ TxDOT TYPE II MONUMENT FOUND (CM) (UNLESS OTHERWISE NOTED)
- MONUMENT FOUND (SIZE & TYPE NOTED)
- △ CALCULATED POINT
- ☐ 5/8" IRON ROD WITH TxDOT ALUMINUM CAP SET
- 5/8" IRON ROD WITH TxDOT ALUMINUM CAP SET (UNLESS OTHERWISE NOTED)
- ⊗ 5/8" IRON ROD WITH TxDOT ADL ALUMINUM CAP SET (UNLESS OTHERWISE NOTED)

- \$ — APPARENT SURVEY LINE
- || — EXISTING TxDOT R.O.W. LINE
- ||| — EXISTING TxDOT R.O.W. AND ACCESS DENIAL LINE
- P — PROPERTY LINE
- - - - - PROPOSED EASEMENT LINE
- — — — — PROPOSED CENTERLINE
- — — — — PROPOSED R.O.W. LINE
- ||| — PROPOSED R.O.W. AND ACCESS DENIAL LINE

I, CALVIN E. COCK, III, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE THAT THIS PLAT AND ACCOMPANYING DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

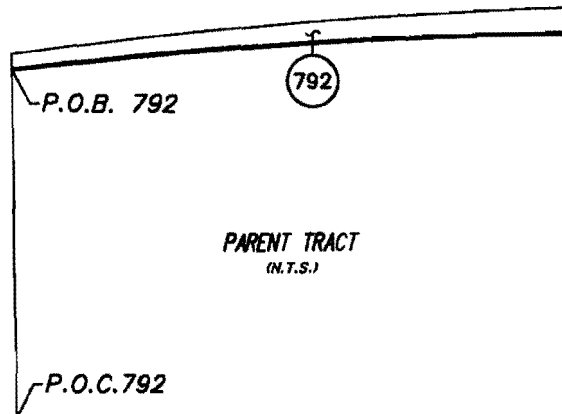
  
9/23/11

CALVIN E. COCK, III  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
TEXAS NO. 5622



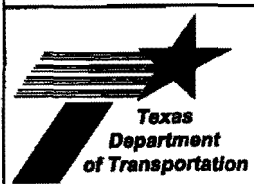
NOTES:

1. ALL COORDINATES AND BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 NORTH CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR FOR TARRANT COUNTY OF 1.00012.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A DIGITAL PHOTOGRAMMETRY FILE SUPPLIED BY TxDOT AND WILL NOT REFLECT CHANGES MADE SINCE IT WAS FLOWN.
3. ACCESS TO AND FROM THE I-35W TRANSPORTATION FACILITY IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON WILL BE SUBJECT TO POLICE POWERS.
4. ACCESS IS DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE "ACCESS DENIAL LINE" DESCRIBED HEREON.
5. A LEGAL DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.
6. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 14766-10-00721 WITH AN EFFECTIVE DATE OF 12/08/2010.
7. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (I-35W BASELINE) UNLESS OTHERWISE NOTED.
8. \*\* THIS MONUMENT MAY BE REPLACED BY 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.



WHOLE PROPERTY SKETCH



	PLAT OF A SURVEY OF PARCEL 792			PARCEL NUMBER	792	
	FILE	I-35W		ACQUISITION	ACRES	SQUARE FEET
	SCALE	FEDERAL AID PROJECT NO.	R.O.W.-C.S.J NO. 0014-16-267	DEED AREA	18.580	809,345
			DIVISION TTA COUNTY TARRANT	REMAINDER AREA	17.592	766,311