

**TEXAS TRANSPORTATION COMMISSION**

BRAZORIA County

**MINUTE ORDER**

Page 1 of 2

HOUSTON District

In BRAZORIA COUNTY, on FARM TO MARKET ROAD 524, the State of Texas acquired fee and easement interests in certain land for highway purposes by various instruments recorded in the Deed Records and Official Records of Brazoria County, Texas. The county acquired an easement interest in certain land for use by the state for highway purposes, and certain other land was used for highway purposes, there being no record title in the name of the state or county.

Pursuant to Texas Transportation Code, §§201.103 and 221.001, the executive director has recommended, as shown in Exhibit A, the designation of FM 524 along a new location from existing FM 524 northeast approximately 1.9 miles to SH 35, the concurrent designation with segments of SH 35 and SL 419, and the removal of the old FM 524 alignment from the state highway system.

Portions of the land (surplus land), described in Exhibits B and B-1 through 4, are no longer needed for highway purposes.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the exchange of surplus land as whole or partial consideration of other land needed for a state highway purpose.

ConocoPhillips Company (ConocoPhillips) is the owner of land needed for highway purposes and has conveyed the land (new land), described in Exhibit C, to the state. Construction of the new alignment is complete, and the old alignment is no longer needed as part of the highway system.

It is the opinion of the commission that it is proper and correct that the state convey the surplus land to ConocoPhillips, in exchange and as consideration for the conveyance of the new land to the state.

IT IS THEREFORE ORDERED by the commission that:

- 1) the designation of FM 524 along the new location is accepted and designated as part of the system, from existing FM 524 northeast to SH 35, a distance of approximately 1.9 miles;
- 2) that segments of FM 524 are designated concurrent with SH 35 from the intersection with the new alignment westward to SL 419 and with SL 419 from SH 35 westward to existing FM 524; and
- 3) that the old alignment of FM 524 is removed from the state highway system and transferred to ConocoPhillips from SL 419 southwestward to the junction with the FM 524 new alignment, a distance of approximately 1.3 miles.

TEXAS TRANSPORTATION COMMISSION

BRAZORIA County

MINUTE ORDER

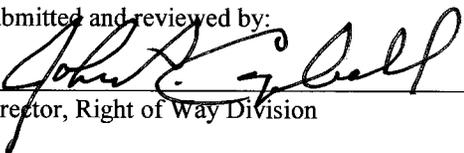
Page 2 of 2

HOUSTON District

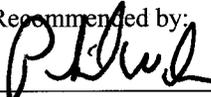
FURTHER, the commission finds that the surplus land is no longer needed for a state highway purpose and recommends that, subject to approval by the attorney general, in exchange and as consideration for the conveyance of the new land to the state, the governor of Texas execute proper instruments:

- 1) conveying all of the state's rights, title and interest in the surplus land described in Exhibit B-1 to ConocoPhillips Company; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's rights, title and interest, if any, in and to all of the oil, gas, sulphur and other minerals, of every kind and character, in, on, under and that may be produced from the surplus land;
- 2) releasing the state's easement interest in the surplus land described in Exhibit B-2 to ConocoPhillips Company;
- 3) quitclaiming the county's easement interest in the surplus land described in Exhibit B-3 to Brazoria County, Texas; and
- 4) quitclaiming the no-title land described in Exhibit B-4 to ConocoPhillips Company at the request of the county.

Submitted and reviewed by:

  
\_\_\_\_\_  
Director, Right of Way Division

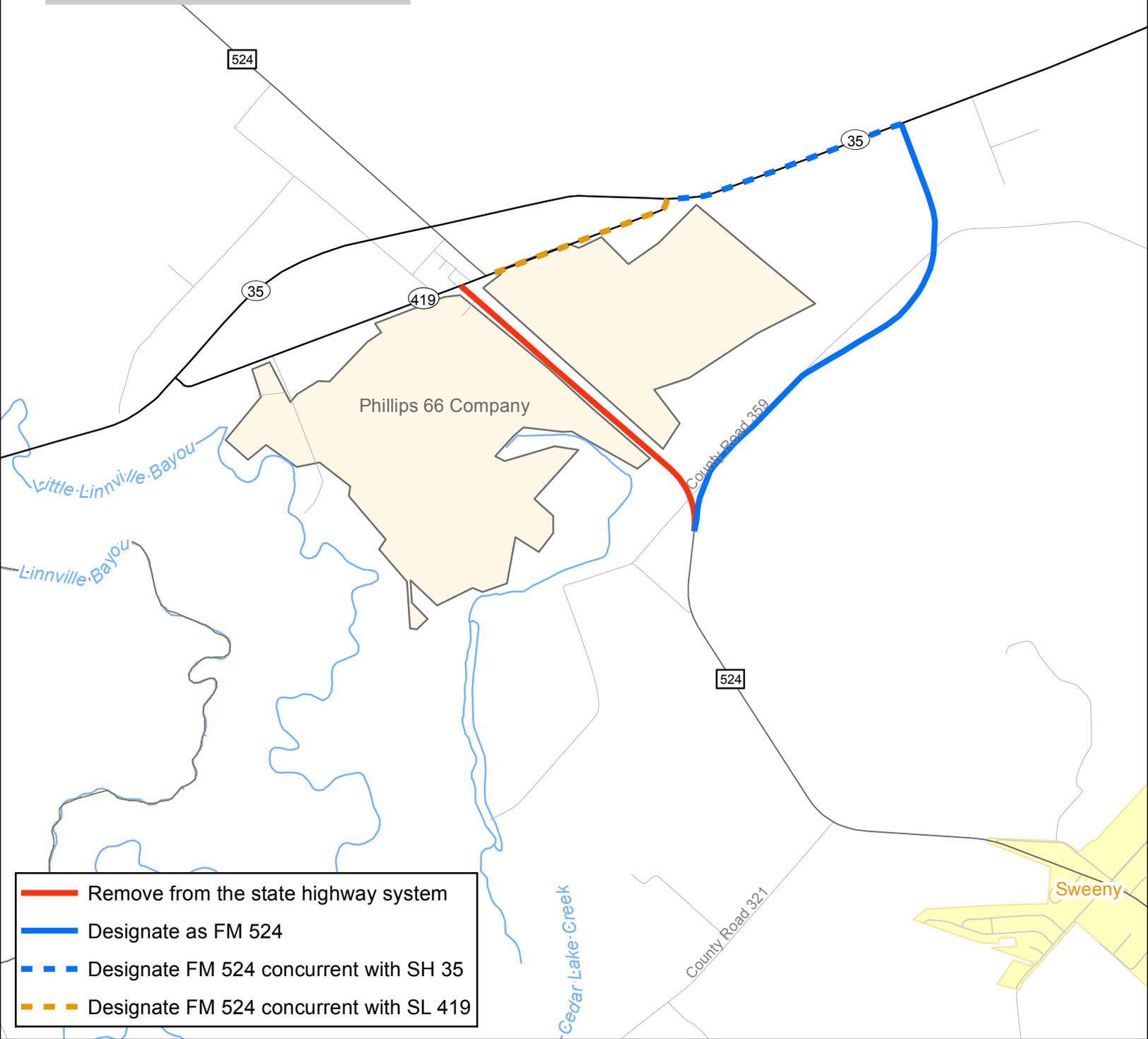
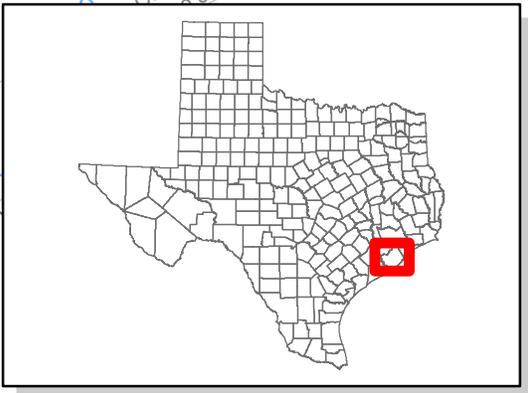
Recommended by:

  
\_\_\_\_\_  
Executive Director

**113064 MAR 29 12**

Minute  
Number

Date  
Passed



- Remove from the state highway system
- Designate as FM 524
- - - Designate FM 524 concurrent with SH 35
- - - Designate FM 524 concurrent with SL 419



EXHIBIT **B**

County: Brazoria  
Highway: FM 524  
Project Limits: From 0.19 Mile North of County Road 360 to SH 35  
R.C.S.J.: 1004-01-053

PROPERTY DESCRIPTION OF TRACT 1

Being a 7.664 acre (333,847 square feet) tract of land and being a portion of the existing right-of-way of FM 524 (100 feet wide) in the Polly & Chance League, Abstract 119, Brazoria County, Texas; said 7.664 acre tract being more particularly described as follows:

BEGINNING at a leaning two inch iron pipe found at the intersection of the existing Northeast right-of-way line of FM 524 (100 feet wide) with the existing Northwest right-of-way line of Clay Street (60 feet wide) and having coordinates N = 13,589,105.71 and E = 3,011,108.06; same being at the South corner of Lot 9, Block 2 of the Old Ocean Acres Subdivision recorded in Volume 5, Page 67 of the Plat Records of Brazoria County, Texas (P.R.B.C.T.); said Lot 9, Block 2 being conveyed to Phillips 66 Company from Mr. H. T. (Bessie) Barfield by deed dated July 25, 1989 and recorded in Volume (89)695, Page 99 of the Official Records of Brazoria County, Texas (O.R.B.C.T.); said Clay Street being established by said Old Ocean Acres Subdivision; no record information found for the right-of-way of FM 524 other than a road of undeclared width shown on the plat of McDonald's First Subdivision recorded in Volume 3, Page 63 of the P.R.B.C.T.;

- 1) THENCE, South 41° 46' 05" West, a distance of 100.00 feet to a five-eighths inch iron rod with a TxDOT aluminum cap set for corner on the existing Southwest right-of-way line of FM 524 and on the northeast line of a 10.31 acre tract (referred to as Tract 50) conveyed to Phillips 66 Company from Phillips Petroleum Company by deed dated December 5, 1986 and recorded in Volume (86)365, Page 22 of the O.R.B.C.T.; from which a broken concrete right-of-way monument found at the Point of Curvature of a 1,376.39 feet radius curve bears South 48° 13' 55" East, 10.68 feet; the Southwest 20 feet of the right-of-way for FM 524 being conveyed to the State of Texas by the following: deed dated November 8, 1954 and recorded in Volume 612, Page 449 of the Deed Records of Brazoria County, Texas (D.R.B.C.T.); deed dated February 5, 1955 and recorded in Volume 616, Page 425 of the D.R.B.C.T.; deed dated February 5, 1955 and recorded in Volume 616, Page 423 of the D.R.B.C.T.; deed December 8, 1954 and recorded in Volume 616, Page 441 of the D.R.B.C.T.; deed dated January 29, 1955 and recorded in Volume 616, Page 431 of the O.R.B.C.T.; and by Condemnation recorded in Volume Y, Page 103 of the Civil Minutes of Brazoria County, Texas; \*\*

EXHIBIT \_\_\_\_\_

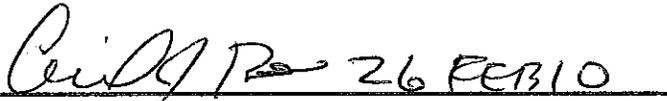
- 2) THENCE, North  $48^{\circ} 13' 55''$  West, along the existing Southwest right-of-way line of FM 524, the Northeast line of said 10.31 acre tract, the Northeast line of a 24.31 acre tract (referred to as Tract 44) conveyed to Phillips 66 Company by said deed recorded in Volume (86)365, Page 22 of the O.R.B.C.T., the Northeast line of a 288.14 acre tract (referred to as Tract 5) conveyed to Phillips 66 Company by said deed recorded in Volume (86)365, Page 22 of the O.R.B.C.T., the Northeast line of a 22.45 acre tract (referred to as Tract 33) conveyed to Phillips 66 Company by said deed recorded in Volume (86)365, Page 22 of the O.R.B.C.T., the Northeast line of a 80' x 300' tract (referred to as Tract 34) conveyed to Phillips 66 Company by said deed recorded in Volume (86)365, Page 22 of the O.R.B.C.T., and the Northeast line of a 4.2757 acre tract (referred to as Tract 31, No. 1) conveyed to Phillips 66 Company by said deed recorded in Volume (86)365, Page 22 of the O.R.B.C.T., a distance of 3,366.55 feet to a five-eighths inch iron rod found at the North corner of said 4.2757 acre tract and the East corner of a 16.427 acre tract (referred to as Tract 1) conveyed to Chevron Phillips Chemical Company, LP from Phillips Petroleum Company by deed dated June 30, 2000 and recorded under County Clerk's File No. 00-042424 of the O.R.B.C.T.;
- 3) THENCE, North  $41^{\circ} 46' 05''$  East, a distance of 60.00 feet to a point for corner at the original centerline of FM 524;
- 4) South  $48^{\circ} 13' 55''$  East, along the original centerline of FM 524, a distance of 70.20 feet to a point for corner;
- 5) THENCE, North  $41^{\circ} 46' 05''$  East, a distance of 40.00 feet to five-eighths inch iron rod found for corner on the existing Northeast right-of-way line of FM 524; said corner being the West corner of a 49.36 acre tract (referred to as Tract 45) conveyed to Phillips 66 Company from Phillips Petroleum Company by deed dated December 5, 1986 and recorded in Volume (86)365, Page 22 of the O.R.B.C.T.; same being the South corner of an 8.07 acre tract (referred to as Fee No. F-001985) conveyed to Chevron Phillips Chemical Company, LP from Phillips Petroleum Company by deed dated June 30, 2000 and recorded under County Clerk's File No. 00-042424 of the O.R.B.C.T.; a portion of the right-of-way of FM 524 being conveyed to Brazoria County by deed dated January 19, 1932 and recorded in Volume 231, Page 361 of the D.R.B.C.T.;

EXHIBIT \_\_\_\_\_

- 6) THENCE, South 48° 13' 55" East, along the existing Northeast right-of-way line of FM 524, the southwest line of said 49.36 acre tract, the Southwest line of the Old Ocean Acres Third Subdivision recorded in Volume 6, Page 55 of the P.R.B.C.T., and the Southwest line of said Old Ocean Acres Subdivision, a distance of 3,296.34 feet to the POINT OF BEGINNING and containing 7.664 acres (333,847 square feet) of land.

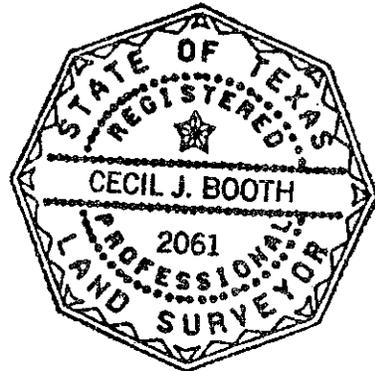
All bearings and coordinates stated are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983, 1993 Adjustment. All distances and coordinates stated are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

A tract plat of even survey date accompanies this property description.  
Survey completed in February, 2009.  
Areas given for adjoining tracts are approximate.

 26 FEB 10

Cecil J. Booth  
Registered Professional Land Surveyor  
Texas Reg. No. 2061

Baker & Lawson, Inc.  
300 E. Cedar  
Angleton, Texas 77515  
979-849-6681  
713-222-7451



**BL. CURVE DATA (C-5)**

BL P.I. STA. 6+73.39  
 N= 13,588.973.58  
 E= 3,011.194.22  
 $\Delta = 11^\circ 46' 04''$  LT  
 $D = 06^\circ 05' 43''$   
 R= 940.00'  
 T= 96.87'  
 L= 193.07'  
 CH= N 42° 30' 19" W 192.72'

**C-8**

R= 1,376.39'  
 $\Delta = 27^\circ 44' 11''$   
 L= 666.30'  
 CH= N 34° 21' 49" W  
 659.81'

**NOTES:**

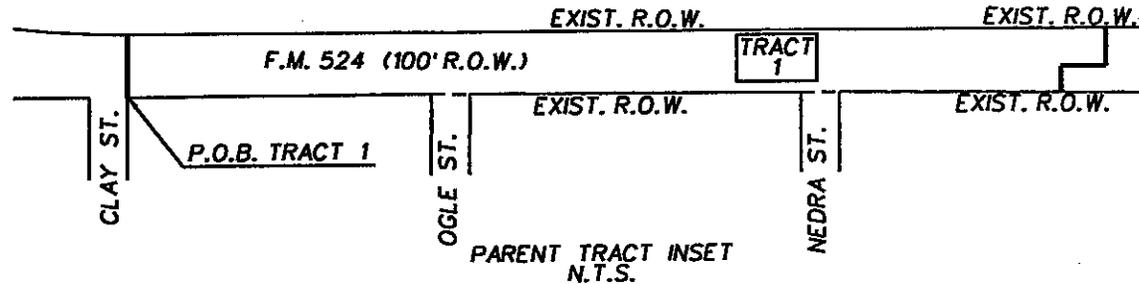
EXISTING AREAS SHOWN ARE APPROXIMATE.

ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH 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 1.00013.

BEARINGS AND DISTANCES SHOWN ENCLOSED IN PARENTHESES ARE CALLED BEARINGS AND DISTANCES IN THE DESCRIPTION OF THE PARENT TRACT.

\*\* 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.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.



**LEGEND:**

- = SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP
- = FOUND CORNER IMPLEMENT AS NOTED
- = SET 5/8" IRON ROD WITH B&L CAP
- △ TXDOT CONTROL MONUMENT
- MH MANHOLE
- LP LIGHT POLE
- TL TRAFFIC LIGHT
- CP CONTROL POINT
- TRACT 1 TRACT NUMBER
- EXISTING RIGHT-OF-WAY
- P PROPERTY LINE
- BASELINE
- 595+00 — SURVEY LINE
- x— FENCE



TRACT ACRES / S.F.
7.664 / 333,847

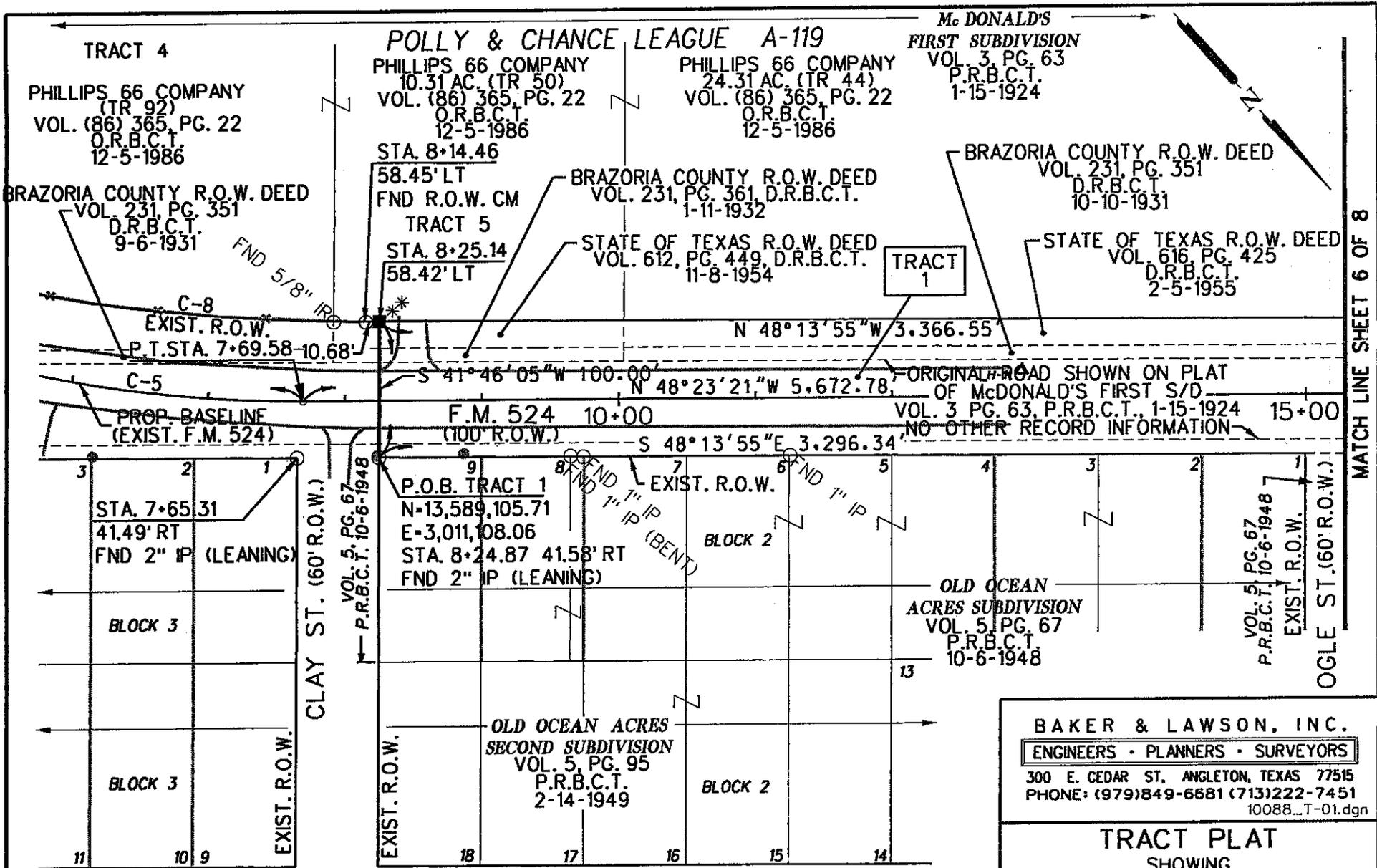
*Cecil J. Booth* 26 FEB 10

**CECIL J. BOOTH**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 REG. NO. 2061

- C.C.F. NO. = COUNTY CLERK'S FILE NUMBER
- O.R.B.C.T = OFFICIAL RECORDS BRAZORIA COUNTY, TEXAS
- P.R.B.C.T = PLAT RECORDS BRAZORIA COUNTY, TEXAS
- D.R.B.C.T = DEED RECORDS BRAZORIA COUNTY, TEXAS
- D.L. = DEED LINE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING

**BAKER & LAWSON, INC.**  
**ENGINEERS • PLANNERS • SURVEYORS**  
 300 E. CEDAR ST., ANGLETON, TEXAS 77515  
 PHONE: (979)849-6681 (713)222-7451  
 10088\_T-01.dgn

**TRACT PLAT**  
 SHOWING  
**TRACT 1**  
 F.M. 524  
 BRAZORIA COUNTY  
 RCSJ: 1004-01-053  
 FEBRUARY, 2010



MATCH LINE SHEET 6 OF 8

**BAKER & LAWSON, INC.**  
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 FEBRUARY, 2010

PAGE 5 OF 8      SCALE: 1"=100'

**OLD OCEAN ACRES SUBDIVISION - BLOCK 3**

LOT	OWNER	DEED REFERENCE	DATE
1-3	PHILLIPS 66 COMPANY	VOL. (86) 365, PG. 22 O.R.B.C.T.	12/05/86

**OLD OCEAN ACRES SUBDIVISION - BLOCK 2**

LOT	OWNER	DEED REFERENCE	DATE
1-7 & NW 10' OF 8	PHILLIPS 66 COMPANY	VOL. (86) 365, PG. 22 O.R.B.C.T.	12/05/86
SE 65' OF 8 & 9	PHILLIPS 66 COMPANY	VOL. (89) 695, PG. 99 O.R.B.C.T.	07/20/89



POLLY & CHANCE LEAGUE A-119

PHILLIPS 66 COMPANY  
24.31 AC. (TR 44)  
VOL. (86) 365, PG. 22  
O.R.B.C.T.  
12-5-1986

PHILLIPS 66 COMPANY  
288.14 AC. (TR 5)  
VOL. (86) 365, PG. 22  
O.R.B.C.T.  
12-5-1986

PHILLIPS 66 COMPANY  
22.45 AC. (TR 33)  
VOL. (86) 365, PG. 22  
O.R.B.C.T.  
12-5-1986

STATE OF TEXAS R.O.W. DEED  
VOL. 616, PG. 423  
D.R.B.C.T.  
2-5-1955

BRAZORIA COUNTY R.O.W. DEED  
VOL. 231, PG. 351  
D.R.B.C.T.  
10-10-1931

STATE OF TEXAS R.O.W. DEED  
VOL. 616, PG. 441  
D.R.B.C.T.  
12-8-1954

BRAZORIA COUNTY R.O.W. DEED  
VOL. 231, PG. 339  
D.R.B.C.T.  
10-10-1931

STATE OF TEXAS  
R.O.W. DEED  
VOL. 616, PG. 431  
D.R.B.C.T.  
1-29-1955

TRACT  
1

EXIST. R.O.W.

N 48°13'55"W 3,366.55'

N 48°23'21"W 5,672.78'

PROP. BASELINE  
(EXIST. F.M. 524)

F.M. 524 (100' R.O.W.)

30+00

NO R.O.W. INFORMATION OF RECORD

S 48°13'55"E 3,296.34'

EXIST. R.O.W.

BRAZORIA COUNTY R.O.W. DEED  
VOL. 231, PG. 361  
D.R.B.C.T.  
1-19-1932

PHILLIPS 66 COMPANY  
49.36 AC. (TR 45)  
VOL. (86) 365, PG. 22  
O.R.B.C.T.  
12-5-1986

MATCH LINE SHEET 6 OF 8

MATCH LINE SHEET 8 OF 8

BAKER & LAWSON, INC.

ENGINEERS • PLANNERS • SURVEYORS

300 E. CEDAR ST, ANGLETON, TEXAS 77515  
PHONE: (979)849-6681 (713)222-7451

10088-T-01.dgn

TRACT PLAT

SHOWING

TRACT 1

F.M. 524  
BRAZORIA COUNTY  
RCSJ: 1004-01-053  
FEBRUARY, 2010

POLLY & CHANCE LEAGUE A-119

PHILLIPS 66 COMPANY  
22.45 AC. (TR. 33)  
VOL. (86) 365, PG. 22  
O.R.B.C.T.  
12-5-1986

PHILLIPS 66 COMPANY  
80' X 300' (TR. 34)  
VOL. (86) 365, PG. 22  
O.R.B.C.T.  
12-5-1986

PHILLIPS 66  
COMPANY  
4.2757 AC.  
(TR. 31-NO. 1)  
VOL. (86) 365,  
PG. 22  
O.R.B.C.T.  
12-5-1986

CHEVRON PHILLIPS  
CHEMICAL COMPANY, LP  
16.427 AC. (TR. 1)  
C.C.F. NO. 00-042424  
O.R.B.C.T.  
6-30-2000

BRAZORIA COUNTY R.O.W. DEED  
VOL. 231, PG. 339  
D.R.B.C.T.  
10-10-1931

STATE OF TEXAS R.O.W.  
BY CONDEMNATION  
VOL. Y, PG. 103, CIVIL MINUTES  
BRAZORIA CO., TX.

STATE OF TEXAS R.O.W. DEED  
VOL. 616, PG. 431  
D.R.B.C.T.  
1-29-1955

EXIST. R.O.W.

STATE OF TEXAS  
R.O.W. DEED  
VOL. 616, PG. 441  
D.R.B.C.T.  
12-8-1954

N 48°13'55"W 3.366.55' ; N 41°46'05"E 60.00'

N 48°23'21"W 5.672.78' ; F.M. 524 (100' R.O.W.) ; S 48°13'55"E 70.20' ; PROP. BASELINE (EXIST. F.M. 524)

← NO R.O.W. INFORMATION OF RECORD →

40+00  
S 48°13'55"E 3.296.34' ; N 41°46'05"E 40.00'

ORIGINAL CENTERLINE OF F.M. 524

BRAZORIA COUNTY R.O.W. DEED  
VOL. 231, PG. 361  
D.R.B.C.T.  
1-19-1932

TRACT 1

FND 5/8" IR

← FEE NO. F-001985 →  
8.07 AC.

CHEVRON PHILLIPS  
CHEMICAL COMPANY, LP  
C.C.F. NO. 00-042424  
O.R.B.C.T.  
6-30-2000

PHILLIPS 66 COMPANY  
49.36 AC. (TR. 45)  
VOL. (86) 365, PG. 22  
O.R.B.C.T.  
12-5-1986

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TRACT PLAT  
SHOWING  
TRACT 1

F.M. 524  
BRAZORIA COUNTY  
RCSJ: 1004-01-053  
FEBRUARY, 2010

MATCH LINE SHEET 7 OF 8

EXHIBIT **B**

County: Brazoria  
Highway: FM 524  
Project Limits: From 0.19 Mile North of County Road 360 to SH 35  
R.C.S.J.: 1004-01-053

PROPERTY DESCRIPTION OF TRACT 2

Being a 3.486 acre (151,855 square feet) tract of land and being a portion of the existing right-of-way of FM 524 (100 feet wide) in the Polly & Chance League, Abstract 119, Brazoria County, Texas; said 3.486 acre tract being more particularly described as follows:

BEGINNING at a five-eighths inch iron rod found on the existing Southwest right-of-way line of FM 524 (100 feet wide) and at the East corner of a 29.89 acre tract (referred to as Tract 26) conveyed to conveyed to Phillips 66 Company from Phillips Petroleum Company by deed dated December 5, 1986 and recorded in Volume (86)365, Page 22 of the Official Records of Brazoria County, Texas (O.R.B.C.T.) and having coordinates N = 13,591,273.64 and E = 3,008,530.52; same being the North corner of a 4.2757 acre tract (referred to as Tract 31, No. 1) conveyed to Phillips 66 Company by said deed recorded in Volume (86)365, Page 22 of the O.R.B.C.T.; no record information found for the original right-of-way of FM 524; the Southwest twenty feet of the existing right-of-way of FM 524 being conveyed to the State of Texas from Phillips Petroleum Company by deed dated December 8, 1954 and recorded in Volume 616, Page 441 of the Deed Records of Brazoria County, Texas;

- 1) THENCE, North 48° 13' 55" West, along the existing Southwest right-of-way line of FM 524, the Northeast line of said 29.89 acre tract, and the Northeast line of a 58.73 acre tract (referred to as Tract 13) conveyed to Phillips 66 Company by said deed recorded in Volume (86)365, Page 22 of the O.R.B.C.T., a distance of 1,306.05 feet to a five-eighths inch iron rod found for corner;
- 2) THENCE, North 41° 46' 05" East, a distance of 60.00 feet to a point for corner at the original centerline of FM 524;
- 3) THENCE, North 48° 13' 55" West, along the original centerline of FM 524, a distance of 461.15 feet to a point for corner at the intersection with the northeasterly projection of the existing Southeast right-of-way line of County Road 371;

EXHIBIT \_\_\_\_\_

- 4) THENCE, North 42° 05' 05" East, along the northeasterly projection of the existing Southeast right-of-way line of County Road 371, a distance of 40.00 feet to five-eighths inch iron rod with a TxDOT aluminum cap set for corner on the existing Northeast right-of-way line of FM 524 and on the Southwest line of a 44.13 acre tract (referred to as Tract 14) conveyed to Phillips 66 Company by said deed recorded in Volume (86)365, Page 22 of the O.R.B.C.T.; from which a one inch iron pipe found at the West corner of said 44.13 acre tract and the South corner of a 0.4946 acre tract conveyed to Phillips Petroleum Company from Rubin Ruiz and Sara Ramirez by deed dated April 22, 1992 and recorded in Volume (92)1024, Page 82 of the O.R.B.C.T. bears North 48° 13' 55" West, 54.96 feet;
- 5) THENCE, South 48° 13' 55" East, along the existing Northeast right-of-way line of FM 524, the Southwest line of said 44.13 acre tract, the Southwest line of the former Harab Subdivision recorded in Volume 4, Page 161 of the Plat Records of Brazoria County, Texas, and the Southwest line of an 8.07 acre tract (referred to as Tract 31, No. 3) conveyed to Phillips 66 Company by said deed recorded in Volume (86)365, Page 22 of the O.R.B.C.T., a distance of 1,837.19 feet to a five-eighths inch iron rod found at the South corner of said 8.07 acre tract; same being the West corner of a 49.36 acre tract (referred to as Tract 45) conveyed to Phillips 66 Company by said deed recorded in Volume (86)365, Page 22 of the O.R.B.C.T.;
- 6) THENCE, South 41° 46' 05" West, a distance of 40.00 feet to a point for corner at the original centerline of FM 524;
- 7) THENCE, North 48° 13' 55" West, along the original centerline of FM 524, a distance of 70.20 feet to a point for corner;
- 8) THENCE, South 41° 46' 05" West, a distance of 60.00 feet to the POINT OF BEGINNING and containing 3.486 acres (151,855 square feet) of land.

All bearings and coordinates stated are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983, 1993 Adjustment. All distances and coordinates stated are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

EXHIBIT \_\_\_\_\_

A tract plat of even survey date accompanies this property description.  
Survey completed in February, 2009.  
Areas given for adjoining tracts are approximate.

 6 July 11

Cecil J. Booth  
Registered Professional Land Surveyor  
Texas Reg. No. 2061

Baker & Lawson, Inc.  
300 E. Cedar  
Angleton, Texas 77515  
979-849-6681, 713-222-7451



**NOTES:**

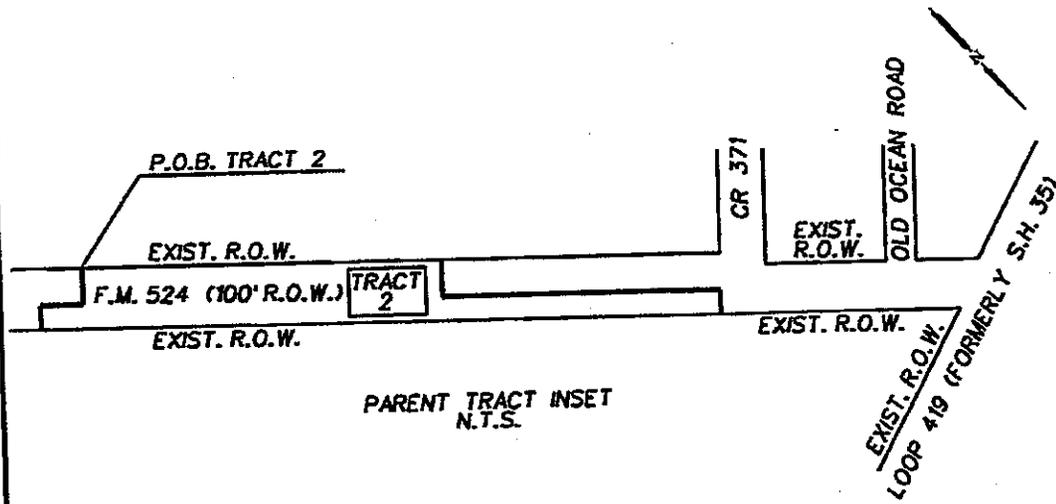
EXISTING AREAS SHOWN ARE APPROXIMATE.

ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH 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 1.00013.

BEARINGS AND DISTANCES SHOWN ENCLOSED IN PARENTHESES ARE CALLED BEARINGS AND DISTANCES IN THE DESCRIPTION OF THE PARENT TRACT.

\*\* 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.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.



**LEGEND:**

- - SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP
- - FOUND CORNER IMPLEMENT AS NOTED
- - SET - SET 3/8" IRON ROD WITH B&L CAP

- △ TXDOT CONTROL MONUMENT
- MH MANHOLE
- LP LIGHT POLE
- TL TRAFFIC LIGHT
- CP CONTROL POINT

TRACT  
1

TRACT NUMBER

EXISTING RIGHT-OF-WAY

P

PROPERTY LINE

BASELINE

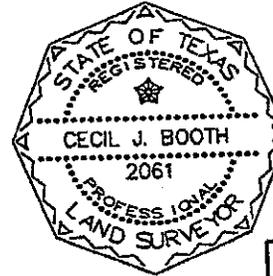
595+00

SURVEY LINE

x

FENCE

- C.C.F. NO. - COUNTY CLERK'S FILE NUMBER
- O.R.B.C.T. - OFFICIAL RECORDS BRAZORIA COUNTY, TEXAS
- P.R.B.C.T. - PLAT RECORDS BRAZORIA COUNTY, TEXAS
- D.R.B.C.T. - DEED RECORDS BRAZORIA COUNTY, TEXAS
- D.L. - DEED LINE
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING



*Cecil J. Booth* 6 June 11  
**CECIL J. BOOTH**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 REG. NO. 2061

TRACT  
ACRES / S.F.

3.486 / 151,855

REVISED JULY 2011 TO CORRECT  
OWNER ADJACENT TO TRACT 2

**BAKER & LAWSON, INC.**  
**ENGINEERS • PLANNERS • SURVEYORS**

300 E. CEDAR ST., ANGLETON, TEXAS 7755  
 PHONE: (979)849-6681 (713)222-7451  
 10088\_T-02.dgn

**TRACT PLAT**  
 SHOWING  
**TRACT 2**

F.M. 524  
 BRAZORIA COUNTY  
 RCSJ: 1004-01-053  
 FEBRUARY, 2010

POLLY & CHANCE LEAGUE A-119

PHILLIPS 66 COMPANY  
80' X 300' (TR 34)  
VOL. (86) 365, PG. 22  
O.R.B.C.T.  
12-5-1986

PHILLIPS 66 COMPANY  
22.45 AC (TR 33)  
VOL. (86) 365, PG. 22  
O.R.B.C.T.  
12-5-1986

PHILLIPS 66 COMPANY  
4.2757 AC.  
(TR 31-NO. 1)  
VOL. (86) 365,  
PG. 22  
O.R.B.C.T.  
12-5-1986

PHILLIPS 66 COMPANY  
29.89 AC (TR 26)  
VOL. (86) 365, PG. 22  
O.R.B.C.T.  
12-5-1986

STATE OF TEXAS  
R.O.W. DEED  
VOL. 616, PG. 441  
D.R.B.C.T.  
12-8-1954

P.O.B. TRACT 2  
N=13,591,273.64  
E=3,008,530.52  
FND 5/8" IR

TRACT  
2

EXIST. R.O.W.

S 41°46'05"W 60.00'

N 48°13'55"W 1,306.05'

PROP. BASELINE  
(EXIST. F.M. 524)

N 48°13'55"W 70.20'

N 48°23'21"W 5,672.78'

F.M. 524  
(100' R.O.W.)

40+00

45+00

NO R.O.W. INFORMATION OF RECORD

S 41°46'05"W 40.00'

S 48°13'55"E 1,837.19'

EXIST. R.O.W.

ORIGINAL CENTERLINE OF F.M. 524

BRAZORIA COUNTY R.O.W. DEED  
VOL. 231, PG. 361  
D.R.B.C.T.  
1-19-1932

FND 5/8" IR

PHILLIPS 66 COMPANY  
8.07 AC (TR 31-NO. 3)  
VOL. (86) 365, PG. 22  
O.R.B.C.T.  
12-5-1986

PHILLIPS 66 COMPANY  
49.36 AC (TR 45)  
VOL. (86) 365, PG. 22  
O.R.B.C.T.  
12-5-1986

REVISED JULY 2011 TO CORRECT  
OWNER ADJACENT TO TRACT 2

BAKER & LAWSON, INC.  
ENGINEERS • PLANNERS • SURVEYORS

300 E. CEDAR ST., ANGLETON, TEXAS 77515  
PHONE: (979)849-6681 (713)222-7451  
10088\_T-02.dgn

TRACT PLAT  
SHOWING  
TRACT 2

F.M. 524  
BRAZORIA COUNTY  
RCSJ: 1004-01-053  
FEBRUARY, 2010

MATCH LINE SHEET 6 OF 7

POLLY & CHANCE LEAGUE A-119

PHILLIPS 66 COMPANY  
29.89 AC. (TR 26)  
VOL. (86) 365, PG. 22  
O.R.B.C.T.  
12-5-1986

PHILLIPS 66 COMPANY  
58.73 AC. (TR 13)  
VOL. (86) 365, PG. 22  
O.R.B.C.T.  
12-5-1986

STATE OF TEXAS R.O.W. DEED  
VOL. 616, PG. 441  
D.R.B.C.T.  
12-8-1954

EXIST. R.O.W.

N 48°13'55"W 1,306.05'

N 41°46'05"E 60.00'

N 48°23'21"W 5,672.78'

F.M. 524  
(100' R.O.W.)

50'-00"

PROP. BASELINE  
(EXIST. F.M. 524)

55'-00"

NO R.O.W. INFORMATION OF RECORD

S 48°13'55"E 1,837.19'

EXIST. R.O.W.

PHILLIPS 66 COMPANY  
VOL. (89) 685, PG. 436  
O.R.B.C.T.  
6-20-1989

TRACT  
2

ORIGINAL CENTERLINE OF F.M. 524

LOT 18

LOT 1

FORMER HARAB S/D  
VOL. 4, PG. 161  
P.R.B.C.T.  
4-14-1947

BLOCK A

PHILLIPS 66 COMPANY  
44.13 AC. (TR 14)  
VOL. (86) 365, PG. 22  
O.R.B.C.T.  
12-5-1986

REVISED JULY 2011 TO CORRECT  
OWNER ADJACENT TO TRACT 2

PHILLIPS 66 COMPANY  
8.07 AC. (TR 31 - NO. 3)  
VOL. (86) 365, PG. 22  
O.R.B.C.T.  
12-5-1986

FORMER  
(CLOSED) DRIVE

BAKER & LAWSON, INC.  
ENGINEERS • PLANNERS • SURVEYORS

300 E. CEDAR ST. ANGLETON, TEXAS 77515  
PHONE: (979)849-6681 (713)222-7451  
10088\_T-02.dgn

TRACT PLAT  
SHOWING  
TRACT 2

F.M. 524  
BRAZORIA COUNTY  
RCSJ: 1004-01-053  
FEBRUARY, 2010

MATCH LINE SHEET 5 OF 7

MATCH LINE SHEET 7 OF 7

FND 5/8" IR

N 48°13'55"W 461.48'

N 48°13'55"W 461.15'

POLLY & CHANCE LEAGUE A-119

PHILLIPS 66 COMPANY  
58.73 AC. (TR 13)  
VOL. (86) 365, PG. 22  
O.R.B.C.T.  
12-5-1986

STATE OF TEXAS  
R.O.W. DEED  
VOL. 616, PG. 441  
D.R.B.C.T.  
12-8-1954

ORIGINAL CENTERLINE OF F.M. 524

N 48°13'55"W 461.48'

PROP. BASELINE F.M. 524  
(EXIST. F.M. 524) (80' R.O.W.)

N 48°13'55"W 461.15'

NO R.O.W. INFORMATION OF RECORD  
S 48°13'55"E 1,837.19'

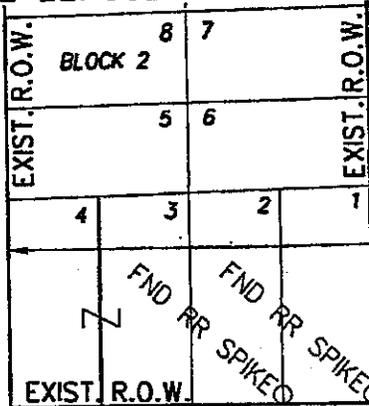
EXIST. R.O.W.

TRACT 2

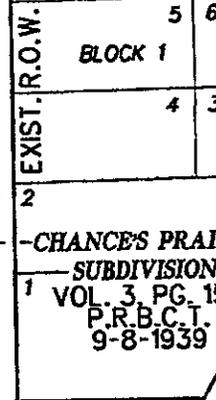
STA 59+58.38  
55.67' RT  
PHILLIPS PETROLEUM  
COMPANY  
0.4946 AC.  
VOL. (92) 1024, PG. 82  
O.R.B.C.T.  
4-22-1992

PHILLIPS 66 COMPANY  
44.13 AC. (TR 14)  
VOL. (86) 365, PG. 22  
O.R.B.C.T.  
12-5-1986

C.R. 371 (75' R.O.W.)  
NO ROW INFORMATION  
OF RECORD



OLD OCEAN ROAD  
(50' R.O.W.)



CHANCES PRAIRIE  
SUBDIVISION  
VOL. 3, PG. 153  
P.R.B.C.T.  
9-8-1939

ROW DEED BRAZORIA CO.  
VOL. 234, PG. 213 D.R.B.C.T.  
2-17-1932

NCS REALTY COMPANY  
0.5854 AC.  
C.C.F. NO. 94-016886  
O.R.B.C.T.  
4-28-1994

REVISED JULY 2011 TO CORRECT  
OWNER ADJACENT TO TRACT 2

BAKER & LAWSON, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
300 E. CEDAR ST. ANGLETON, TEXAS 77515  
PHONE: (979)849-6681 (713)222-7451  
10088\_T-02.dgn

TRACT PLAT  
SHOWING  
TRACT 2

F.M. 524  
BRAZORIA COUNTY  
RCSJ: 1004-01-053  
FEBRUARY, 2010

MATCH LINE SHEET 6 OF 7

EXHIBIT **B**

County: Brazoria  
Highway: FM 524  
Project Limits: From 0.19 Mile North of County Road 360 to SH 35  
R.C.S.J.: 1004-01-053

PROPERTY DESCRIPTION OF TRACT 3

Being a 0.6354 acre (27,679 square feet) tract of land and being a portion of the existing right-of-way of FM 524 (100 feet wide) in the Polly & Chance League, Abstract 119, Brazoria County, Texas; said 0.6354 acre tract being more particularly described as follows:

BEGINNING at a concrete right-of-way monument found at the North corner of the remainder of a 50.73 acre tract (referred to as Tract 13) conveyed to Phillips 66 Company from Phillips Petroleum Company by deed dated December 5, 1986 and recorded in Volume (86)365, Page 22 of the Official Records of Brazoria County, Texas (O.R.B.C.T.) and having coordinates N = 13,592,451.03 and E = 3,007,212.21; said monument being at the intersection of the existing Southwest right-of-way line of FM 524 (100 feet wide) with the existing Southeast right-of-way line of County Road 371 (75 feet wide); no record information found for the original right-of-way of FM 524; the Southwest twenty feet of the existing right-of-way of FM 524 being conveyed to the State of Texas from Phillips Petroleum Company by deed dated December 8, 1954 and recorded in Volume 616, Page 441 of the Deed Records of Brazoria County, Texas;

- 1) THENCE, North 42° 05' 05" East, along the northeasterly projection of the existing Southeast right-of-way line of County Road 371, a distance of 60.00 feet to a point for corner at the original centerline of FM 524;
- 2) THENCE, South 48° 13' 55" East, along the original centerline of FM 524, a distance of 461.15 feet to a point for corner;
- 3) THENCE, South 41° 46' 05" West, a distance of 60.00 feet to a five-eighths inch iron rod found at the East corner of the remainder of said 50.73 acre tract and at the North corner of a 16.427 acre tract (referred to as Tract 1) conveyed to Chevron Phillips Chemical Company, LP from Phillips Petroleum Company by deed dated June 30, 2000 and recorded under County Clerk's File No. 00-042424 of the O.R.B.C.T.;

EXHIBIT \_\_\_\_\_

- 4) THENCE, North 48° 13' 55" West, along the existing Southwest right-of-way line of FM 524 and the Northeast line of the remainder of said 50.73 acre tract, a distance of 461.48 feet to the POINT OF BEGINNING and containing 0.6354 acre (27,679 square feet) of land.

All bearings and coordinates stated are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983, 1993 Adjustment. All distances and coordinates stated are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

A tract plat of even survey date accompanies this property description.  
Survey completed in February, 2009.  
Areas given for adjoining tracts are approximate.

Cecil J. Booth 26 FEB 10

Cecil J. Booth  
Registered Professional Land Surveyor  
Texas Reg. No. 2061

Baker & Lawson, Inc.  
300 E. Cedar  
Angleton, Texas 77515  
979-849-6681  
713-222-7451



**NOTES:**

EXISTING AREAS SHOWN ARE APPROXIMATE.

ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH 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 1.00013.

BEARINGS AND DISTANCES SHOWN ENCLOSED IN PARENTHESES ARE CALLED BEARINGS AND DISTANCES IN THE DESCRIPTION OF THE PARENT TRACT.

\*\* 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.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

**LEGEND:**

- = SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP
- = FOUND CORNER IMPLEMENT AS NOTED
- = SET 5/8" IRON ROD WITH B&L CAP

- △ TXDOT CONTROL MONUMENT
- MH MANHOLE
- LP LIGHT POLE
- TL TRAFFIC LIGHT
- CP CONTROL POINT
- TRACT 1 TRACT NUMBER
- |— EXISTING RIGHT-OF-WAY
- P— PROPERTY LINE
- T— BASELINE
- 595+00— SURVEY LINE
- x— FENCE



TRACT ACRES / S.F.
0.6354 / 27,679

*Cecil J. Booth* 26 FEB 10

**CECIL J. BOOTH**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REG. NO. 2061

- C.C.F. NO. = COUNTY CLERK'S FILE NUMBER
- O.R.B.C.T. = OFFICIAL RECORDS BRAZORIA COUNTY, TEXAS
- P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY, TEXAS
- D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY, TEXAS
- D.L. = DEED LINE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING

**BAKER & LAWSON, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
300 E. CEDAR ST. ANGLETON, TEXAS 77515  
PHONE: (979)849-6681 (713)222-7451  
10088\_T-03.dgn

**TRACT PLAT**  
SHOWING  
**TRACT 3**  
F.M. 524  
BRAZORIA COUNTY  
RCSJ: 1004-01-053  
FEBRUARY, 2010

POLLY & CHANCE LEAGUE A-119

PHILLIPS 66 COMPANY  
 REMAINDER OF 50.73 AC. (TR 13)  
 VOL. (86) 365, PG. 22  
 O.R.B.C.T.  
 12-5-1986

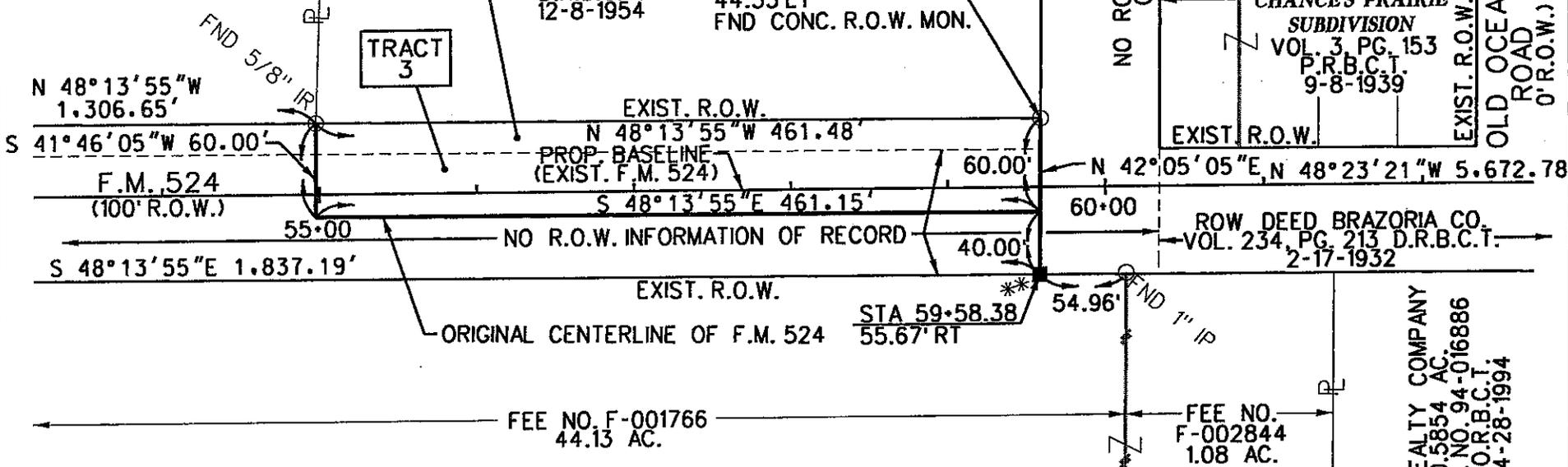
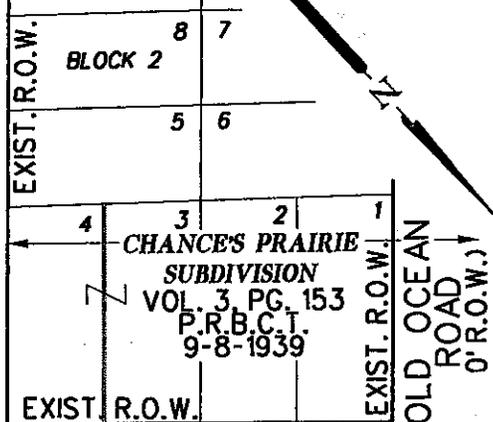
CHEVRON PHILLIPS  
 CHEMICAL COMPANY, LP  
 16.427 AC. (TR 1)  
 C.C.F. NO. 00-042424  
 O.R.B.C.T.  
 6-30-2000

STATE OF TEXAS  
 R.O.W. DEED  
 VOL. 616, PG. 441  
 D.R.B.C.T.  
 12-8-1954

P.O.B. TRACT 3  
 N=13,592,451.03  
 E=3,007,212.21  
 STA. 59+59.21  
 44.33'LT  
 FND CONC. R.O.W. MON.

EXIST. R.O.W.

C.R. 371  
 (75' R.O.W.)  
 NO ROW INFORMATION  
 OF RECORD



FEE NO. F-001766  
 44.13 AC.

FEE NO.  
 F-002844  
 1.08 AC.

NCS REALTY COMPANY  
 0.5854 AC.  
 C.C.F. NO. 94-016886  
 O.R.B.C.T.  
 4-28-1994

CHEVRON PHILLIPS CHEMICAL COMPANY, LP  
 C.C.F. NO. 00-042424  
 O.R.B.C.T.  
 6-30-2000

BAKER & LAWSON, INC.  
 ENGINEERS • PLANNERS • SURVEYORS  
 300 E. CEDAR ST. ANGLETON, TEXAS 77515  
 PHONE: (979)849-6681 (713)222-7451  
 10088\_T-03.dgn

TRACT PLAT  
 SHOWING  
 TRACT 3  
 F.M. 524  
 BRAZORIA COUNTY  
 RCSJ: 1004-01-053  
 FEBRUARY, 2010

EXHIBIT C

County: Brazoria  
Highway: FM 524  
Project Limits: From 0.19 Mile North of County Road 360 to SH 35  
R.C.S.J.: 1004-01-053

PROPERTY DESCRIPTION OF PARCEL 3

Being a 1.004 acre (43,727 square feet) parcel of land out of a 2.216 acre tract of land and a 0.6509 acre tract of land in the Polly & Chance League, Abstract 119, Brazoria County, Texas; said 2.216 acre tract being conveyed to Phillips Petroleum Company from Myrlin J. Lesikar, et al by deed dated December 15, 1994 and recorded under County Clerk's File (C.C.F.) No. 94-044589 of the Official Records of Brazoria County, Texas (O.R.B.C.T.); said 0.6509 acre tract being conveyed to Phillips Petroleum Company from Betty Ann Crisp by deed dated September 22, 1994 and recorded under C.C.F. No. 94-035254 of the O.R.B.C.T.; said 1.004 acre parcel being more particularly described as follows:

COMMENCING at a point at the South corner of said Phillips Petroleum Company 2.216 acre tract and the West corner of a 20.536 acre tract conveyed to Chevron Phillips Chemical Company LP from Windstream Sugar Land, Inc. by deed dated December 20, 2007 and recorded under C.C.F. No. 2007071141 of the O.R.B.C.T.; same being on the Northeast line of a 3.9997 acre tract conveyed to Alamo Readymix, Inc. from Alamo Victoria, Inc. by deed dated June 19, 1992 and recorded in Volume (92)1050, Page 63 of the O.R.B.C.T; from which a found one inch iron pipe in concrete bears North 42° 17' 30" East, 0.69 feet; thence as follows:

North 47° 57' 27" West (called North 45° 03' 00" West), along the Southwest line of said Phillips Petroleum Company 2.216 acre tract, and the Northeast line of said Alamo Readymix, Inc. 3.9997 acre tract, a distance of 49.75 feet to a five-eighths inch iron rod with a TxDOT aluminum cap set for the POINT OF BEGINNING of the herein described parcel on the proposed Southeast right-of-way line of FM 524 (width varies) and having coordinates N = 13,588,327.50 and E = 3,011,700.06; \*\*

- 1) THENCE, North 47° 57' 27" West, continuing along the Southwest line of said Phillips Petroleum Company 2.216 acre tract and the Northeast line of said Alamo Readymix, Inc. 3.9997 acre tract, a distance of 49.56 feet to a one inch iron pipe found at the West corner of said Phillips Petroleum Company 2.216 acre tract and the North corner of said Alamo Readymix, Inc. 3.9997 acre tract on the existing East right-of-way line of FM 524 (width varies) conveyed to Brazoria County from William Campbell and wife, Elizabeth Campbell by deed dated May 3, 1947 and recorded in Volume 417, Page 260 of the Deed Records of Brazoria County, Texas;

EXHIBIT \_\_\_\_\_

- 2) THENCE, North  $06^{\circ} 51' 14''$  East, along the West line of said Phillips Petroleum Company 2.216 acre tract and the existing East right-of-way line of FM 524, a distance of 94.01 feet (called North  $08^{\circ} 54' 33''$  East, 93.56 feet) to a point at the beginning of non-tangent curve to the left having a radius length of 327.94 feet; from which a found one inch iron pipe bears North  $83^{\circ} 07' 28''$  West, 0.71 feet;
- 3) THENCE, in a Northerly direction, along the existing East right-of-way line of FM 524, along said curve to the left having a radius length of 327.94 feet, a central angle of  $30^{\circ} 16' 35''$ , an arc length of 173.29 feet (called 172.66 feet), and a chord bearing and distance of North  $07^{\circ} 12' 49''$  West and 171.28 feet (called North  $04^{\circ} 15' 17''$  West, 170.68 feet) to a one inch iron pipe found at the West corner of said Phillips Petroleum Company 2.216 acre tract on the existing Southeast right-of-way line of County Road 359 (80 feet wide) conveyed to Brazoria County from William Campbell by deed dated June 24, 1950 and recorded in Volume 539, Page 161 of the Deed Records of Brazoria County, Texas;
- 4) THENCE, North  $42^{\circ} 26' 21''$  East, along the Northwest line of said Phillips Petroleum Company 2.216 acre tract and the existing Southeast right-of-way line of County Road 359, a distance of 224.93 feet (called North  $45^{\circ} 00' 59''$  East, 225.0 feet), to a one-half inch iron pipe found at the North corner of said Phillips Petroleum Company 2.216 acre tract and the West corner of said Phillips Petroleum Company 0.6509 acre tract;
- 5) North  $42^{\circ} 29' 58''$  East, along the Northwest line of said Phillips Petroleum Company 0.6509 acre tract and the existing Southeast right-of-way line of County Road 359, a distance of 100.09 feet (called North  $45^{\circ} 32' 36''$  East, 100 feet), to a five-eighths inch iron rod with cap found at the North corner of said Phillips Petroleum Company 0.6509 acre tract and the most Northerly West corner a 20.536 acre tract conveyed to Chevron Phillips Chemical Company, LP from Windstream Sugar Land, Inc. by deed dated December 20, 2007 and recorded under C.C.F. No. 2007071141 of the O.R.B.C.T.;
- 6) THENCE, South  $47^{\circ} 41' 00''$  East (called South  $44^{\circ} 45' 49''$  East), along the Northeast line of said Phillips Petroleum Company 0.6509 acre tract and a Southwest line of said Chevron Phillips Chemical Company, LP 20.536 acre tract, a distance of 38.52 feet to a five-eighths inch iron rod with a TxDOT aluminum cap set on the proposed Southeast right-of-way line of FM 524; said right-of-way being a non-tangent curve to the left having a radius length of 2,406.00 feet; \*\*

EXHIBIT \_\_\_\_\_

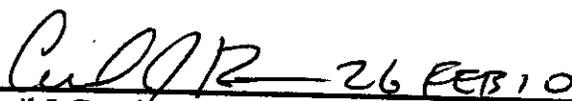
- 7) THENCE, in a Southwesterly direction, along the proposed Southeast right-of-way line of FM 524, along said curve to the left having a radius length of 2,406.00 feet, at an arc distance of 254.98 feet, pass an "X" chiseled in concrete set at Engineer's Station 810+00.00, 60.00 feet right of the proposed baseline of FM 524, and continuing through a total central angle of 13° 05' 16", a total arc length of 549.58 feet, and a total chord bearing and distance of South 21° 28' 41" West and 548.39 feet to the POINT OF BEGINNING and containing 1.004 acre (43,727 square feet) of land. \*\*

All bearings and coordinates stated are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983, 1993 Adjustment. All distances and coordinates stated are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

A parcel plat of even survey date accompanies this property description.  
Survey completed in September, 2008.  
Areas given for parent tract and adjoining tracts are approximate.

\*\* The monument(s) 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.

Access will be permitted to the highway facility from the remainder of the property lying Southeast of FM 524.

  
\_\_\_\_\_  
Cecil J. Booth  
Registered Professional Land Surveyor  
Texas Reg. No. 2061

Baker & Lawson, Inc.  
300 E. Cedar  
Angleton, Texas 77515  
979-849-6681  
713-222-7451



POLLY & CHANCE  
LEAGUE A-119

C.R. 359 (80' R.O.W.)

NOTES:

EXISTING AND REMAINING AREAS SHOWN ARE APPROXIMATE.

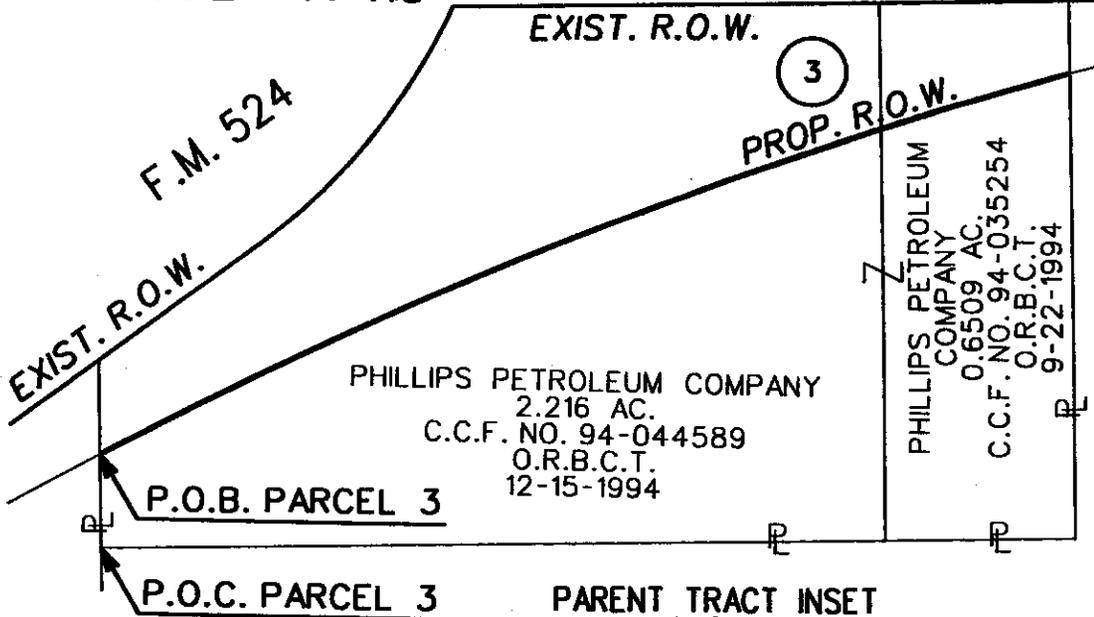
ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

BEARINGS AND DISTANCES SHOWN ENCLOSED IN PARENTHESES ARE CALLED BEARINGS AND DISTANCES IN THE DESCRIPTION OF THE PARENT TRACT.

\*\* 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.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

ABSTRACTING PERFORMED - MAY - SEPTEMBER 2008  
FIELD SURVEYS PERFORMED - JUNE - SEPTEMBER 2008



PHILLIPS PETROLEUM  
COMPANY  
0.6509 AC.  
C.C.F. NO. 94-035254  
O.R.B.C.T.  
9-22-1994

LEGEND:

- - SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP
- - FOUND CORNER IMPLEMENT AS NOTED
- SET - SET 5/8" IRON ROD WITH B&L CAP

△ TXDOT CONTROL MONUMENT

MH MANHOLE

LP LIGHT POLE

TL TRAFFIC LIGHT

CP CONTROL POINT

① PARCEL NUMBER

— EXISTING RIGHT-OF-WAY

— PROPOSED RIGHT-OF-WAY

— PROPERTY LINE

— BASELINE

595+00

— SURVEY LINE

—x— FENCE



*Cecil J. Booth*  
26 FEB 10

CECIL J. BOOTH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REG. NO. 2061

- C.C.F. NO. -COUNTY CLERK'S FILE NUMBER
- O.R.B.C.T. -OFFICIAL RECORDS BRAZORIA COUNTY, TEXAS
- P.R.B.C.T. -PLAT RECORDS BRAZORIA COUNTY, TEXAS
- D.R.B.C.T. -DEED RECORDS BRAZORIA COUNTY, TEXAS
- D.L. -DEED LINE
- P.O.C. -POINT OF COMMENCING
- P.O.B. -POINT OF BEGINNING

EXISTING	TAKING AC. / S.F.	REMAINDER	
		LEFT	RIGHT
2.867	1.004 / 43,727	NA	1.863

BAKER & LAWSON, INC.

ENGINEERS • PLANNERS • SURVEYORS

300 E. CEDAR ST., ANGLETON, TEXAS 77515  
PHONE: (979)849-6681 (713)222-7451  
10088\_P-03.dgn

PARCEL PLAT  
SHOWING  
PARCEL 3

F.M. 524  
BRAZORIA COUNTY  
RCSJ: 1004-01-053  
FEBRUARY, 2010

# POLLY & CHANCE LEAGUE A-119

STATE OF TEXAS  
R.O.W. DEED  
VOL. 642, PG. 73, D.R.B.C.T.  
12-5-1955

R=327.94'  
Δ=30°16'35"  
L=173.29' (L=172.66')  
CH=N 07°12'49" W 171.28'  
(CH=N 04°15'17" W 170.68')

PROP. BASELINE F.M. 524  
(WIDTH VARIES)

N 06°51'14" E 94.01'  
(N 08°54'33" E 93.56')

BRAZORIA COUNTY R.O.W. DEED  
VOL. 417, PG. 260, D.R.B.C.T.  
5-3-1947

EXIST. R.O.W.

PHILLIPS PETROLEUM  
COMPANY  
2.216 AC.  
C.C.F. NO. 94-044589

P.O.B. PARCEL 3 O.R.B.C.T.  
N-13,588,327.50 12-15-1994  
E-3,011,700.06

P.O.C. PARCEL 3  
FND 1" IP IN CONCRETE  
BEARS N 42°17'30" E. 0.69'

CHEVRON PHILLIPS CHEMICAL COMPANY LP  
20.536 AC. C.C.F. NO. 2007071141  
O.R.B.C.T. 12-20-2007

ALAMO READYMIX, INC  
3.9997 AC.  
VOL. (92)1050, PG. 63  
O.R.B.C.T.  
6-19-1992

N 47°57'27" W 49.56'  
(N 45°03'00" W)

PROP. R.O.W.

N 42°26'21" E 224.93'  
(N 45°00'59" E 225.0')

## BL. CURVE DATA (C-1)

BL P.I. STA. 811+ 81.34  
N= 13,588,826.73  
E= 3,011,676.69  
Δ=37°06'40" RT  
D= 02°19'24"  
R= 2,466.00'  
T= 827.77'  
L= 1,597.26'  
CH= N 25°29'09" E 1,569.48'

MATCH LINE SHEET 6 OF 6

BAKER & LAWSON, INC.

ENGINEERS · PLANNERS · SURVEYORS

300 E. CEDAR ST. ANGLETON, TEXAS 77515  
PHONE: (979)849-6681 (713)222-7451  
10088\_P-03.dgn

PARCEL PLAT  
SHOWING  
PARCEL 3

F.M. 524  
BRAZORIA COUNTY  
RCSJ: 1004-01-053  
FEBRUARY, 2010

MATCH LINE SHEET 5 OF 6

BRAZORIA COUNTY  
R.O.W. DEED (SOUTH SIDE)  
VOL. 539, PG. 161, D.R.B.C.T.  
6-24-1950

PROP. BASELINE F.M. 524  
(WIDTH VARIES)

N 42°29'58" E 100.09'  
(N 45°32'36" E 100')

C.R. 359  
(80' R.O.W.)  
PP

N 42°26'21" E 224.93'  
(N 45°00'59" E 225.0') OHP

FND 1/2" IP  
EXIST. R.O.W.

FND 5/8" IR W/CAP

S 47°41'00" E 38.52'  
(S 44°45'49" E)

COMMUNITY PUBLIC SERVICE  
COMPANY ESMT.  
VOL. 553, PG. 79  
D.R.B.C.T.  
9-25-1952

810+00

R=2,406.00' Δ=13°05'16"  
L=549.58' S 21°28'41" W 548.39'  
L=254.98'

PROP. R.O.W.

CHEVRON PHILLIPS CHEMICAL  
COMPANY LP  
20.536 AC.  
C.C.F. NO. 2007071141  
O.R.B.C.T.  
12-20-2007

BL. CURVE DATA (C-1)  
BL P.I. STA. 811+81.34  
N= 13,588,826.73  
E= 3,011,676.69  
Δ= 37°06'40" RT  
D= 02°19'24"  
R= 2,466.00'  
T= 827.77'  
L= 1,597.26'  
CH= N 25°29'09" E 1,569.48'

STA. 810+00.00  
60.00' RT  
SET "X" IN CONCRETE

PHILLIPS PETROLEUM  
COMPANY  
2.216 AC.  
C.C.F. NO. 94-044589  
O.R.B.C.T.  
12-15-1994

PHILLIPS PETROLEUM  
COMPANY  
0.6509 AC.  
C.C.F. NO. 94-035254  
O.R.B.C.T.  
9-22-1994

BAKER & LAWSON, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
300 E. CEDAR ST, ANGLETON, TEXAS 77515  
PHONE: (979)849-6681 (713)222-7451  
10088\_P-03.dgn

PARCEL PLAT  
SHOWING  
PARCEL 3  
F.M. 524  
BRAZORIA COUNTY  
RCSJ: 1004-01-053  
FEBRUARY, 2010

POLLY & CHANCE LEAGUE A-119

EXHIBIT C

County: Brazoria  
Highway: FM 524  
Project Limits: From 0.19 Mile North of County Road 360 to SH 35  
R.C.S.J.: 1004-01-053

PROPERTY DESCRIPTION OF PARCEL 4

Being a 0.0719 acre (3,132 square feet) parcel of land out of a 20.536 acre tract of land in the Polly & Chance League, Abstract 119, Brazoria County, Texas; said 20.536 acre tract being conveyed to Chevron Phillips Chemical Company L.P. from Windstream Sugar Land, Inc. by deed dated December 20, 2007 and recorded under County Clerk's File (C.C.F.) No. 2007071141 of the Official Records of Brazoria County, Texas (O.R.B.C.T.); said 0.0719 acre parcel being more particularly described as follows:

COMMENCING at a five-eighths inch iron rod with cap found at the North corner of said Chevron Phillips Chemical Company L.P. 20.236 acre tract and the West corner of the remainder of a 90.0 acre tract conveyed to Donald Campbell by Partition Deed between Donald Campbell, William Campbell, and Gilbert Campbell dated April 25, 1961 and recorded in Volume 791, Page 396 of the Deed Records of Brazoria County, Texas (D.R.B.C.T.); same being on the existing Southeast right-of-way line of County Road 359 (80 feet wide) conveyed to Brazoria County from William Campbell by deed dated June 24, 1950 and recorded in Volume 539, Page 161 of the D.R.B.C.T.; thence as follows:

South 42° 43' 42" West (called South 45° 37' 49" West) along the Northwest line of said Chevron Phillips Chemical Company L.P. 20.236 acre tract and the existing Southeast right-of-way line of County Road 359, a distance of 0.17 foot to a five-eighths inch iron rod with a TxDOT aluminum cap set for the POINT OF BEGINNING of the herein described parcel on the proposed Southeast right-of-way line of FM 524 (width varies) and having coordinates N = 13,588,990.47 and E = 3,011,989.43; said right-of-way being a non-tangent curve to the left having a radius length of 2,406.00; \*\*

- 1) THENCE, in a Southwesterly direction, along the proposed Southeast right-of-way line of FM 524, along said curve to the left having a radius length of 2,406.00 feet, a central angle of 04° 12' 14", an arc length of 176.54 feet, and a chord bearing and distance of South 30° 07' 26" West and 176.50 feet to a five-eighths inch iron rod with a TxDOT aluminum cap set for corner on the most northerly Southwest line of said Chevron Phillips Chemical Company L.P. 20.236 acre tract and the Northeast line of a 0.6509 acre tract conveyed to Phillips Petroleum Company from Betty Ann Crisp by deed dated September 22, 1994 and recorded under C.C.F. No. 94-035254 of the O.R.B.C.T.; \*\*

EXHIBIT \_\_\_\_\_

- 2) THENCE, North 47° 41' 00" West (called North 44° 45' 49" West), along the most northerly Northwest line of said Chevron Phillips Chemical Company L.P. 20.236 acre tract and the Northeast line of said Philips Petroleum Company 0.6509 acre tract, a distance of 38.52 feet to a five-eighths inch iron rod with cap found at the most Northerly West corner of said Chevron Phillips Chemical Company L.P. 20.236 acre tract and the North corner of said Philips Petroleum Company 0.6509 acre tract on the existing Southeast right-of-way line of County Road 359;
- 3) THENCE, North 42° 43' 42" East (called North 45° 37' 49" East), along the most Northerly Northwest line of said Chevron Phillips Chemical Company L.P. 20.236 acre tract and the Southeast right-of-way line of County Road 359, a distance of 175.52 feet to the POINT OF BEGINNING and containing 0.0719 acre (3,132 square feet) of land.

All bearings and coordinates stated are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983, 1993 Adjustment. All distances and coordinates stated are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

A parcel plat of even survey date accompanies this property description.  
Survey completed in September, 2008.

Areas given for parent tract and adjoining tracts are approximate.

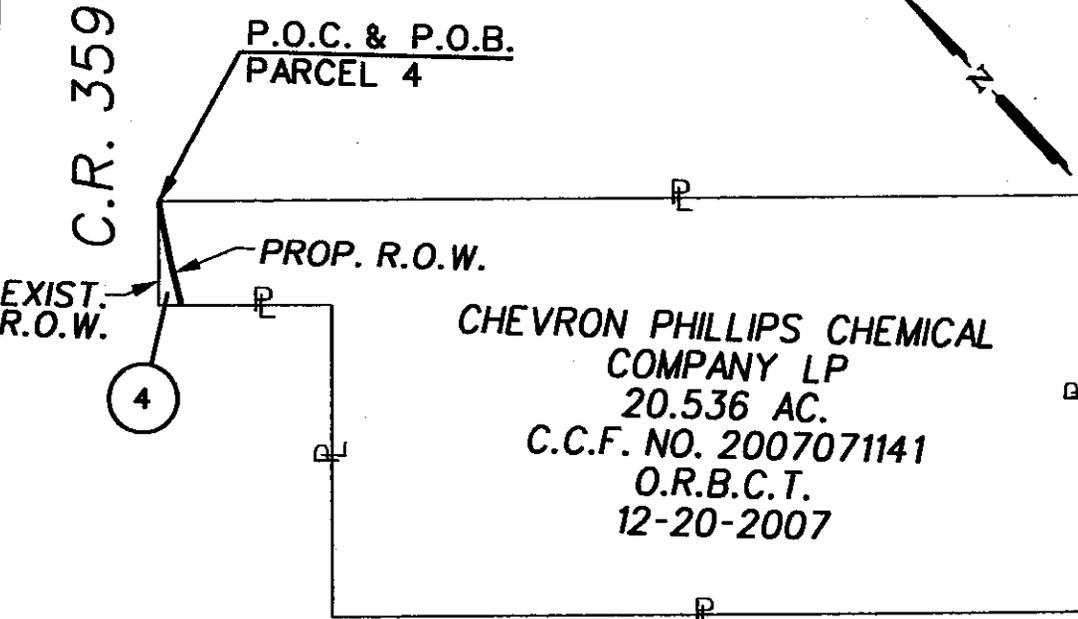
\*\* The monument(s) described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Access will be permitted to the highway facility from the remainder of the property lying Southeast of FM 524.

Cecil J. Booth 26 FEB 10  
Cecil J. Booth  
Registered Professional Land Surveyor  
Texas Reg. No. 2061

Baker & Lawson, Inc.  
300 E. Cedar  
Angleton, Texas 77515  
979-849-6681 713-222-7451





PARENT TRACT INSET  
N.T.S.

LEGEND:

- - SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP
- - FOUND CORNER IMPLEMENT AS NOTED
- - SET 5/8" IRON ROD WITH B&L CAP
- △ - TXDOT CONTROL MONUMENT
- MH - MANHOLE
- LP - LIGHT POLE
- TL - TRAFFIC LIGHT
- CP - CONTROL POINT
- ① - PARCEL NUMBER
- - EXISTING RIGHT-OF-WAY
- P--- - PROPOSED RIGHT-OF-WAY
- P--- - PROPERTY LINE
- - BASELINE
- - SURVEY LINE
- X--- - FENCE

- C.C.F. NO. - COUNTY CLERK'S FILE NUMBER
- O.R.B.C.T. - OFFICIAL RECORDS BRAZORIA COUNTY, TEXAS
- P.R.B.C.T. - PLAT RECORDS BRAZORIA COUNTY, TEXAS
- D.R.B.C.T. - DEED RECORDS BRAZORIA COUNTY, TEXAS
- D.L. - DEED LINE
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING

NOTES:

EXISTING AND REMAINING AREAS SHOWN ARE APPROXIMATE.  
ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

BEARINGS AND DISTANCES SHOWN ENCLOSED IN PARENTHESES ARE CALLED BEARINGS AND DISTANCES IN THE DESCRIPTION OF THE PARENT TRACT.

\*\* 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.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

ABSTRACTING PERFORMED - MAY - SEPTEMBER 2008  
FIELD SURVEYS PERFORMED - JUNE - SEPTEMBER 2008



*C. J. Booth* 26 FEB 10  
CECIL J. BOOTH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REG. NO. 2061

EXISTING	TAKING AC. / S.F.	REMAINDER	
		LEFT	RIGHT
20.536	0.0719 / 3,132	NA	20.464

**BAKER & LAWSON, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
300 E. CEDAR ST., ANGLETON, TEXAS 77515  
PHONE: (979)849-6681 (713)222-7451  
10088\_P-04.dgn

**PARCEL PLAT**  
SHOWING  
**PARCEL 4**  
F.M. 524  
BRAZORIA COUNTY  
RCSJ: 1004-01-053  
FEBRUARY, 2010

POLLY & CHANCE LEAGUE A-119

PROP. BASELINE F.M. 524  
(WIDTH VARIES)

BRAZORIA COUNTY  
R.O.W DEED (SOUTH SIDE)  
VOL. 539, PG. 161, D.R.B.C.T.  
6-24-1950

C.R. 359  
(80' R.O.W.)

COMMUNITY PUBLIC  
SERVICE COMPANY ESMT.  
VOL. 553, PG. 79  
D.R.B.C.T.  
9-25-1952

PROP. R.O.W.

(N 45°37'49" E)  
N 42°43'42" E 172.52P

FND 5/8" IR W/CAP

R=2,406.00' Δ=04°12'14"  
L=176.54'  
CH=S 30°07'26"W 176.50'

CHEVRON PHILLIPS CHEMICAL  
COMPANY LP  
20.536 AC  
C.C.F. NO. 2007071141  
O.R.B.C.T.  
12-20-2007

PHILLIPS PETROLEUM  
COMPANY  
2.216 AC.  
C.C.F. NO. 94-044589  
O.R.B.C.T.  
12-15-1994

PHILLIPS PETROLEUM  
COMPANY  
0.6509 AC.  
C.C.F. NO. 94-035254  
O.R.B.C.T.  
9-22-1994

GLENN W. SALYER  
60' ROAD ESMT.  
VOL. (88)614, PG. 657  
O.R.B.C.T.  
11-15-1988

DONALD CAMPBELL  
REMAINDER OF 90.0 AC.  
VOL. 791, PG. 396  
D.R.B.C.T.  
4-25-1961

TEXAS-NEW MEXICO POWER  
COMPANY 10' ESMT.  
VOL. 1624, PG. 123  
D.R.B.C.T.  
1-19-1982

BL. CURVE DATA (C-1) N 42°43'42" E 172.52'  
BL P.I. STA. 811+81.34 (N 45°37'49" E)  
N= 13,588.826.73  
E= 3,011,676.69  
Δ= 37°06'40" RT  
D= 02°19'24"  
R= 2,466.00'  
T= 827.77'  
L= 1,597.26'  
CH= N 25°29'09"E 1,569.48'

PROP. R.O.W.

S 42°43'42" W 0.17'  
(S 45°37'49" W)

P.O.B. PARCEL 4  
N-13,588,990.47  
E-3,011,989.43

STA. 814+42.28, 60.00' RT

P.O.C. PARCEL 4  
FND 5/8" IR W/CAP

DETAIL "A" N.T.S.

SEE DETAIL "A"

BAKER & LAWSON, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
300 E. CEDAR ST. ANGLETON, TEXAS 77515  
PHONE: (979)849-6681 (713)222-7451  
10088\_P-04.dgn

PARCEL PLAT  
SHOWING  
PARCEL 4  
F.M. 524  
BRAZORIA COUNTY  
RCSJ: 1004-01-053  
FEBRUARY, 2010

EXHIBIT C

County: Brazoria  
Highway: FM 524  
Project Limits: From 0.19 Mile North of County Road 360 to SH 35  
R.C.S.J.: 1004-01-053

PROPERTY DESCRIPTION OF PARCEL 5

Being a 0.2923 acre (12,731 square feet) parcel of land out of Lot 8, Block 6 of the Old Ocean Acres Second Subdivision and Lot 8, Block 7 of the Old Ocean Acres Third Subdivision in the Polly & Chance League, Abstract 119, Brazoria County, Texas; said Old Ocean Acres Second Subdivision being recorded in Volume 5, Page 95 of the Plat Records of Brazoria County, Texas (P.R.B.C.T.); said Old Ocean Acres Third Subdivision being recorded in Volume 6, Page 55 of the P.R.B.C.T.; said Lot 8, Block 6 (part of Tract 77) being conveyed to Phillips 66 Company from Phillips Petroleum Company by deed dated December 5, 1986 and recorded in Volume (86)365, Page 22 of the Official Records of Brazoria County, Texas (O.R.B.C.T.); said Lot 8, Block 7 being conveyed to Phillips 66 Company from Delmar M. Pettigrew and wife, Edna Earle Pettigrew by deed dated January 7, 1988 and recorded in Volume (88)503, Page 107 of the O.R.B.C.T.; said 0.2923 acre parcel being more particularly described as follows:

COMMENCING at a five-eighths inch iron rod with a plastic cap marked "Baker & Lawson" set at the common West corner of Lots 7 and 8 of said Block 6 and on the existing Northeast right-of-way line of Dike Street (60 feet wide); thence as follows:

South  $48^{\circ} 17' 27''$  East (called South  $45^{\circ} 00'$  East), along the Southwest line of said Lot 8, Block 6 and the existing Northeast right-of-way line of Dike Street, a distance of 54.05 feet to a five-eighths inch iron rod with a TxDOT aluminum cap set for the POINT OF BEGINNING of the herein described parcel on the proposed Southeast right-of-way line of FM 524 (width varies) and having coordinates  $N = 13,588,949.47$  and  $E = 3,011,825.24$ ; said right-of-way being a non-tangent curve to the right having a radius length of 2,526.00; \*\*

- 1) THENCE, in a Northeasterly direction, along the proposed Northwest right-of-way line of FM 524, along said curve to the right having a radius length of 2,526.00 feet, a central angle of  $06^{\circ} 53' 05''$ , an arc length of 303.53 feet, and a chord bearing and distance of North  $32^{\circ} 53' 40''$  East and 303.34 feet to a five-eighths inch iron rod with a TxDOT aluminum cap set for corner on the Northeast line of said Lot 8, Block 7 and the existing Southwest right-of-way line of Delmar Road (60 feet wide); \*\*

EXHIBIT \_\_\_\_\_

- 2) THENCE, South 48° 15' 04" East (called South 45° 00' East), along the Northeast line of said Lot 8, Block 7 and the existing Southwest right-of-way line of Delmar Road, a distance of 64.33 feet to a leaning two inch iron pipe found at the East corner of the remainder of said Lot 8 at intersection with the existing Northwest right-of-way line of County Road 359 (80 feet wide) conveyed to Brazoria County from C. B. Ogle by deed dated June 23, 1950 and recorded in Volume 539, Page 165 of the Deed Records of Brazoria County, Texas;
- 3) THENCE, South 42° 21' 20" West, along the Southeast line of the remainder of said Lot 8, Block 7 and along the existing Northwest right-of-way line of County Road 359, a distance of 299.74 feet to a five-eighths inch iron rod with a plastic cap marked "Baker & Lawson" set at the South corner of the remainder of said Lot 8, Block 6 at the intersection with the existing Northeast right-of-way line of Dike Street;
- 4) THENCE, North 48° 17' 27" West (called North 45° 00' West), along the most Southwest line of said Lot 8, Block 7 and the existing Northeast right-of-way line of Dike Street, a distance of 14.47 feet to the POINT OF BEGINNING and containing 0.2923 acre (12,731 square feet) of land.

All bearings and coordinates stated are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983, 1993 Adjustment. All distances and coordinates stated are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

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

Survey completed in September, 2008.

Areas given for parent tract and adjoining tracts are approximate.

\*\* The monument(s) 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.

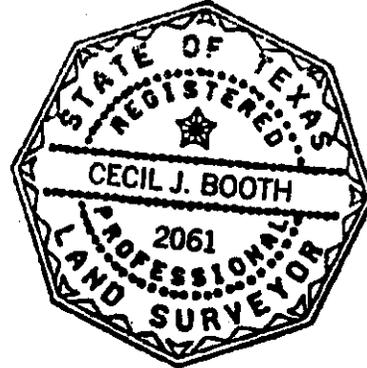
EXHIBIT \_\_\_\_\_

Access will be permitted to the highway facility from the remainder of the property lying Northwest of FM 524.

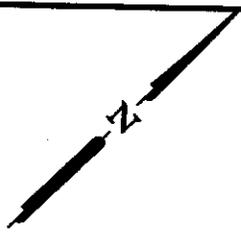
C. J. Booth 26 FEB 10

Cecil J. Booth  
Registered Professional Land Surveyor  
Texas Reg. No. 2061

Baker & Lawson, Inc.  
300 E. Cedar  
Angleton, Texas 77515  
979-849-6681  
713-222-7451



LINE TABLE		
NO.	BEARING	LENGTH
L-11	S 48° 17' 27" E (S 45° 00' E)	54.05'
L-12	S 48° 15' 04" E (S 45° 00' E)	64.33'
L-13	N 48° 17' 27" W (N 45° 00' W)	14.47'



**NOTES:**

EXISTING AND REMAINING AREAS SHOWN ARE APPROXIMATE.

ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH 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 1.00013.

BEARINGS AND DISTANCES SHOWN ENCLOSED IN PARENTHESES ARE CALLED BEARINGS AND DISTANCES IN THE DESCRIPTION OF THE PARENT TRACT.

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

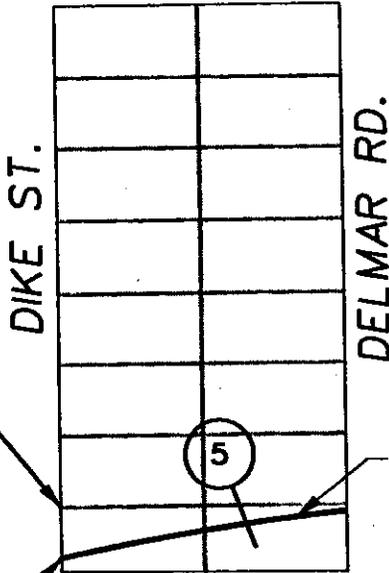
A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

ABSTRACTING PERFORMED - MAY - SEPTEMBER 2008  
FIELD SURVEYS PERFORMED - JUNE - SEPTEMBER 2008

**LEGEND:**

- - SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP
- - FOUND CORNER IMPLEMENT AS NOTED
- - SET 5/8" IRON ROD WITH B&L CAP

CLAY ST.



**BL. CURVE DATA (C-1)**

BL P.I. STA. 811+81.34  
N= 13.588.826.73  
E= 3.011.676.69  
Δ= 37° 06' 40" RT  
D= 02° 19' 24"  
R= 2.466.00'  
T= 827.77'  
L= 1.597.26'  
CH= N 25° 29' 09" E 1.569.48'

PROP. R.O.W.

PARENT TRACT INSET  
N.T.S.

P.O.C.  
PARCEL 5

P.O.B.  
PARCEL 5

Δ TXDOT CONTROL MONUMENT

MH MANHOLE

LP LIGHT POLE

TL TRAFFIC LIGHT

CP CONTROL POINT

① PARCEL NUMBER

EXISTING RIGHT-OF-WAY

PROPOSED RIGHT-OF-WAY

PROPERTY LINE

BASELINE

595+00

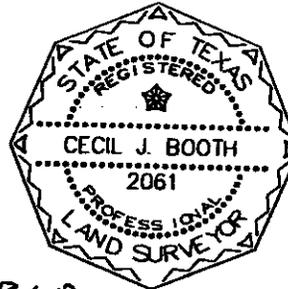
SURVEY LINE

FENCE

C.C.F. NO.  
O.R.B.C.T.  
P.R.B.C.T.  
D.R.B.C.T.

-COUNTY CLERK'S FILE NUMBER  
-OFFICIAL RECORDS BRAZORIA COUNTY, TEXAS  
-PLAT RECORDS BRAZORIA COUNTY, TEXAS  
-DEED RECORDS BRAZORIA COUNTY, TEXAS  
-DEED LINE  
-POINT OF COMMENCING  
-POINT OF BEGINNING

D.L.  
P.O.C.  
P.O.B.



*Cecil J. Booth* 26 FEB 10

CECIL J. BOOTH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REG. NO. 2061

EXISTING	TAKING AC. / S.F.	REMAINDER	
		LEFT	RIGHT
4.097	0.2923 / 12,731	3.805	NA

**BAKER & LAWSON, INC.**

**ENGINEERS • PLANNERS • SURVEYORS**

300 E. CEDAR ST. ANGLETON, TEXAS 77515  
PHONE: (979)849-6681 (713)222-7451

10088\_P-05.dgn

**PARCEL PLAT**  
SHOWING  
**PARCEL 5**

F.M. 524  
BRAZORIA COUNTY  
RCSJ: 1004-01-053  
FEBRUARY, 2010

OLD OCEAN ACRES  
SECOND SUBDIVISION

OLD OCEAN ACRES  
THIRD SUBDIVISION

VOL. 5, PG. 95  
P.R.B.C.T.  
2-14-1949

PHILLIPS 66 COMPANY  
VOL. (88) 601, PG. 710  
O.R.B.C.T.  
10-4-1988

PHILLIPS 66 COMPANY  
VOL. (88) 503, PG. 107  
O.R.B.C.T.  
1-7-1988

VOL. 6, PG. 55  
P.R.B.C.T.  
9-14-1953

EXIST. R.O.W.

DIKE ST.

(60' R.O.W.)  
VOL. 5, PG. 95 P.R.B.C.T. 2-14-1949  
EXIST. R.O.W.

PHILLIPS 66 COMPANY  
(TRACT 77)  
VOL. (86) 365, PG. 22  
P.O.C. O.R.B.C.T.

R=2,526.00'  
Δ=06°53'05"  
L=303.53'  
CH=N 32°53'40" E 303.34'

EXIST. R.O.W.

DELMAR RD.

(60' R.O.W.)  
VOL. 6, PG. 55 P.R.B.C.T. 9-14-1953  
EXIST. R.O.W.

15

16

P.O.B. PARCEL 5  
N=13,588,949.47  
E=3,011,825.24  
STA. 813+22.90  
60.00' LT

PARCEL 5

BLOCK 6

PROP. R.O.W.

STA. 816+19.17  
60.00' LT

BLOCK 7

FND 2" IP (LEANING)

5

STA. 811+62.79  
S 42°21'20" W 299.74'

BRAZORIA COUNTY  
R.O.W. DEED  
(NORTH SIDE)  
VOL. 539, PG. 165, D.R.B.C.T.  
6-23-1950

PROP. BASELINE 60.01' LT

F.M. 524  
(WIDTH VARIES)

C.R. 359  
(80' R.O.W.)

EXIST. R.O.W. PP

PROP. R.O.W.

POLLY & CHANGE  
LEAGUE A-119

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PARCEL PLAT  
SHOWING  
PARCEL 5  
F.M. 524  
BRAZORIA COUNTY  
RCSJ: 1004-01-053  
FEBRUARY, 2010

EXHIBIT C

County: Brazoria  
Highway: FM 524  
Project Limits: From 0.19 Mile North of County Road 360 to SH 35  
R.C.S.J.: 1004-01-053

PROPERTY DESCRIPTION OF PARCEL 6, PART 1 AND PART 2

Being an 8.751 acre (381,195 square feet) parcel of land out of a 448.4 acre tract of land in the Polly & Chance League, Abstract 119, and in the Benjamin C. Franklin League, Abstract No. 192, Brazoria County, Texas; said 448.4 acre tract being all or part of those tracts described in the following six (6) deeds: (1) to Phillips Petroleum Company from Phillips Oil Company by deed dated February 29, 1952 and recorded in Volume 533, Page 225 of the Deed Records of Brazoria County, Texas (D.R.B.C.T.); (2) to Phillips Petroleum Company from Edna Bosak Ruzycke, et al by deed dated May 7, 1963 and recorded in Volume 850, Page 559 of the D.R.B.C.T.; (3) to Phillips 66 Company from Phillips Petroleum Company by deed dated December 5, 1986 and recorded in Volume (86)365, Page 22 of the Official Records of Brazoria County, Texas (O.R.B.C.T.); (4) to Phillips 66 Company from Phillips Pipe Line Company by deed dated December 14, 1987 and recorded in Volume (87)500, Page 743 of the O.R.B.C.T.; (5) to Phillips 66 Company from Delmar M. Pettigrew and wife, Edna Earle Pettigrew by deed dated January 7, 1988 and recorded in Volume (88)503, Page 107 of the O.R.B.C.T.; (6) and to Phillips 66 Company from Violet Yuvonne Blackstock, Individually and as Independent Executrix of the Estate of Herbert W. Blackstock by deed dated November 9, 1989 and recorded in Volume (89)745, Page 170 of the O.R.B.C.T.; said 448.4 acre tract also being all of the lots in the Old Ocean Acres Third Subdivision as recorded in Volume 6, Page 55 of the Plat Records of Brazoria County, Texas; said 8.751 acre parcel being more particularly described as follows:

PART 1

COMMENCING at a one inch iron pipe found at the Northwest corner of a 1.003 acre tract referred to in as Tract 85 in said deed recorded in Volume (86)365, Page 22 of the O.R.B.C.T.; same being an interior ell corner of a 5.238 acre tract referred to as Tract 12 in said deed recorded in Volume (87)500, Page 743 of the O.R.B.C.T.; thence as follows:

EXHIBIT \_\_\_\_\_

South 46° 46' 30" East (called South 44° 25' East in the description of said 1.003 acre tract and South 44° 09' 30" East in the description of said 5.238 acre tract), along the Southwest line of said 1.003 acre tract and the most Southerly Northeast line of said 5.238 acre tract, a distance of 175.34 feet to a five-eighths inch iron rod with a TxDOT aluminum cap set for the POINT OF BEGINNING of the herein described parcel on the proposed Northwest right-of-way line of FM 524 (width varies) and having coordinates N = 13,590,833.41 and E = 3,013,510.87; said right-of-way being a non-tangent curve to the right having a radius length of 2,295.00 feet; \*\*

- 1) THENCE, in a Northeasterly direction along, the proposed Northwest right-of-way line of FM 524, along said curve to the right having a radius length of 2,295.00 feet, at an arc distance of 172.85 feet pass a five-eighths inch iron rod with a TxDOT aluminum cap set at Engineer's Station 840+00.00, 85.00 feet left of the proposed baseline of FM 524, at an arc distance of 192.00 feet pass the common line between said Polly & Chance League and said Benjamin C. Franklin League, at an arc distance of 328.84 feet pass a five-eighths inch iron rod with a TxDOT aluminum cap set on the existing Northwest right-of-way line of County Road 359 (80 feet wide), and continuing through a total central angle of 10° 12' 31", a total arc length of 408.91 feet, and a total chord bearing and distance of North 54° 04' 18" East and 408.36 feet to a five-eighths inch iron rod with a TxDOT aluminum cap set at the point of tangency of said curve; \*\*
- 2) THENCE, North 59° 10' 34" East, continuing along the proposed Northwest right-of-way line of FM 524, a distance of 92.43 feet to a point for corner on the Southeast line of a 10.0 acre tract referred to as Tract 9 in said deed recorded in Volume (87)500, Page 743 of the O.R.B.C.T. and on the centerline of County Road 359; same being the Northwest line of the remainder of a 219.16 acre tract conveyed to Phillips 66 Company from Dean H. Rhodenbaugh by deed dated June 22, 1989 and recorded in Volume (89)687, Page 602 of the O.R.B.C.T.; the Northwesterly right-of-way for County Road 359 being conveyed to Brazoria County from C. B. Ogle by deed dated June 23, 1950 and recorded in Volume 539, Page 165 of the Deed Records of Brazoria County, Texas;
- 3) THENCE, South 46° 43' 57" West, along the Southeast line of said 10.0 acre tract, the Northwest line of the remainder of said 219.16 acre tract, and the centerline of County Road 359, a distance of 72.40 feet to an angle point;
- 4) THENCE, South 44° 12' 49" West, continuing along the Southeast line of said 10.0 acre tract, the Northwest line of the remainder of said 219.16 acre tract, and the centerline of County Road 359, a distance of 227.70 feet to a point for the Southwest corner of said 10.0 acre tract on the common line between said Polly & Chance League and said Benjamin C. Franklin League;

EXHIBIT \_\_\_\_\_

- 5) THENCE, North 46° 46' 30" West (called North 44° 12' 26" West), along the Southwest line of said 10.0 acre tract and the common line between said Polly & Chance League and said Benjamin C. Franklin League, a distance of 40.01 feet to a bent one and one-half iron pipe found at the East corner of said 1.003 acre tract and on the existing Northwest right-of-way line of County Road 359;
- 6) THENCE, South 42° 58' 23" West (called South 45° 35' West), along the Southeast line of said 1.003 acre tract and the Northwest right-of-way line of County Road 359, a distance of 190.01 feet to a one inch iron pipe found at the South corner of said 1.003 acre tract and on the most Southerly Northeast line of said 5.238 acre tract;
- 7) THENCE, South 46° 46' 30" East (called South 44° 09' 30" East), along the most Southerly Northeast line of said 5.238 acre tract, a distance of 40.00 feet to a point for the most Southerly East corner of said 5.238 acre tract, on the Northwest line of the remainder of said 219.16 acre tract, and the centerline of County Road 359;
- 8) THENCE, South 43° 09' 46" West, along the centerline of County Road 359, the Southeast line of said 5.238 acre tract, the southeast line of a 39.352 acre tract referred to as Tract 3 in said deed recorded in Volume (87)500, Page 743 of the O.R.B.C.T., and the Northwest line of the remainder of said 219.16 acre tract, at 162.65 feet pass the west corner of the remainder of said 219.16 acre tract, and continuing for a total distance of 1,180.05 feet (called South 45° 33' 49" West, 1,182.77 feet) to an angle point at the South corner of said 39.352 acre tract and the East corner of a 12.0 acre tract referred to as Tract 11 in said deed recorded in Volume (87)500, Page 743 of the O.R.B.C.T.;
- 9) THENCE, South 42° 21' 20" West, continuing along the centerline of County Road 359 and the Southeast line of said 12.0 acre tract, a distance of 310.53 feet (called South 45° 35' West, 311.24 feet) to a point for the South corner of said 12.0 acre tract;
- 10) THENCE, North 49° 03' 40" West (called North 45° 50' West), along the Southwest line of said 12.0 acre tract, a distance of 40.01 feet to a point for corner on the existing Northwest right-of-way line of County Road 359 from which a found disturbed one and one-fourth inch iron pipe bears North 14° 20' East, 2.6 feet; same being the East corner of a 1.245 acre tract referred to as Tract 79 in said deed recorded in Volume (86)365, Page 22 of the O.R.B.C.T.;

EXHIBIT \_\_\_\_\_

- 11) THENCE, South 42° 21' 20" West (called South 45° 35' West), along the Southeast line of said 1.245 acre tract and the existing Northwest right-of-way line of County Road 359, a distance of 257.10 feet to a point for the South corner of said 1.245 acre tract; same being on the Northeast line of a 2.083 acre described in said deed recorded in Volume (88)503, Page 107 of the O.R.B.C.T.;
- 12) THENCE, South 49° 03' 40" East (called South 45° 50' East), along the Northeast line of said 2.083 acre tract, a distance of 40.01 feet to a point for the East corner of said 2.083 acre tract on the centerline of County Road 359;
- 13) THENCE, South 42° 21' 20" West (called South 45° 35' West), along the Southeast line of said 2.083 acre tract and the centerline of County Road 359, a distance of 268.46 feet to a point for the South corner of said 2.083 acre tract;
- 14) THENCE, North 48° 15' 03" West (called North 45° 36' 12" West), along the Southwest line of said 2.083 acre tract, a distance of 40.00 feet to a two inch iron pipe found for corner on the existing Northwest right-of-way line of County Road 359 at the East corner of the remainder of Lot 8, Block 4 of the Old Ocean Acres Third Subdivision recorded in Volume 6, Page 55 of the Plat Records of Brazoria County, Texas;
- 15) THENCE, South 42° 21' 20" West, along the Southeast line of the remainder of said Lot 8, Block 4 and the existing Northwest right-of-way line of County Road 359, a distance of 150.06 feet to a five-eighths inch iron rod with a plastic cap marked "Baker & Lawson" set for the South corner of the remainder of said Lot 8, Block 4 at the intersection with Delmar Road (60 feet wide);
- 16) THENCE, North 48° 15' 04" West (called North 45° 00' West), along the Southwest line of said Lot 8, Block 4 and the existing Northeast right-of-way line of Delmar Road, a distance of 69.93 feet to a five-eighths inch iron rod with a TxDOT aluminum cap set for corner on the proposed Northwest right-of-way line of FM 524; said right-of-way being a non-tangent curve to the right having a radius length of 2,526.00 feet; \*\*
- 17) THENCE, in a Northeasterly direction, along the proposed Northwest right-of-way line of FM 524, along said curve to the right having a radius length of 2,526.00 feet, a central angle of 06° 20' 21", an arc length of 279.47 feet, and a chord bearing and distance of North 40° 52' 19" East and 279.33 feet to a five-eighths inch iron rod with a TxDOT aluminum cap set at the point of tangency of said curve; \*\*

EXHIBIT \_\_\_\_\_

- 18) THENCE, North 44° 02' 29" East, along the proposed Northwest right-of-way line of FM 524, a distance of 349.18 feet to a five-eighths inch iron rod with a TxDOT aluminum cap set for corner; \*\*
- 19) THENCE, North 45° 57' 31" West, continuing along the proposed Northwest right-of-way line of FM 524, a distance of 25.00 feet to a five-eighths inch iron rod with a TxDOT aluminum cap set for corner; \*\*
- 20) THENCE, North 44° 02' 29" East, continuing along the proposed Northwest right-of-way line of FM 524, at 200.00 feet pass a five-eighths inch iron rod with a TxDOT aluminum cap set on line at Engineer's Station 825+00.00, 85.00 feet left of the proposed baseline of FM 524, and continuing for a total distance of 1,343.54 feet to a five-eighths inch iron rod with a TxDOT aluminum cap set at the point of curvature of a curve to the right having a radius length of 2,295.00 feet; \*\*
- 21) THENCE, in a Northeasterly direction, continuing along the proposed Northwest right-of-way line of FM 524, along said curve to the right having a radius length of 2,295.00 feet, a central angle of 04° 55' 34", an arc length of 197.32 feet, and a chord bearing and distance of North 46° 30' 16" East and 197.26 feet to the POINT OF BEGINNING and containing 5.765 acres (251,120 square feet) of land, of which 1.813 acres (78,990 square feet) is situated within the existing right-of-way of County Road 359 and 3.952 acres (172,130 square feet) is designated as new right-of-way for FM 524. Of said 1.813 acres within the existing right-of-way of County Road 359, 1.616 acres (70,382 square feet) lies within said Polly & Chance League and 0.1976 acre (8,608 square feet) lies within said Benjamin C. Franklin League. Of said 3.952 acres designated for new right-of-way, 3.908 acres (170,251 square feet) lies within said Polly & Chance League and 0.0431 acre (1,879 square feet) lies within said Benjamin C. Franklin League.

PART 2

COMMENCING at a leaning one and one-fourth inch iron pipe found on the existing Northwest right-of-way line of County Road 359 (80 feet wide) at the intersection with the Southwest line of a 6.00 acre tract described in said deed recorded in Volume (89)745, Page 170 of the O.R.B.C.T.; same being the northeast line of a 5.00 acre tract described in said deed recorded in Volume (89)745, Page 170 of the O.R.B.C.T.; thence as follows:

EXHIBIT \_\_\_\_\_

North  $48^{\circ} 12' 03''$  East, along the existing Northwest right-of-way line of County Road 359, a distance of 222.12 feet to a five-eighths inch iron rod with a TxDOT aluminum cap set for the POINT OF BEGINNING of the herein described parcel on the proposed West right-of-way line of FM 524 (width varies) and having coordinates  $N = 13,593,424.71$  and  $E = 3,016,368.42$ ; said right-of-way being a non-tangent curve to the left having a radius length of 2,150.00 feet; \*\*

- 1) THENCE, in a Northerly direction, along the proposed West right-of-way line of FM 524, along said curve to the left having a radius length of 2,150.00 feet, a central angle of  $12^{\circ} 10' 04''$ , an arc length of 456.59 feet, and a chord bearing and distance of North  $03^{\circ} 43' 53''$  East and 455.73 feet to a five-eighths inch iron rod with a TxDOT aluminum cap set for corner on the North line of said 4.00 acre tract and the South line of a 96.58 acre tract conveyed to Locomotive Leasing Service, LTD from Lone Star Salt Water Company and H & L New Gulf, Inc. by deed dated July 6, 1999 and recorded under County Clerk's File No. 99-033795 of the O.R.B.C.T.; \*\*
- 2) THENCE, South  $86^{\circ} 33' 07''$  East (called South  $83^{\circ} 50' 48''$  East), along the North line of said 4.00 acre tract and the South line of said 96.58 acre tract, at 120.58 feet pass a five-eighths inch iron rod with a TxDOT aluminum cap set on the proposed East right-of-way line of FM 524, and continuing for a total distance of 521.80 feet to a one and one-fourth inch iron pipe found and replaced with a five-eighths inch iron rod with a TxDOT aluminum cap set at the east corner of said 4.00 acre tract and an interior corner of said 96.58 acre tract; \*\*
- 3) THENCE, South  $49^{\circ} 11' 52''$  West, along the Southeast line of said 4.00 acre tract and a Southwesterly Northwest line of said 96.58 acre tract, a distance of 62.05 feet (called South  $52^{\circ} 28' 57''$  West, 78.75 feet) to an angle point on the existing Northwest right-of-way line of County Road 359 from which point a found one-half inch iron pipe with cap bears North  $17^{\circ} 22'$  West, 0.79 feet;
- 4) THENCE, South  $48^{\circ} 44' 16''$  West, continuing along the Southeast line of said 4.00 acre tract and within the existing right-of-way for County Road 359, a distance of 232.26 feet to an angle point at the centerline of County Road 359;
- 5) THENCE, South  $49^{\circ} 53' 20''$  West, continuing along the Southeast line of said 4.00 acre tract and the centerline of County Road 359, a distance of 273.18 feet to an angle point at the South corner of said 4.00 acre tract and the East corner of a 6.00 described in said deed recorded in Volume (89)745, Page 170 of the O.R.B.C.T.;

EXHIBIT \_\_\_\_\_

- 6) THENCE, South 48° 12' 03" West, along the Southeast line of said 6.00 acre tract and the centerline of County Road 359, a distance of 177.35 feet to a point for corner on the proposed West right-of-way line of FM 524; said right-of-way being a non-tangent curve to the left having a radius length of 2,150.00 feet;
- 7) THENCE, in a Northerly direction, along the proposed West right-of-way line of FM 524, along said curve to the left having a radius length of 2,150.00 feet, a central angle of 01° 45' 03", an arc length of 65.69 feet, and a chord bearing and distance of North 10° 41' 26" East and 65.69 feet to the POINT OF BEGINNING and containing 2.986 acres (130,075 square feet) of land, of which 0.5326 acre (23,201 square feet) is situated within the existing right-of-way of County Road 359 and 2.453 acres (106,874 square feet) is designated as new right-of-way for FM 524.

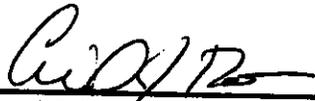
All bearings and coordinates stated are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983, 1993 Adjustment. All distances and coordinates stated are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

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

Survey completed in September, 2008.

\*\* The monument(s) 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.

Access will be permitted to the highway facility from the remainder of the property lying Northwest and West of FM 524.

 26 FEB 10

Cecil J. Booth  
Registered Professional Land Surveyor  
Texas Reg. No. 2061

Baker & Lawson, Inc.  
300 E. Cedar  
Angleton, Texas 77515  
979-849-6681  
713-222-7451



**TAKING ACREAGE SPLIT**

**NOTES:**

EXISTING AND REMAINING AREAS SHOWN ARE APPROXIMATE.  
 ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH 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 1.00013.

BEARINGS AND DISTANCES SHOWN ENCLOSED IN PARENTHESES ARE CALLED BEARINGS AND DISTANCES IN THE DESCRIPTION OF THE PARENT TRACT.

\*\* 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.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

ABSTRACTING PERFORMED - MAY - SEPTEMBER 2008  
 FIELD SURVEYS PERFORMED - JUNE - SEPTEMBER 2008

PARCEL NO.	POLLY & CHANCE LEAGUE, A-119 ACRES / S.F.		BENJAMIN C. FRANKLIN LEAGUE, A-192 ACRES / S.F.	
	AREA WITHIN EXIST. R.O.W.	PROPOSED ADD'L. R.O.W.	AREA WITHIN EXIST. R.O.W.	PROPOSED ADD'L. R.O.W.
6	1.616 / 70,382	3.908 / 170,251	0.7302 / 31,809	2.497 / 108,753

**LEGEND:**

- - SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP
- - FOUND CORNER IMPLEMENT AS NOTED
- SET - SET 5/8" IRON ROD WITH B&L CAP

△ TXDOT CONTROL MONUMENT

MH MANHOLE

LP LIGHT POLE

TL TRAFFIC LIGHT

CP CONTROL POINT

① PARCEL NUMBER

— EXISTING RIGHT-OF-WAY

— PROPOSED RIGHT-OF-WAY

— PROPERTY LINE

595+00 BASELINE

- - - SURVEY LINE

-x- FENCE

PARCEL 6	EXISTING ACRES	TAKING ACRES / S.F.		REMAINDER ACRES	
		AREA WITHIN EXISTING R.O.W.	PROPOSED ADDITIONAL R.O.W.	LEFT	RIGHT
PART 1	448.4	1.813 / 78,990	3.952 / 172,130	439.6	N/A
PART 2		0.5326 / 23,201	2.453 / 106,874		



**BAKER & LAWSON, INC.**  
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 PHONE: (979)849-6681 (713)222-7451  
 10088\_P-06.dgn

**PARCEL PLAT**  
 SHOWING  
**PARCEL 6, PARTS 1 & 2**  
 F.M. 524  
 BRAZORIA COUNTY  
 RCSJ: 1004-01-053  
 FEBRUARY, 2010

- C.C.F. NO. - COUNTY CLERK'S FILE NUMBER
- O.R.B.C.T - OFFICIAL RECORDS BRAZORIA COUNTY, TEXAS
- P.R.B.C.T. - PLAT RECORDS BRAZORIA COUNTY, TEXAS
- D.R.B.C.T. - DEED RECORDS BRAZORIA COUNTY, TEXAS
- D.L. - DEED LINE
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING

*Cecil J. Booth*  
 26 FEB 10  
**CECIL J. BOOTH**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 REG. NO. 2061

**BL. CURVE DATA (C-1)**

BL P.I. STA. 811+81.34  
 N= 13,588.826.73  
 E= 3,011,676.69  
 Δ= 37°06'40" RT  
 D= 02°19'24"  
 R= 2,466.00'  
 T= 827.77'  
 L= 1,597.26'

**BL. CURVE DATA (C-2)**

BL P.I. STA. 839+37.13  
 N= 13,590,849.60  
 E= 3,013,632.98  
 Δ= 15°08'05" RT  
 D= 02°35'33"  
 R= 2,210.00'  
 T= 293.59'  
 L= 538.77'

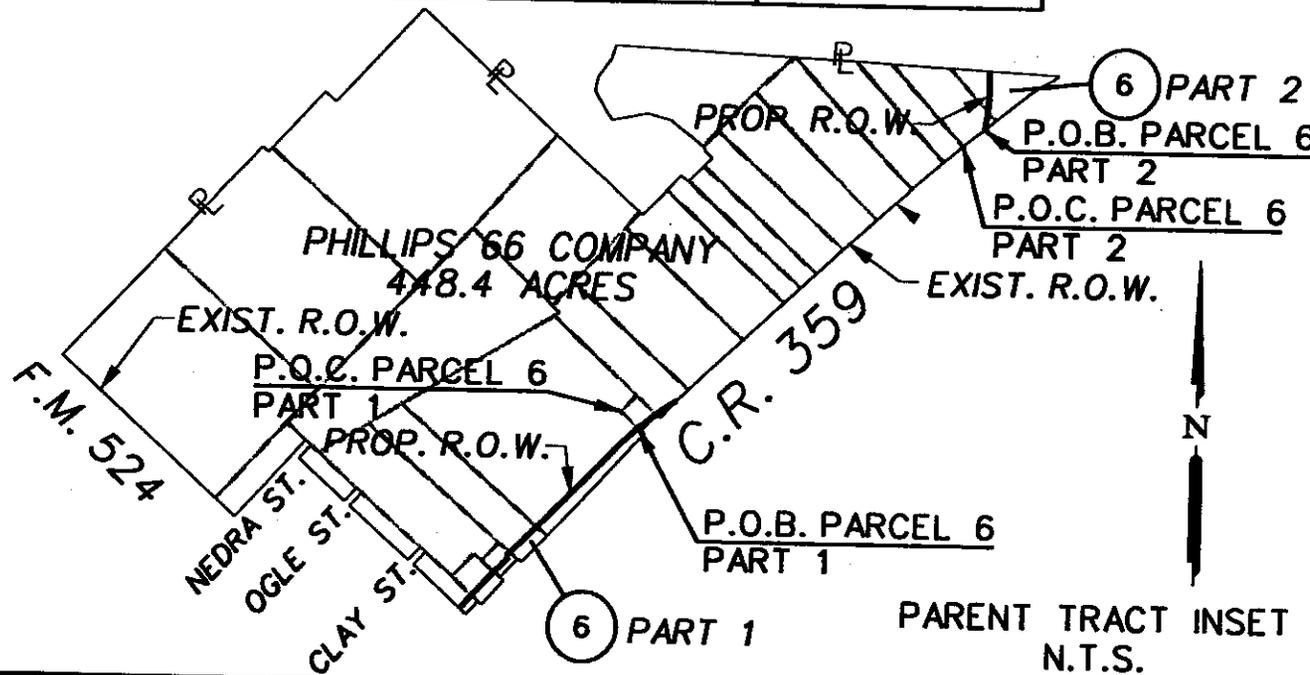
CH= N 25°29'09"E 1,569.48' CH= N 51°36'31" E 582.08'

**LINE TABLE**

NO.	BEARING	LENGTH
L-15	N 46°46'30" W (N 44°12'26" W)	40.01'
L-16	S 46°46'30" E (S 44°09'30" E)	40.00'
L-17	N 48°15'03" W (N 45°36'12" W)	40.00'
L-18	N 48°15'04" W (N 45°00' W)	69.93'
L-20	S 49°11'52" W (S 52°28'57" W)	62.05' (78.75')
L-21	S 49°03'40" E (S 45°50' E)	40.01'
L-22	S 48°12'03" W	125.83'

**PIPELINE TABLE**

LINE NO.	DIAMETER	TOP ELEVATION
PL1	8"	31.00
PL2	8"	31.10
PL3	4"	29.45
PL4	4"	29.29
PL5	5"	29.23
PL6	8"	29.73
PL7	24"	30.12
PL8	10"	28.84
PL9	12"	32.88
PL10	8"	31.63
PL11	8"	32.34
PL12	8"	32.35
PL13	12"	31.37
PL14	8"	30.39
PL15	6"	30.78
PL16	8"	31.19
PL17	5"	29.76
PL18	8"	31.71
PL19	12"	32.80
PL20	5"	33.43
PL21	5"	33.56
PL22	8"	34.13
PL23	12"	33.36
PL24	6"	33.93
PL25	16"	29.79
PL26	12"	29.35



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 10088\_P-06.dgn

**PARCEL PLAT**  
 SHOWING  
**PARCEL 6, PARTS 1 & 2**  
 F.M. 524  
 BRAZORIA COUNTY  
 RCSJ: 1004-01-053  
 FEBRUARY, 2010

OLD OCEAN  
ACRES THIRD  
SUBDIVISION

VOL. 6, PG. 55  
P.R.B.C.T.  
9-14-1953

BLOCK 7

EXIST. R.O.W.

DELMAR RD.

(60' R.O.W.)

VOL. 6, PG. 55 P.R.B.C.T. 9-14-1953

EXIST. R.O.W.

PHILLIPS 66 COMPANY  
(TRACT 77)  
7 VOL. (88) 503, PG. 107  
O.R.B.C.T., 1-7-1988

STA. 816+77.94

60.00' LT

PROP. R.O.W.

PHILLIPS 66 COMPANY  
2.083 AC.  
VOL. (88) 503, PG. 107  
O.R.B.C.T., 1-7-1988

STA. 819+50.82

60.00' LT

$R=2,526.00'$   
 $\Delta=06^{\circ}20'21''$   
 $L=279.47'$   
 $CH=N 40^{\circ}52'19'' E 279.33'$   
 $N 44^{\circ}02'29'' E 349.18'$

6 PART 1

BLOCK 4

FND 2" IP (LEANING)

OHP

OHP

PP

EXIST. R.O.W.

FND 2" IP

PP

C-1

PROPOSED BASELINE

P.T. STA 819+50.82

$N 44^{\circ}02'29'' E 1,692.72'$

D.L.

$S 42^{\circ}21'20'' W 268.46'$

( $S 45^{\circ}35' W$ )

BRAZORIA COUNTY  
R.O.W. DEED  
(NORTH SIDE)  
VOL. 539, PG. 165, D.R.B.C.T.  
6-23-1950

PROP. BASELINE F.M. 524  
(WIDTH VARIES)

C.R. 359  
(WIDTH VARIES)

H-1  $\Delta$  L-17

OHP

EXIST. R.O.W.

PP

OHP

TEXAS-NEW MEXICO  
POWER COMPANY  
0.844 AC. ESMT.  
C.C.F. NO. 97-026497  
O.R.B.C.T.  
7-21-1997

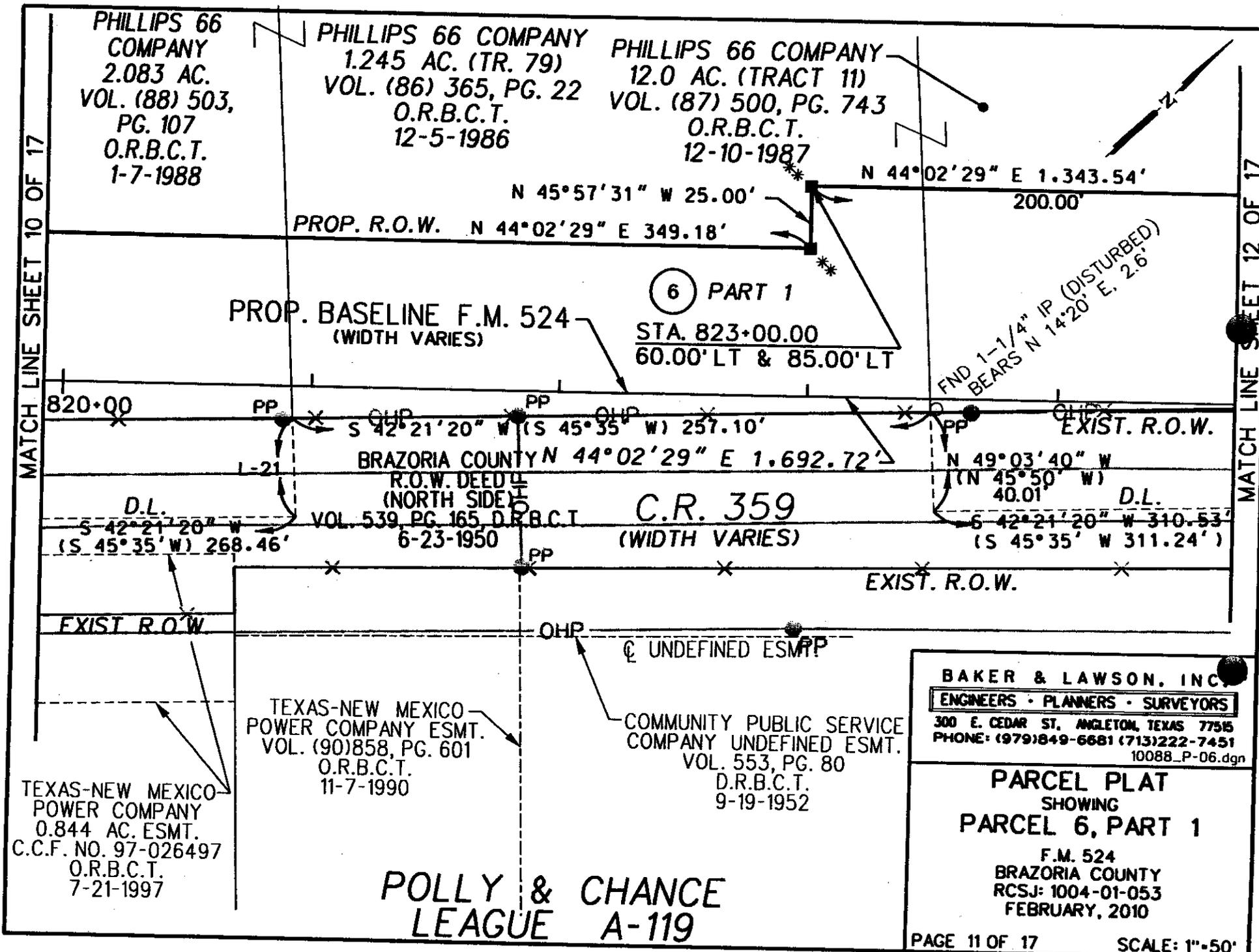
BAKER & LAWSON, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
300 E. CEDAR ST., ANGLETON, TEXAS 77515  
PHONE: (979)849-6681 (713)222-7451  
10088\_P-06.dgn

PARCEL PLAT  
SHOWING  
PARCEL 6, PART 1

F.M. 524  
BRAZORIA COUNTY  
RCSJ: 1004-01-053  
FEBRUARY, 2010

POLLY & CHANCE LEAGUE A-119

MATCH LINE SHEET 11 OF 17



PHILLIPS 66 COMPANY  
2.083 AC.  
VOL. (88) 503,  
PG. 107  
O.R.B.C.T.  
1-7-1988

PHILLIPS 66 COMPANY  
1.245 AC. (TR. 79)  
VOL. (86) 365, PG. 22  
O.R.B.C.T.  
12-5-1986

PHILLIPS 66 COMPANY  
12.0 AC. (TRACT 11)  
VOL. (87) 500, PG. 743  
O.R.B.C.T.  
12-10-1987

PROP. BASELINE F.M. 524  
(WIDTH VARIES)

6 PART 1  
STA. 823+00.00  
60.00' LT & 85.00' LT

FND 1-1/4" IP (DISTURBED)  
BEARS N 14°20' E, 2.6'

BRAZORIA COUNTY N 44°02'29" E 1,692.72'

R.O.W. DEED  
(NORTH SIDE)  
VOL. 539, PG. 165, D.R.B.C.T.  
6-23-1950

C.R. 359  
(WIDTH VARIES)

N 49°03'40" W  
(N 45°50' W)  
40.01' D.L.  
S 42°21'20" W 310.53'  
(S 45°35' W 311.24')

TEXAS-NEW MEXICO  
POWER COMPANY ESMT.  
VOL. (90)858, PG. 601  
O.R.B.C.T.  
11-7-1990

COMMUNITY PUBLIC SERVICE  
COMPANY UNDEFINED ESMT.  
VOL. 553, PG. 80  
D.R.B.C.T.  
9-19-1952

TEXAS-NEW MEXICO  
POWER COMPANY  
0.844 AC. ESMT.  
C.C.F. NO. 97-026497  
O.R.B.C.T.  
7-21-1997

POLLY & CHANCE  
LEAGUE A-119

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PARCEL PLAT  
SHOWING  
PARCEL 6, PART 1

F.M. 524  
BRAZORIA COUNTY  
RCSJ: 1004-01-053  
FEBRUARY, 2010

MATCH LINE SHEET 10 OF 17

MATCH LINE SHEET 12 OF 17

MATCH LINE SHEET 11 OF 17

MATCH LINE SHEET 13 OF 17

PHILLIPS 66 COMPANY  
12.0 AC. (TRACT 11)  
VOL. (87) 500, PG. 743  
O.R.B.C.T.  
12-10-1987

PHILLIPS 66 COMPANY  
39.532 AC. (TRACT 3)  
VOL. (87) 500, PG. 743  
O.R.B.C.T.  
12-10-1987

COMMUNITY PUBLIC SERVICE  
COMPANY 50' ESMT.  
VOL. 553, PG. 105  
D.R.B.C.T.  
10-14-1952

STA. 825+00.00  
85.00' LT  
200.00'

N 44°02'29" E 1.343.54'

70' GUY  
ESMT.

PROP. R.O.W.

6 PART 1

TEXAS-NEW MEXICO POWER  
COMPANY 70' ESMT.  
VOL. (90)792, PG. 580  
O.R.B.C.T.  
5-4-1990  
EXIST. R.O.W.

50' ESMT.  
PP

825+00

S 43°09'46" W 1,180.05'

N 44°02'29" E 1.692.72'

BRAZORIA COUNTY R.O.W. DEED (NORTH SIDE)

VOL. 539, PG. 165, D.R.B.C.T. 6-23-1950

D.L.  
S 42°21'20" W 310.53'  
(S 45°35' W 311.24')

D.L. OHP  
S 43°09'46" W 1,180.05'  
(S 45°33'49" W 1,182.77')

PROP. BASELINE F.M. 524  
(WIDTH VARIES)

C.R. 359  
(WIDTH VARIES)

EXIST. R.O.W.

EXIST. R.O.W.

OHP  
☉ UNDEFINED ESMT.

COMMUNITY PUBLIC SERVICE  
COMPANY UNDEFINED ESMT.  
VOL. 553, PG. 80  
D.R.B.C.T.  
9-19-1952

POLLY & CHANCE  
LEAGUE A-119

BAKER & LAWSON, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
300 E. CEDAR ST. ANGLETON, TEXAS 77515  
PHONE: (979)849-6681 (713)222-7451  
10088\_P-06.dgn

PARCEL PLAT  
SHOWING  
PARCEL 6, PART 1

F.M. 524  
BRAZORIA COUNTY  
RCSJ: 1004-01-053  
FEBRUARY, 2010

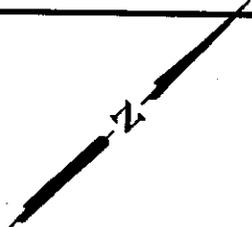
MATCH LINE SHEET 12 OF 17

MATCH LINE SHEET 14 OF 17

70' GUY  
ESMT.

TEXAS-NEW MEXICO POWER  
COMPANY 70' ESMT.  
VOL. (90)792, PG. 580  
O.R.B.C.T.  
5-4-1990  
PROP. R.O.W.

PHILLIPS 66 COMPANY  
39.532 AC. (TRACT 3)  
VOL. (87) 500, PG. 743  
O.R.B.C.T.  
12-10-1987  
N 44°02'29" E 1,343.54'



6 PART 1

OHP  
PROP. BASELINE F.M. 524  
(WIDTH VARIES)  
PP

OHP

830+00

BRAZORIA COUNTY R.O.W. DEED (NORTH SIDE)

VOL. 539, PG. 165, D.R.B.C.T., 6-23-1950

N 44°02'29" E 1,692.72'

D.L.

C.R. 359  
(80' R.O.W.)

EXIST. R.O.W.

BAKER & LAWSON, INC.  
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POLLY & CHANCE  
LEAGUE A-119

PARCEL PLAT  
SHOWING  
PARCEL 6, PART 1  
F.M. 524  
BRAZORIA COUNTY  
RCSJ: 1004-01-053  
FEBRUARY, 2010

MATCH LINE SHEET 13 OF 17

MATCH LINE SHEET 15 OF 17

PHILLIPS 66 COMPANY  
39.532 AC. (TRACT 3)  
VOL. (87) 500, PG. 743  
O.R.B.C.T.  
12-10-1987

P.O.C. PARCEL 6 PART 1  
FND 1" IP  
PHILLIPS 66 COMPANY  
5.238 AC. (TRACT 12)  
VOL. (87) 500, PG. 743  
O.R.B.C.T.  
12-10-1987

70' GUY  
ESMT.  
SEE NOTE 1  
FOR  
OWNERSHIP

STA. 836+43.54  
85.00' LT

N 44°02'29" E 1,343.54'

PROP. R.O.W.

TEXAS-NEW MEXICO POWER  
COMPANY 70' ESMT.

OHP VOL. (90) 792, PG. 580  
O.R.B.C.T. 5-4-1990

R=2,295.00'  
Δ=04°56'34"  
L=197.32'  
CH=N 46°30'16" E 197.28'

P.O.B. PARCEL 6 PART 1  
N 13°59'08.33" E  
E 3,013.510.87

(S 44°09'30" E)  
(S 46°46'30" E)  
175.34'  
(S 44°25" E)

C-7  
L=172.85'  
L=192.06'  
L=528.84'

6 PART 1  
PP

BRAZORIA COUNTY R.O.W. DEED (NORTH SIDE)  
VOL. 539, PG. 165, D.R.B.C.T., 6-23-1960

N 44°02'29" E 1,692.72'

D.L. 835+00

S 43°09'46" W 1,180.05' (S 45°33'49" W 1,182.77')

C.R. 359  
(80' R.O.W.)

PROPOSED BASELINE  
P.C. STA 836+43.54

PROP. BASELINE F.M. 524  
(WIDTH VARIES)

EXIST. R.O.W.

PROP. R.O.W.

BAKER & LAWSON, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
300 E. CEDAR ST, ANGLETON, TEXAS 77515  
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PARCEL PLAT  
SHOWING  
PARCEL 6, PART 1  
F.M. 524  
BRAZORIA COUNTY  
RCSJ: 1004-01-053  
FEBRUARY, 2010

POLLY & CHANCE  
LEAGUE A-119

NOTES:  
1. PHILLIPS 66 COMPANY 1,003 AC. (TRACT 85)  
VOL. (86) 365, PG. 22, O.R.B.C.T., 12-5-1986  
2. NO RECORD INFORMATION FOR RIGHT-OF-WAY FOUND.

C-7  
R= 2,295.00'  
Δ= 10°12'31"  
L= 408.91  
CH= N 54°04'18" E  
408.36'

MATCH LINE SHEET 14 OF 17

PHILLIPS PETROLEUM COMPANY  
1.003 AC. (TRACT 85)  
VOL. (86) 365, PG. 22  
D.R.B.C.T.  
12-5-1986

PHILLIPS 66 COMPANY  
10.0 AC. (TRACT 9)  
VOL. (87) 500, PG. 743  
O.R.B.C.T.  
12-10-1987

PHILLIPS 66 COMPANY  
19.664 AC. (TRACT 10)  
VOL. (87) 500, PG. 743  
O.R.B.C.T.  
12-10-1987

TEXAS-NEW MEXICO POWER COMPANY 70' ESMT.  
VOL. (90) 792, PG. 580  
O.R.B.C.T.  
5-4-1990

R=2,295.00'  
 $\Delta = 10^{\circ} 12' 31''$   
L=408.91'  
CH=N 54^{\circ} 04' 18" E 408.36'

STA. 840+00.00  
85.00' LT

STA. 842+27.31  
85.00' LT

6 PART OHP  
(S 45^{\circ} 35' W)

PROP. R.O.W.  
L=328.84'

EXIST. R.O.W.

S 42^{\circ} 58' 23" W 190.01'

SEE NOTE 2 L-15

H-3 BRAZORIA COUNTY R.O.W. DEED (NORTH SIDE) VOL. 539, PG. 165  
D.R.B.C.T.  
6-23-1950

S 44^{\circ} 12' 49" W 227.70'

D.L.

N 59^{\circ} 10' 34" E  
92.43'

D.L.

PI STA.  
839+37.13

840+00

C.R. 359 S 46^{\circ} 43' 57" W 72.40'  
(80' R.O.W.)

PROP. R.O.W.

PROP. BASELINE  
F.M. 524  
(WIDTH VARIES)

EXIST. R.O.W.

A-119  
A-192

POLLY & CHANCE LEAGUE A-119

PROPOSED BASELINE  
P.T. STA 842+27.31  
BENJAMIN C. FRANKLIN LEAGUE A-192

BAKER & LAWSON, INC.  
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10088\_P-06.dgn

PARCEL PLAT  
SHOWING  
PARCEL 6, PART 1  
F.M. 524  
BRAZORIA COUNTY  
RCSJ: 1004-01-053  
FEBRUARY, 2010

NOTES:  
2. NO RECORD INFORMATION FOR RIGHT-OF-WAY FOUND.



**BENJAMIN C. FRANKLIN LEAGUE A-192**

PHILLIPS 66 COMPANY 6.00 AC. (TRACT ONE)  
VOL. (89) 745, PG. 170 O.R.B.C.T. 11-9-1989

P.O.B. PARCEL 6 PART 2

N-13,593,424.71  
E-3,016,368.42

PHILLIPS 66 COMPANY  
4.00 AC.  
VOL. (89) 745, PG. 170  
O.R.B.C.T.  
11-9-1989

LOCOMOTIVE LEASING  
SERVICE, LTD,  
96.58 AC.(TRACT 1)  
C.C.F. NO. 99-033795  
O.R.B.C.T.  
7-6-1999

MATCH LINE  
SHEET 16 OF 17

R=2,150.00' Δ=13° 55' 06" L=522.28  
CH=N 04° 36' 24" W 521.00'  
Δ=12° 10' 04" L=456.59' CH=N 03° 43' 53" E 455.73'  
STA. 882+67.38 (FM 524)  
STA. 0+00.00 (CR 359)

♀ DRAINAGE DITCH

PROP. R.O.W.  
PROP. BASELINE F.M. 524  
(WIDTH VARIES)

PROP. BASELINE  
C.R. 359  
(WIDTH VARIES)

PROP. R.O.W.

STA. 883+32.18, 60.00' RT (FM 524)  
STA. 0+60.38, 65.33' LT (CR 359)

STATE OF TEXAS DRAINAGE ESMT.  
VOL. 225, PG. 125, D.R.B.C.T.  
9-15-1930  
(WIDTH UNDEFINED)

BRAZORIA COUNTY R.O.W.  
DEED (SOUTH SIDE)  
VOL. 539, PG. 156  
D.R.B.C.T., 7-15-1950

PROP. R.O.W.

NO RECORD INFO FOUND  
FOR R.O.W. (NORTH SIDE)

R=696.02'  
Δ=19° 25' 42"  
L=236.01'  
CH=S 58° 32' 28" W 234.88'

STA. 4+60.07, 30.46' LT  
FND 1 1/4" IP, REPLACED WITH 5/8" IRON  
ROD W/ TXDOT ALUMINUM CAP

6 PART 2

♀ OLD SALT WATER CANAL

**BAKER & LAWSON, INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
300 E. CEDAR ST., ANGLETON, TEXAS 77515  
PHONE: (979)849-6681 (713)222-7451  
10088\_P-06.dgn

**PARCEL PLAT**  
SHOWING  
**PARCEL 6, PART 2**

F.M. 524  
BRAZORIA COUNTY  
RCSJ: 1004-01-053  
FEBRUARY, 2010

EXHIBIT C

County: Brazoria  
Highway: FM 524  
Project Limits: From 0.19 Mile North of County Road 360 to SH 35  
R.C.S.J.: 1004-01-053

PROPERTY DESCRIPTION OF PARCEL 7

Being a 12.308 acre (536,144 square feet) parcel of land out of the 215.85 acre remainder of a 219.16 acre tract of land in the Polly & Chance League, Abstract 119 and in the Benjamin C. Franklin League, Abstract No. 192, Brazoria County, Texas; said 219.16 acre tract being conveyed to Phillips 66 Company from Dean H. Rhodenbaugh by deed dated June 22, 1989 and recorded in Volume (89)687, Page 602 of the Official Records of Brazoria County, Texas (O.R.B.C.T.); said 12.308 acre parcel being more particularly described as follows:

COMMENCING at a one-half inch iron pipe with cap found at the intersection of the Northeast line of the remainder of said 219.16 acre tract with the existing Southeast right-of-way line of County Road 359 (80 feet wide) conveyed to Brazoria County from C. B. Ogle by deed dated June 23, 1950 and recorded in Volume 539, Page 165 of the Deed Records of Brazoria County, Texas; same being the West corner of a 3.2625 acre tract conveyed to Rebecca T. Black, et al from Compass Bank, Successor by merger to River Oaks Trust Company, Trustee of certain trusts created under the will and estate of R. D. MacDonald, Jr., deceased, by deed dated January 13, 1998 and recorded under County Clerk's File No. 98-005569 of the O.R.B.C.T.; thence as follows:

South 48° 29' 00" East, along the Northeast line of the remainder of said 219.16 acre tract and the Southwest line of said 3.2625 acre tract, a distance of 146.28 feet to a five-eighths inch iron rod with a TxDOT aluminum cap set for the POINT OF BEGINNING of the herein described parcel on the proposed Northwest right-of-way line of FM 524 (width varies) and having coordinates N = 13,593,030.68 and E = 3,016,260.88; \*\*

- 1) THENCE, South 48° 29' 00" East, continuing along the Northeast line of the remainder of said 219.16 acre tract and the Southwest line of said 3.2625 acre tract, a distance of 168.21 feet to a five-eighths inch iron rod with a TxDOT aluminum cap set for corner on the proposed Southeast right-of-way line of FM 524; said right-of-way being a non-tangent curve to the right having a radius length of 2,305.00 feet; \*\*

EXHIBIT \_\_\_\_\_

- 2) THENCE, in a Southwesterly direction along the proposed Southeast right-of-way line of FM 524, along said curve to the right having a radius length of 2,305.00 feet, at an arc distance of 414.45 feet pass a five eighths inch iron rod with a TxDOT aluminum cap set at Engineer's Station 870+00.00, 95.76 feet right of the proposed baseline of FM 524, and continuing for a total central angle of  $36^{\circ} 40' 09''$ , a total arc length of 1,475.19 feet, and a total chord bearing and distance of South  $40^{\circ} 50' 29''$  West and 1,450.15 feet to a five-eighths inch iron rod with a TxDOT aluminum cap set at the point of tangency of said curve; \*\*
- 3) THENCE, South  $59^{\circ} 10' 34''$  West, continuing along the proposed Southeast right-of-way line of FM 524, at 11.72 feet pass a five eighths inch iron rod with a TxDOT aluminum cap set at Engineer's Station 859+70.78, at 482.50 pass a five eighths inch iron rod with a TxDOT aluminum cap set at Engineer's Station 855+00.00, 90.00 feet right of the proposed baseline of FM 524, and continuing for a total distance of 1,482.50 feet to a five-eighths inch iron rod with a TxDOT aluminum cap set for corner; \*\*
- 4) THENCE, North  $30^{\circ} 49' 26''$  West, continuing along the proposed Southeast right-of-way line of FM 524, a distance of 30.00 feet to a five-eighths inch iron rod with a TxDOT aluminum cap set for corner; \*\*
- 5) THENCE, South  $59^{\circ} 10' 34''$  West, continuing along the proposed Southeast right-of-way line of FM 524, a distance of 272.69 feet to a five eighths inch iron rod with a TxDOT aluminum cap set for the point of curvature of a curve to the left having a radius length of 2,150.00 feet; \*\*
- 6) THENCE, in a Southwesterly direction, continuing along the proposed Southeast right-of-way line of FM 524, along said curve to the left having a radius length of 2,150.00 feet, at an arc distance of 176.20 feet pass the common line between said Polly & Chance League and said Benjamin C. Franklin League, at an arc distance of 221.14 feet pass a five eighths inch iron rod with a TxDOT aluminum cap set at Engineer's Station 840+00.00, 60.00 feet right of the propose baseline of FM 524, and continuing for a total central angle of  $14^{\circ} 08' 38''$ , a total arc length of 530.75 feet, and a total chord bearing and distance of South  $52^{\circ} 06' 15''$  West and 529.40 feet to a five-eighths inch iron rod with a TxDOT aluminum cap set for corner on the Southwest line of the remainder of said 219.16 acre tract at the intersection with the existing Southeast right-of-way line of County Road 359; same being the North corner of the remainder of a 100 acre tract conveyed to J. A. Elkins, Trustee from T. C. Dunn, Jr. by deed dated August 30, 1934 and recorded in Volume 254, Page 83 of the Deed Records of Brazoria County, Texas; \*\*

EXHIBIT \_\_\_\_\_

- 7) THENCE, North 47° 57' 00" West (called North 44° 37' West), along the Southwest line of the remainder of said 219.16 acre tract, a distance of 39.66 feet to a point for the West corner of the remainder of said 219.16 acre tract at the centerline of County Road 359;
- 8) THENCE, North 43° 09' 46" East, along the Northwest line of the remainder of said 219.16 acre tract and the centerline of County Road 359, a distance of 162.65 feet to an angle point;
- 9) THENCE, North 42° 58' 29" East, continuing along the Northwest line of the remainder of said 219.16 acre tract and the centerline of County Road 359, a distance of 190.01 feet to an angle point on the common line between said Polly & Chance League and said Benjamin C. Franklin League;
- 10) THENCE, North 44° 12' 49" East, continuing along the Northwest line of the remainder of said 219.16 acre tract and the centerline of County Road 359, a distance of 227.70 feet to an angle point;
- 11) THENCE, North 46° 43' 57" East, continuing along the Northwest line of the remainder of said 219.16 acre tract and the centerline of County Road 359, a distance of 72.40 feet to a point for corner at the intersection with the proposed Northwest right-of-way line of FM 524;
- 12) THENCE, North 59° 10' 34" East, along the proposed Northwest right-of-way line of FM 524, a distance of 185.64 feet to a five eighths inch iron rod with a TxDOT aluminum cap set for corner at the intersection with the existing southeast right-of-way line of County Road 359; \*\*
- 13) THENCE, North 46° 43' 57" East, along the proposed Northwest right-of-way line of FM 524 and the existing Southeast right-of-way line of County Road 359, a distance of 250.51 feet to a five eighths inch iron rod with a TxDOT aluminum cap set for corner; \*\*
- 14) THENCE, South 30° 49' 26" East, along the proposed Northwest right-of-way line of FM 524, a distance of 78.98 feet to a five eighths inch iron rod with a TxDOT aluminum cap set for corner; \*\*

EXHIBIT \_\_\_\_\_

- 15) THENCE, North 59° 10' 34" East, continuing along the proposed Northwest right-of-way line of FM 524, at 750.00 feet pass a five eighths inch iron rod with a TxDOT aluminum cap set at Engineer's Station 855+00.00, 60.00 feet left of the proposed baseline of FM 524, and continuing for a total distance of 1,220.78 feet to a five eighths inch iron rod with a TxDOT aluminum cap set at the point of curvature of a curve to the left having a radius length of 2,150.00 feet; \*\*
- 16) THENCE, in a Northeasterly direction, continuing along the proposed Northwest right-of-way line of FM 524, along said curve to the left having a radius length of 2,150.00 feet, at an arc distance of 1,001.28 feet pass a five eighths inch iron rod with a TxDOT aluminum cap set at Engineer's Station 870+00.00, 60.00 feet left of the proposed baseline of FM 524, and continuing for a total central angle of 38° 27' 35", a total arc length of 1,443.18 feet, and a total chord bearing and distance of North 39° 56' 46" East and 1,416.24 feet to the POINT OF BEGINNING and containing 12.308 acres (536,144 square feet) of land, of which 0.6775 acre (29,513 square feet) lies within existing right-of-way for County Road 359. Of the above described 12.308 acres, 0.3198 acre (13,932 square feet) lies within the existing right-of-way of County Road 359 in said Polly & Chance League and 0.3577 acre (15,581 square feet) lies within the existing right-of-way of County Road 359 in said Benjamin C. Franklin League. Of the above described 12.308 acres, 0.1268 acre (5,525 square feet) is for additional right-of-way for FM 524 in said Polly & Chance League and 11.504 acres (501,106 square feet) is for additional right-of-way for FM 524 in said Benjamin C. Franklin League. \*\*

All bearings and coordinates stated are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983, 1993 Adjustment. All distances and coordinates stated are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

A parcel plat of even survey date accompanies this property description.  
Survey completed in September, 2008.  
Areas given for parent tract and adjoining tracts are approximate.

\*\* The monument(s) 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.

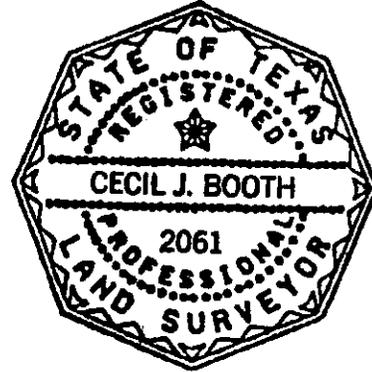
EXHIBIT \_\_\_\_\_

Access will be permitted to the highway facility from the remainder of the property lying Northwest and Southeast of FM 524.

*Cecil J. Booth* 26 FEB 10

Cecil J. Booth  
Registered Professional Land Surveyor  
Texas Reg. No. 2061

Baker & Lawson, Inc.  
300 E. Cedar  
Angleton, Texas 77515  
979-849-6681  
713-222-7451



**NOTES:**

EXISTING AND REMAINING AREAS SHOWN ARE APPROXIMATE.

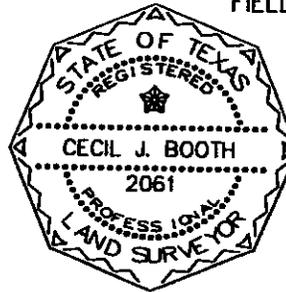
ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

BEARINGS AND DISTANCES SHOWN ENCLOSED IN PARENTHESES ARE CALLED BEARINGS AND DISTANCES IN THE DESCRIPTION OF THE PARENT TRACT.

\*\* 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.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

ABSTRACTING PERFORMED - MAY - SEPTEMBER 2008  
FIELD SURVEYS PERFORMED - JUNE - SEPTEMBER 2008



EXISTING	TAKING ACRES / S.F.		REMAINDER	
	AREA WITHIN EXISTING R.O.W.	PROPOSED ADDITIONAL R.O.W.	LEFT	RIGHT
215.85	0.6775 / 29,513	11.631 / 506,631	2.669	200.87

**LEGEND:**

- - SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP
- - FOUND CORNER IMPLEMENT AS NOTED
- - SET 5/8" IRON ROD WITH B&L CAP

△ TXDOT CONTROL MONUMENT

MH MANHOLE

LP LIGHT POLE

TL TRAFFIC LIGHT

CP CONTROL POINT

① PARCEL NUMBER

— EXISTING RIGHT-OF-WAY

— PROPOSED RIGHT-OF-WAY

— P — PROPERTY LINE

— BASELINE

595+00

— SURVEY LINE

— x — FENCE

*Cecil J. Booth* 26 FEB 10

**CECIL J. BOOTH**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REG. NO. 2061

- C.C.F. NO. - COUNTY CLERK'S FILE NUMBER
- O.R.B.C.T - OFFICIAL RECORDS BRAZORIA COUNTY, TEXAS
- P.R.B.C.T. - PLAT RECORDS BRAZORIA COUNTY, TEXAS
- D.R.B.C.T. - DEED RECORDS BRAZORIA COUNTY, TEXAS
- D.L. - DEED LINE
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING

**BAKER & LAWSON, INC.**

**ENGINEERS • PLANNERS • SURVEYORS**

300 E. CEDAR ST. ANGLETON, TEXAS 77515  
PHONE: (979)849-6681 (713)222-7451  
10088\_P-07.dgn

**PARCEL PLAT**

SHOWING

**PARCEL 7**

F.M. 524

BRAZORIA COUNTY

RCSJ: 1004-01-053

FEBRUARY, 2010

**BL. CURVE DATA (C-2)**

BL P.I. STA. 839+37.13  
 N= 13,590.849.60  
 E= 3,013,632.98  
 Δ= 15° 08' 05" RT  
 D= 02° 35' 33"  
 R= 2,210.00'  
 T= 293.59'  
 L= 538.77'  
 CH= N 51° 36' 31" E 582.08'

**BL. CURVE DATA (C-3)**

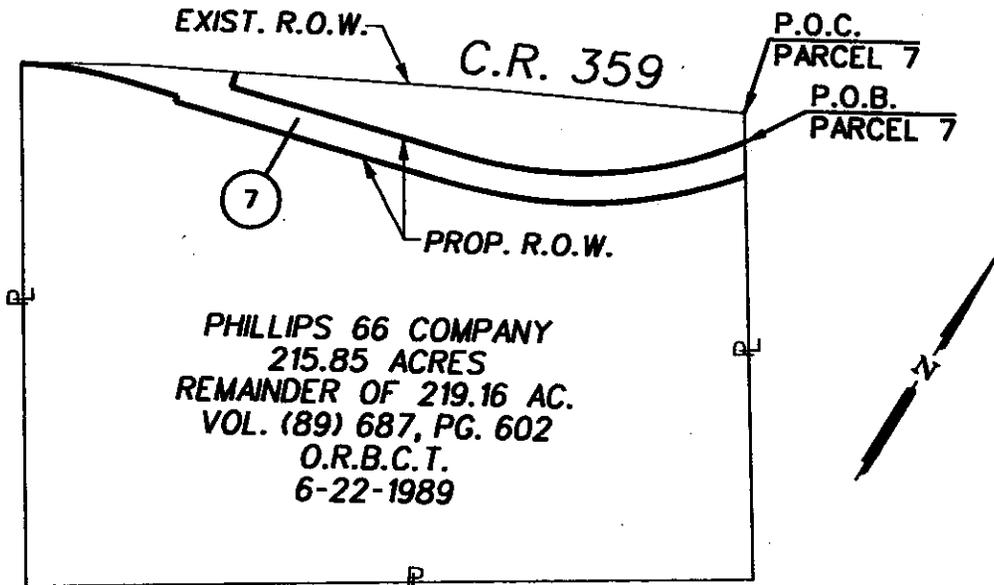
BL P.I. STA. 877+98.70  
 N= 13,592.830.03  
 E= 3,016,952.02  
 Δ= 79° 11' 22" LT  
 D= 02° 35' 33"  
 R= 2,210.00'  
 T= 1,827.93'  
 L= 3,054.47'  
 CH= N 19° 34' 53" E 2,817.10'

**PIPELINE TABLE**

LINE NO.	DIAMETER	TOP ELEVATION
PL1	8"	31.00
PL2	8"	31.10
PL3	4"	29.45
PL4	4"	29.29
PL5	5"	29.23
PL6	8"	29.73
PL7	24"	30.12
PL8	10"	28.84
PL9	12"	32.88
PL10	8"	31.63
PL11	8"	32.34
PL12	8"	32.35
PL13	12"	31.37
PL14	8"	30.39
PL15	6"	30.78
PL16	8"	31.19
PL17	5"	29.76
PL18	8"	31.71
PL19	12"	32.80
PL20	5"	33.43
PL21	5"	33.56
PL22	8"	34.13
PL23	12"	33.36
PL24	6"	33.93
PL25	16"	29.79
PL26	12"	29.35

**LINE TABLE**

NO.	BEARING	LENGTH
L-14	S 46° 43' 57" W	72.40'
L-19	N 47° 57' 00" W (N 44° 37' W)	39.66'



PHILLIPS 66 COMPANY  
 215.85 ACRES  
 REMAINDER OF 219.16 AC.  
 VOL. (89) 687, PG. 602  
 O.R.B.C.T.  
 6-22-1989

PARENT TRACT INSET  
 N.T.S.

**BAKER & LAWSON, INC.**

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 PHONE: (979)849-6681 (713)222-7451

10088\_P-07.dgn

**PARCEL PLAT**  
 SHOWING  
**PARCEL 7**

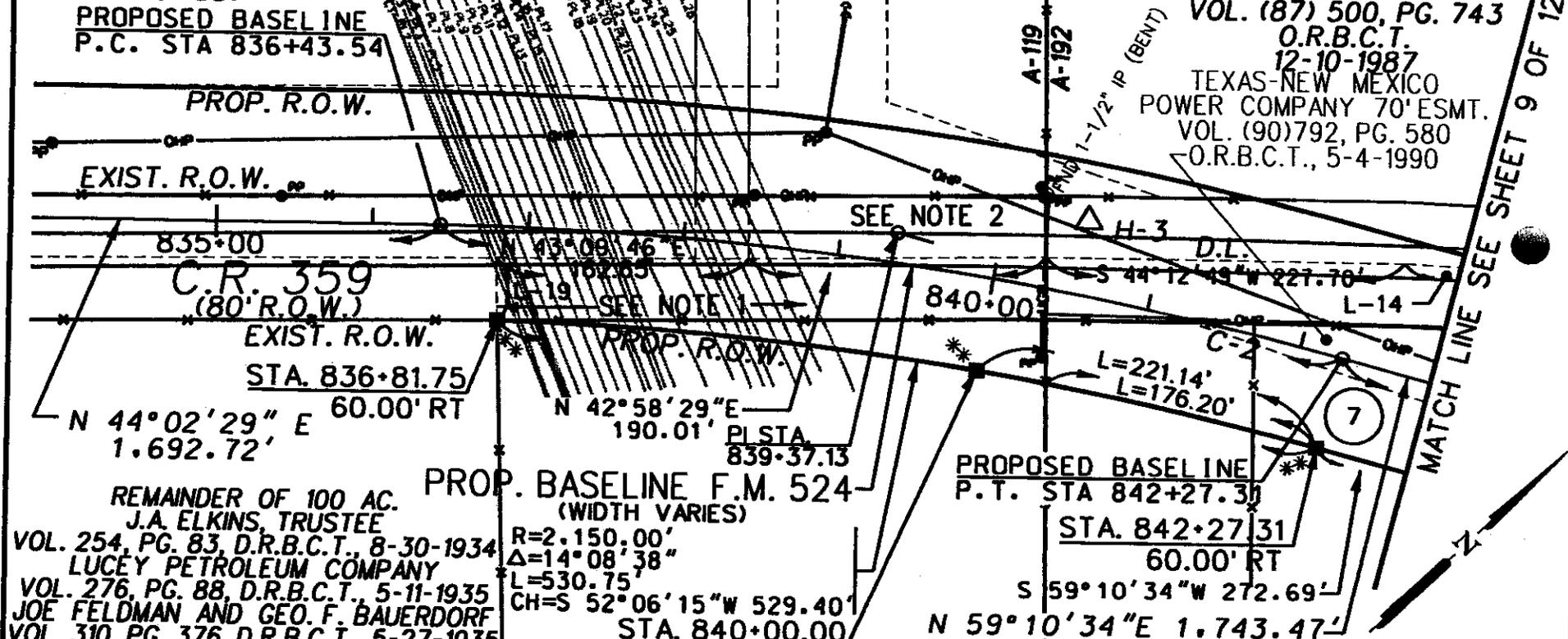
F.M. 524  
 BRAZORIA COUNTY  
 RCSJ: 1004-01-053  
 FEBRUARY, 2010

PHILLIPS 66 COMPANY  
39.532 AC. (TRACT 3)  
VOL. (87) 500, PG. 743  
O.R.B.C.T.  
12-10-1987

PHILLIPS 66 COMPANY  
5.238 AC. (TRACT 12)  
VOL. (87) 500, PG. 743  
O.R.B.C.T.  
12-10-1987

PHILLIPS PETROLEUM  
COMPANY  
1.003 AC. (TRACT 85)  
VOL. (86) 365, PG. 22  
D.R.B.C.T.  
12-5-1986

**BENJAMIN C. FRANKLIN  
LEAGUE A-192**  
PHILLIPS 66 COMPANY  
10.0 AC. (TRACT 9)  
VOL. (87) 500, PG. 743  
O.R.B.C.T.  
12-10-1987  
TEXAS-NEW MEXICO  
POWER COMPANY 70' ESMT.  
VOL. (90) 792, PG. 580  
O.R.B.C.T., 5-4-1990



REMAINDER OF 100 AC.  
J.A. ELKINS, TRUSTEE  
VOL. 254, PG. 83, D.R.B.C.T., 8-30-1934  
LUCY PETROLEUM COMPANY  
VOL. 276, PG. 88, D.R.B.C.T., 5-11-1935  
JOE FELDMAN AND GEO. F. BAUERDORF  
VOL. 310, PG. 376 D.R.B.C.T., 5-27-1935  
RICHARD FLATEN, JR.  
C.C.F. NO. 2006070571  
O.R.B.C.T., 10-31-2006  
ELLEN R. SCHUSTER  
C.C.F. NO. 2006070572  
O.R.B.C.T., 10-31-2006

PROP. BASELINE F.M. 524  
(WIDTH VARIES)  
R=2,150.00'  
Δ=14°08'38"  
L=530.75'  
CH=S 52°06'15"W 529.40'  
STA. 840+00.00  
60.00' RT  
PHILLIPS 66 COMPANY  
215.85 AC. REMAINDER OF 219.16 AC.  
VOL. (89) 687, PG. 602  
O.R.B.C.T.  
6-22-1989

NOTES:  
1. BRAZORIA COUNTY R.O.W. DEED (SOUTH SIDE)  
VOL. 539, PG. 165, D.R.B.C.T., 6-23-1950  
2. NO RECORD INFORMATION FOR RIGHT-OF-WAY FOUND.

**BAKER & LAWSON, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
300 E. CEDAR ST., ANGLETON, TEXAS 77515  
PHONE: (979) 849-6681 (713) 222-7451  
10088\_P-07.dgn

**PARCEL PLAT  
SHOWING  
PARCEL 7**  
F.M. 524  
BRAZORIA COUNTY  
RCSJ: 1004-01-053  
FEBRUARY, 2010

PAGE 8 OF 12      SCALE: 1"=100'

MATCH LINE SEE SHEET 8 OF 12

MATCH LINE SEE SHEET 10 OF 12

PHILLIPS 66 COMPANY  
10.0 AC. (TRACT 9)  
VOL. (87) 500, PG. 743  
O.R.B.C.T.  
12-10-1987

PHILLIPS 66 COMPANY  
19.664 AC. (TRACT 10)  
VOL. (87) 500, PG. 743  
O.R.B.C.T.  
12-10-1987

STA. 845+05.37  
85.00' LT

EXIST. R.O.W.  
BRAZORIA COUNTY R.O.W. DEED (NORTH SIDE)  
VOL. 539, PG. 165, D.R.B.C.T., 6-23-1950

BRAZORIA COUNTY R.O.W. DEED (SOUTH SIDE)  
VOL. 539, PG. 165, D.R.B.C.T., 6-23-1950

EXIST. R.O.W.

C.R. 359 D.L.  
(80' R.O.W.)  
N 59°10'34"E 185.64'

N 46°43'57"E 250.51'

S 30°49'26"E 78.98'

TEXAS-NEW MEXICO  
POWER COMPANY 70' ESMT.  
VOL. (90) 792, PG. 580  
O.R.B.C.T., 5-4-1990

L-14  
EXIST. R.O.W. - PROP. R.O.W.

STA. 847+50.00  
138.98' LT

H-10

PROP. R.O.W. 7

N 59°10'34"E 1,220.78

STA. 847+50.00  
60.00' LT

PROP. BASELINE F.M. 524  
(WIDTH VARIES)

70' GUY  
ESMT.

845+00

N 59°10'34" E 1,743.47'

850+00

S 59°10'34"W 272.69'

7

N 30°49'26"W 30.00'

1,000.00'

S 59°10'34"W 1,482.50'

PROP. R.O.W.

STA. 845+00.00  
60.00', & 90.00' RT

PHILLIPS 66 COMPANY  
215.85 AC. REMAINDER OF 219.16 AC.  
VOL. (89) 687, PG. 602  
O.R.B.C.T.  
6-22-1989

BAKER & LAWSON, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
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10088\_P-07.dgn

PARCEL PLAT  
SHOWING  
PARCEL 7  
F.M. 524  
BRAZORIA COUNTY  
RCSJ: 1004-01-053  
FEBRUARY, 2010

BENJAMIN C. FRANKLIN LEAGUE A-192

MATCH LINE SEE SHEET 9 OF 12

MATCH LINE SEE SHEET 11 OF 12

TEXAS-NEW MEXICO  
POWER COMPANY 70' ESMT.  
VOL. (90)792, PG. 580  
O.R.B.C.T., 5-4-1990

R=2,150.00'  
Δ=38°27'35"  
L=1,443.18'  
CH=N 39°56'46" E 1,416.24'

STA. 855+00.00  
60.00' LT

STA. 859+70.78  
60.00' LT

750.00'

H-9  
N 59°10'34"E 1.220.78'

PROP. BASELINE F.M. 524  
(WIDTH VARIES)

L=1,001.28'  
PROPOSED BASELINE  
P.C. STA 859+70.78

855+00 N 59°10'34" E 1.743.47'

7

11.72' 860+00 C-3

1,000.00'  
PROP. R.O.W.

470.78' PROP. R.O.W. 90.00' RT

STA. 855+00.00  
90.00' RT

S 59°10'34"W 1.482.50'

STA. 859+70.78  
90.00' RT

STA. 859+82.04  
90.03' RT

R=2,305.00'  
Δ=36°40'09"  
L=1,475.19'  
CH=S 40°50'29"W 1,450.15'

PHILLIPS 66 COMPANY  
215.85 AC. REMAINDER OF 219.16 AC.  
VOL. (89) 687, PG. 602  
O.R.B.C.T.  
6-22-1989

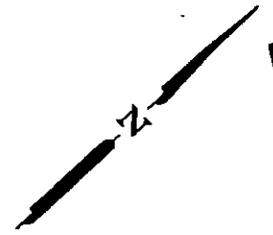
BAKER & LAWSON, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
300 E. CEDAR ST. ANGLETON, TEXAS 77515  
PHONE: (979)849-6681 (713)222-7451  
10088\_P-07.dgn

BENJAMIN C. FRANKLIN LEAGUE A-192

PARCEL PLAT  
SHOWING  
PARCEL 7  
F.M. 524  
BRAZORIA COUNTY  
RCSJ: 1004-01-053  
FEBRUARY, 2010

MATCH LINE SEE SHEET 10 OF 12

MATCH LINE SEE SHEET 12 OF 12



STA. 870+00.00  
60.00' LT

R-2,150.00' Δ-38°27'35" L-1,443.18' CH-N 39°56'46" E 1,416.24'  
L=1,001.28' PROP. R.O.W.

L=441.91'

C-3 865+00

7

PROP. BASELINE F.M. 524  
(WIDTH VARIES)

L=414.45'

PROP. R.O.W.

R-2,305.00' Δ-36°40'09" L-1,475.19' CH-S 40°50'29" W 1,450.15'

STA. 870+00.00  
95.76' RT

PHILLIPS 66 COMPANY  
215.85 AC. REMAINDER OF 219.16 AC.  
VOL. (89) 687, PG. 602  
O.R.B.C.T.  
6-22-1989

BAKER & LAWSON, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
300 E. CEDAR ST. ANGLETON, TEXAS 77515  
PHONE: (979)849-6681 (713)222-7451  
10088\_P-07.dgn

PARCEL PLAT  
SHOWING  
PARCEL 7

F.M. 524  
BRAZORIA COUNTY  
RCSJ: 1004-01-053  
FEBRUARY, 2010

BENJAMIN C. FRANKLIN  
LEAGUE A-192

BRAZORIA COUNTY R.O.W. DEED (SOUTH SIDE)  
VOL. 539, PG. 165, D.R.B.C.T., 6-23-1950

TEXAS-NEW MEXICO  
POWER COMPANY 70' ESMT.  
VOL. (90)792, PG. 580  
O.R.B.C.T., 5-4-1990

$R=2,150.00'$   
 $\Delta=38^{\circ}27'35''$   
 $L=1,443.18'$   
 $CH=N 39^{\circ}56'46''E 1,416.24'$

P.O.C. PARCEL 7  
FND 1/2" IP W/CAP

C.R. 359  
(80' R.O.W.)

EXIST. R.O.W.

PROP. R.O.W.

MATCH LINE SEE SHEET 11 OF 12

H-8

7  $L=441.91'$   
 $S 48^{\circ}29'00''E 168.21'$

PROP. BASELINE F.M. 524  
(WIDTH VARIES)  
 $L=414.45'$

PROP. R.O.W.

$R=2,305.00'$   
 $\Delta=36^{\circ}40'09''$   
 $L=1,475.19'$   
 $CH=S 40^{\circ}50'29''W 1,450.15'$

875.00

P.O.B. PARCEL 7  
 $N-13,593,030.68$   
 $E-3,016,260.88$

EXIST. R.O.W.

REBECCA T. BLACK  
AND DOYLE BENNETT  
AND LORNA PURSLEY BENNETT  
3.2625 AC.

C.C.F. NO. 98-005569  
O.R.B.C.T.  
1-13-1998

PHILLIPS 66 COMPANY  
215.85 AC.  
REMAINDER OF 219.16 AC.  
VOL. (89) 687, PG. 602  
O.R.B.C.T.  
6-22-1989

BENJAMIN C. FRANKLIN  
LEAGUE A-192

BAKER & LAWSON, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
300 E. CEDAR ST., ANGLETON, TEXAS 77515  
PHONE: (979)849-6681 (713)222-7451  
10088\_P-07.dgn

PARCEL PLAT  
SHOWING  
PARCEL 7

F.M. 524  
BRAZORIA COUNTY  
RCSJ: 1004-01-053  
FEBRUARY, 2010

EXHIBIT C

County: Brazoria  
Highway: FM 524  
Project Limits: From 0.19 Mile North of County Road 360 to SH 35  
R.C.S.J.: 1004-01-053

PROPERTY DESCRIPTION OF PARCEL 11

Being a 1.507 acre (65,634 square feet) parcel of land out of an 8.837 acre tract of land in the Benjamin C. Franklin League, Abstract No. 192, Brazoria County, Texas; said 8.837 acre tract being conveyed to Phillips Petroleum Company from Robert M. Shell and Charlie Fay Shell by deed dated October 20, 1997 and recorded under County Clerk's File (C.C.F.) No. 97-041236 of the Official Records of Brazoria County, Texas (O.R.B.C.T.); said 1.507 acre parcel being more particularly described as follows:

COMMENCING at a three inch iron pipe with a one-half inch iron rod inside found at an angle point on the Southeast line of said 8.837 acre tract and at the most northerly North corner of a 96.58 acre tract conveyed to Locomotive Leasing Service, LTD. from Lone Star Salt Water Company and H & L Gulf, Inc. by deed dated July 6, 1999 and recorded under C.C.F. No. 99-033795 of the O.R.B.C.T.; same being the West corner of a 5.001 acre tract conveyed to Diane Loucks from Kaufman Estates, Inc. by deed dated May 8, 2000 and recorded under C.C.F. No. 00-019709 of the O.R.B.C.T.; thence as follows:

South 42° 41' 38" West (called South 45° 29' 14" West), along the Southeast line of said 8.837 acre tract and the most easterly Northwest line of said 96.58 acre tract, a distance of 37.96 feet to a five-eighths inch iron rod with a TxDOT aluminum cap set for the POINT OF BEGINNING of the herein described parcel on the proposed East right-of-way line of FM 524 (120 feet wide) and having coordinates N = 13,595,374.01 and E = 3,016,089.27; \*\*

- 1) THENCE, South 42° 41' 38" West (called South 45° 29' 14" West), continuing along the Southeast line of said 8.837 acre tract and the most easterly Northwest line of said 96.58 acre tract, a distance of 135.03 feet to a five-eighths inch iron rod with a TxDOT aluminum cap set for corner on the proposed West right-of-way line of FM 524; \*\*

EXHIBIT \_\_\_\_\_

- 2) THENCE, North 20° 00' 48" West, along the proposed West right-of-way line of FM 524, at 178.96 feet pass a five-eighths inch iron rod with a TxDOT aluminum cap set at Engineer's Station 900+00.00, 60.00 feet left of the proposed baseline of FM 524, and continuing for a total distance of 578.02 feet to a five-eighths inch iron rod with a TxDOT aluminum cap found for corner on the Northwest line of said 8.837 acre tract and the existing Southeast right-of-way line of SH 35 (width varies) conveyed to the State of Texas from Charley Fay Shell and husband, Robert M. Shell by deed dated June 17, 1977 and recorded under C.C.F. No. 97-025941 of the O.R.B.C.T.; \*\*
- 3) THENCE, North 70° 05' 45" East, along the Northwest line of said 8.837 acre tract and the existing Southeast right-of-way line of SH 35, a distance of 120.00 feet to a five-eighths inch iron rod with a TxDOT aluminum cap set for corner at the intersection with the proposed East right-of-way line of FM 524; \*\*
- 4) THENCE, South 20° 00' 48" East, along the proposed East right-of-way line of FM 524, at 398.83 feet pass a five-eighths inch iron rod with a TxDOT aluminum cap set at Engineer's Station 900+00.00, 60.00 feet right of the proposed baseline of FM 524, and continuing for a total distance of 515.88 feet to the POINT OF BEGINNING and containing 1.507 acres (65,634 square feet) of land. \*\*

All bearings and coordinates stated are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983, 1993 Adjustment. All distances and coordinates stated are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

A parcel plat of even survey date accompanies this property description.  
Survey completed in September, 2008.  
Areas given for parent tract and adjoining tracts are approximate.

\*\* The monument(s) 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.

Revised July, 2011  
February, 2010  
Parcel 11  
Page 3 of 6 Pages

EXHIBIT \_\_\_\_\_

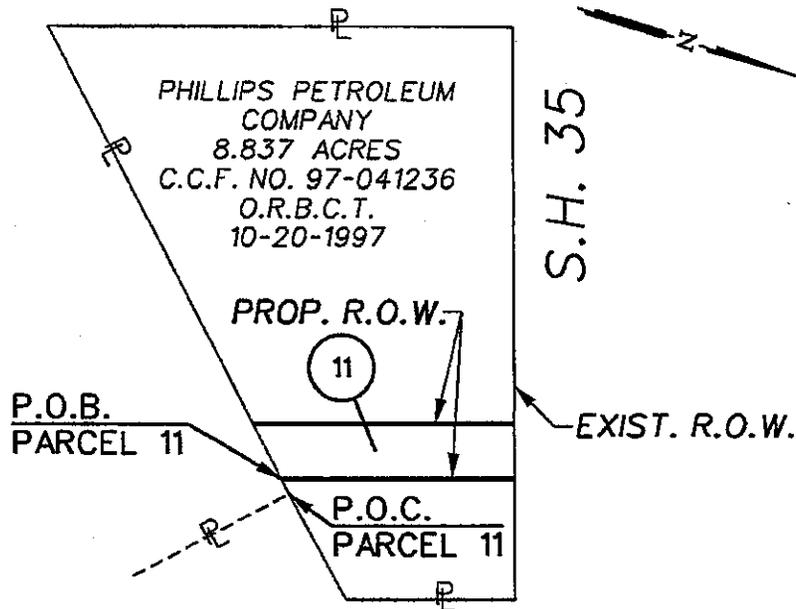
Access will be permitted to the highway facility from the remainder of the property lying East and West of FM 524.

*Cecil J. Booth* 6 July 11

Cecil J. Booth  
Registered Professional Land Surveyor  
Texas Reg. No. 2061

Baker & Lawson, Inc.  
300 E. Cedar  
Angleton, Texas 77515  
979-849-6681  
713-222-7451





PARENT TRACT INSET  
N.T.S.

LEGEND:

- - SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP
- - FND 5/8" IRON ROD WITH TXDOT ALUMINUM CAP
- - FOUND CORNER IMPLEMENT AS NOTED
- - SET 5/8" IRON ROD WITH B&L CAP

△ TXDOT CONTROL MONUMENT

MH MANHOLE

LP LIGHT POLE

TL TRAFFIC LIGHT

CP CONTROL POINT

① PARCEL NUMBER

————— EXISTING RIGHT-OF-WAY

————— PROPOSED RIGHT-OF-WAY

————— PROPERTY LINE

————— BASELINE

595+00

————— SURVEY LINE

—x— FENCE

C.C.F. NO.  
O.R.B.C.T.  
P.R.B.C.T.  
D.R.B.C.T.  
D.L.  
P.O.C.  
P.O.B.

- COUNTY CLERK'S FILE NUMBER
- OFFICIAL RECORDS BRAZORIA COUNTY, TEXAS
- PLAT RECORDS BRAZORIA COUNTY, TEXAS
- DEED RECORDS BRAZORIA COUNTY, TEXAS
- DEED LINE
- POINT OF COMMENCING
- POINT OF BEGINNING

NOTES:

EXISTING AND REMAINING AREAS SHOWN ARE APPROXIMATE.

ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH 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 1.00013.

BEARINGS AND DISTANCES SHOWN ENCLOSED IN PARENTHESES ARE CALLED BEARINGS AND DISTANCES IN THE DESCRIPTION OF THE PARENT TRACT.

\*\* 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.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

ABSTRACTING PERFORMED - MAY - SEPTEMBER 2008  
FIELD SURVEYS PERFORMED - JUNE - SEPTEMBER 2008



*Cecil J. Booth* 6/20/11

CECIL J. BOOTH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REG. NO. 2061

EXISTING	TAKING AC. / S.F.	REMAINDER	
		LEFT	RIGHT
8.837	1.507 / 65,634	4.609	2.721

REVISED JULY 2011 TO CORRECT  
OWNER FOR PARCEL 11

BAKER & LAWSON, INC.  
ENGINEERS • PLANNERS • SURVEYORS

300 E. CEDAR ST. ANGLETON, TEXAS 77515  
PHONE: (979)849-6681 (713)222-7451  
10088\_P-11.dgn

PARCEL PLAT  
SHOWING  
PARCEL 11

F.M. 524  
BRAZORIA COUNTY  
RCSJ: 1004-01-053  
FEBRUARY, 2010



MATCH LINE SEE SHEET 5 OF 6

PHILLIPS PETROLEUM COMPANY  
8.837 ACRES  
C.C.F. NO. 97-041236  
O.R.B.C.T.  
10-20-1997

STA. 903+99.06  
60.00' LT

N 20°00'48"W (N 17°09' W) 578.02'  
PROP. R.O.W.

PROP. BASELINE F.M. 524  
(120' R.O.W.)

N 20°00'48" W 1,523.69'

11

398.83'

S 20°00'48"E 515.88' PROP. R.O.W.

STA. 903+98.83  
60.00' RT

BENJAMIN C. FRANKLIN  
LEAGUE A-192

(STA 112+500)

EXIST. R.O.W.

N 70°05'45"E  
120.00'

STATE OF TEXAS  
R.O.W. DEED  
C.C.F. NO. 97-025940  
O.R.B.C.T.  
6-17-1977

STATE OF TEXAS  
R.O.W. DEED  
C.C.F. NO. 97-025941  
O.R.B.C.T.  
6-17-1977

STATE OF TEXAS  
R.O.W. DEED  
C.C.F. NO. 97-025964  
O.R.B.C.T.  
6-17-1977

S.H. 35  
(WIDTH VARIES)

905+00

EXIST. BASELINE SH 35

END PROJECT

STA 905+48.95 =  
STA 3692+69.40 (SH 35)  
R.C.S.J. 1004-01-053  
N=13,595,979.25  
E=3,015,804.97  
LAT. = 29°05'16.8158"N  
LONG. = 95°43'17.4104"W

H-53

EXIST. R.O.W.

REVISED JULY 2011 TO CORRECT  
OWNER FOR PARCEL 11

BAKER & LAWSON, INC.  
ENGINEERS • PLANNERS • SURVEYORS

300 E. CEDAR ST, ANGLETON, TEXAS 77515  
PHONE: (979)849-6681 (713)222-7451  
10088\_P-11.dgn

PARCEL PLAT  
SHOWING  
PARCEL 11

F.M. 524  
BRAZORIA COUNTY  
RCSJ: 1004-01-053  
FEBRUARY, 2010

TEXAS TRANSPORTATION COMMISSION

BRAZORIA County

MINUTE ORDER

Page 2 of 2

HOUSTON District

FURTHER, the commission finds that the surplus land is no longer needed for a state highway purpose and recommends that, subject to approval by the attorney general, in exchange and as consideration for the conveyance of the new land to the state, the governor of Texas execute proper instruments:

- 1) conveying all of the state’s rights, title and interest in the surplus land described in Exhibit B-1 to ConocoPhillips Company; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state’s rights, title and interest, if any, in and to all of the oil, gas, sulphur and other minerals, of every kind and character, in, on, under and that may be produced from the surplus land;
- 2) releasing the state’s easement interest in the surplus land described in Exhibit B-2 to ConocoPhillips Company;
- 3) quitclaiming the county’s easement interest in the surplus land described in Exhibit B-3 to Brazoria County, Texas; and
- 4) quitclaiming the no-title land described in Exhibit B-4 to ConocoPhillips Company at the request of the county.

Submitted and reviewed by:

Recommended by:

\_\_\_\_\_  
Director, Right of Way Division

\_\_\_\_\_  
Executive Director

_____ Minute Number	_____ Date Passed
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