

## TEXAS TRANSPORTATION COMMISSION

VARIOUS Counties

### MINUTE ORDER

Page 1 of 4

VARIOUS Districts

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

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

The commission finds and determines that the highway facilities to be constructed or improved on the parcels identified and listed below under "CONTROLLED ACCESS" are designated as a Controlled-Access Highway in accordance with Transportation Code, Section 203.031; and where there is adjoining real property remaining after acquisition of a parcel, the roads are to be constructed or improved as a part of the highway facility with the right of ingress and egress to or from the remaining real property adjoining the highway facility to be permitted or denied, as designated and set forth on each of the attached Exhibits A - OOO. Where there is adjoining real property remaining after acquisition of a parcel with respect to the highway facilities to be constructed or improved on the parcels identified as listed below under "NON-CONTROLLED ACCESS," roads are to be constructed or improved as a part of the highway facility with the right of ingress and egress to or from the remaining real property adjoining the highway facility to be permitted or denied, as designated and set forth on each of the attached Exhibits 1 - 17, in accordance with Transportation Code, Sections 203.002 and 203.003.

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

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

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

**TEXAS TRANSPORTATION COMMISSION**

VARIOUS Counties

**MINUTE ORDER**

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VARIOUS Districts

**NON-CONTROLLED ACCESS**

<u>COUNTY</u>	<u>HIGHWAY</u>	<u>EXHIBIT</u>	<u>ROW CSJ NO.</u>	<u>PARCEL</u>
Cass	US 59	15	0062-04-047	115
El Paso	SL 375	9	2552-03-046	11
El Paso	SL 375	14	2552-03-046	16
El Paso	SL 375	13	2552-03-046	15
El Paso	SL 375	12	2552-03-046	14
El Paso	SL 375	10	2552-03-046	12
El Paso	SL 375	8	2552-03-046	10
El Paso	SL 375	7	2552-03-046	9
El Paso	SL 375	6	2552-03-046	8
El Paso	SL 375	5	2552-03-046	7
El Paso	SL 375	4	2552-03-046	6
El Paso	SL 375	3	2552-03-046	5
El Paso	SL 375	2	2552-03-046	4
El Paso	SL 375	11	2552-03-046	13,13E,13TE
Jefferson	FM 365	1	0932-01-099	5
Jefferson	FM 365	17	0932-01-099	30
Nueces	SH 358	16	0617-01-172	65

**CONTROLLED ACCESS**

<u>COUNTY</u>	<u>HIGHWAY</u>	<u>EXHIBIT</u>	<u>ROW CSJ NO.</u>	<u>PARCEL</u>
Angelina	US 59	E	0176-02-112	25
Bell	IH 35	Z	0015-04-083	4
Bell	IH 35	BB	0015-04-083	34
Bell	IH 35	Y	0015-04-083	2
Bell	IH 35	AA	0015-04-083	21
Bell	IH 35	J	0015-14-123	105
Bell	IH 35	KKK	0015-14-123	107
Bell	IH 35	U	0015-14-123	35
Bell	IH 35	S	0015-14-123	87
Bell	IH 35	R	0015-14-123	10
Bell	IH 35	G	0015-14-123	108
Bell	IH 35	H	0015-14-123	56
Bell	IH 35	I	0015-14-123	102
Bell	IH 35	Q	0015-14-123	19
Bell	IH 35	P	0015-14-123	96
Bell	IH 35	JJJ	0015-14-123	17
Bell	IH 35	LLL	0015-14-124	12
Bell	IH 35	V	0015-14-124	30
Bell	IH 35	MMM	0015-14-124	13
Bell	IH 35	OOO	0015-14-124	17

**TEXAS TRANSPORTATION COMMISSION**

VARIOUS Counties

**MINUTE ORDER**

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VARIOUS Districts

**CONTROLLED ACCESS**

<u>COUNTY</u>	<u>HIGHWAY</u>	<u>EXHIBIT</u>	<u>ROW CSJ NO.</u>	<u>PARCEL</u>
Bell	IH 35	NNN	0015-14-124	16
Bell	IH 35	F	0015-14-124	20
Dallas	SH 121	D	0364-02-020	11
Denton	IH 35E	M	0196-01-097	7
Falls	IH 35	X	0015-03-038	27
Harris	IH 45	T	0500-03-546	211
Harris	IH 610	K	0271-14-225	304
Harris	IH 610	W	0271-14-225	309
Harris	IH 610	L	0271-14-225	311
Harris	IH 610	N	0271-14-225	305
Harris	IH 610	O	0271-14-225	307
McLennan	IH 35	PP	0015-01-220	47
McLennan	IH 35	JJ	0015-01-220	82E,82AC
McLennan	IH 35	HH	0015-01-220	80,80E
McLennan	IH 35	DD	0015-01-220	22
McLennan	IH 35	GG	0015-01-220	79,79E
McLennan	IH 35	FF	0015-01-220	78,78E
McLennan	IH 35	EE	0015-01-220	49
McLennan	IH 35	CC	0015-01-220	20
McLennan	IH 35	II	0015-01-220	81E
McLennan	IH 35	CCC	0015-01-221	151
McLennan	IH 35	VV	0015-01-221	144
McLennan	IH 35	RR	0015-01-221	140
McLennan	IH 35	QQ	0015-01-221	139
McLennan	IH 35	OO	0015-01-221	138
McLennan	IH 35	NN	0015-01-221	116
McLennan	IH 35	MM	0015-01-221	102
McLennan	IH 35	LL	0015-01-221	101
McLennan	IH 35	KK	0015-01-221	100
McLennan	IH 35	TT	0015-01-221	142
McLennan	IH 35	EEE	0015-01-221	153
McLennan	IH 35	UU	0015-01-221	143
McLennan	IH 35	WW	0015-01-221	145
McLennan	IH 35	XX	0015-01-221	146
McLennan	IH 35	YY	0015-01-221	147
McLennan	IH 35	ZZ	0015-01-221	148
McLennan	IH 35	AAA	0015-01-221	149
McLennan	IH 35	BBB	0015-01-221	150
McLennan	IH 35	SS	0015-01-221	141
McLennan	IH 35	DDD	0015-01-221	152
McLennan	IH 35	FFF	0015-01-221	154
McLennan	IH 35	GGG	0015-01-221	155

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CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO.	PARCEL
McLennan	IH 35	HHH	0015-01-221	156
Rockwall	IH 30	C	0009-12-077	11
Shelby	SL 500	B	3315-01-017	4
Shelby	SL 500	A	3315-01-017	21
Tarrant	SH 121	III	0364-01-134	117B

Submitted and reviewed by:

Director, Right of Way Division

Recommended by:

Executive Director

**113123 MAY 31 12**

Minute  
Number

Date  
Passed



January, 2010  
Parcel 05  
Page 1 of 4

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

**PROPERTY DESCRIPTION FOR PARCEL 05**

Being a 0.052 acre (2,266 square feet) parcel of land, part of and out of Lot 10, Block 1 of the Montrose Addition No. 2 as recorded in Volume 10, Page 20 of the Map or Plat Records of Jefferson County and being all of that certain 25 feet residual tract of Lot 10 (Unknown Owner) which appears to be vested in the Estate of S. Sassine and Lillie Sassine, deceased, John Beshara, Jr., Independent Executor; said 0.052 acre parcel also being situated in and a part of the William McFaddin Survey, Abstract No. 416, Jefferson County, Texas and being more particularly described as follows;

**COMMENCING** at a point located at the intersection of intersection of the existing Northerly Right-of-Way line of F.M. Highway 365 (120 feet wide – Volume 741, Page 71, Volume 741, Page 73 and Volume 741, Page 82, Deed Records of Jefferson County) with the Westerly Right-of-Way line of Sassine Avenue (60 feet wide - Volume 10, Page 20 of the Map or Plat Records of Jefferson County) marking the Southeast corner of said Lot 10 and that certain tract of land as conveyed by deed dated February 2, 2005 from Rosa Maria Vargas to Zulema Escobedo and husband, Sergio Escobedo, recorded in Clerk's File No. 2005006297 of the Official Public Records of Jefferson County; thence as follows:

North 31 deg. 12 min. 33 sec. West (North 26 deg. 27 min West - Plat), along said Westerly Right-of-Way line of Sassine Avenue with the East line of said Lot 10, a distance of 134.80 feet to a 5/8" steel rod with TxDOT aluminum cap set marking the common Easterly corner of said Zulema Escobedo tract and said residual tract, the Southeast corner and **POINT OF BEGINNING** of the herein described parcel, this point being located 2.16 feet left, radial distance from Engineers Baseline Station 789 + 80.75 of F.M. Highway 365, said Point Of Beginning having coordinates of (X=3,545,795.4987, Y=13,915,749.4691);

- (1) **THENCE**, North 31 deg. 12 min. 33 sec. West (North 26 deg. 27 min West - Plat), continuing along said Westerly Right-of-Way line of Sassine Avenue with the East line of said residual tract and this parcel, a distance of 25.00 feet to a point marking the Northeast corner of said residual tract and the herein described parcel, this point also marks the Southeast corner of that certain tract of land as conveyed by deed dated July 23, 1959 from S. Sassine to Howard W. Cox, Jr., recorded in Volume 1202, Page 103 of the Deed Records of Jefferson County;

FINAL 3/19/10

January, 2010  
Parcel 05  
Page 2 of 4

- (2) **THENCE**, South 36 deg. 49 min. 00 sec. West, along the common line of said residual tract and Howard W. Cox, Jr. tract with the North line of this parcel, a distance of 97.75 feet to a 5/8" steel rod with TxDOT aluminum cap set located on the proposed Right-of-Way line of F.M. Highway No. 365 marking the common Westerly corner of said residual tract and Howard W. Cox, Jr. tract, the Northwest corner of the herein described parcel, this point also being located on the Easterly Right-of-Way line of a 40 feet wide City of Port Arthur unimproved street (Volume 5, Page 59 of the Map or Plat Records of Jefferson County);
- (3) **THENCE**, South 31 deg. 12 min. 32 sec. East (South 26 deg. 27 min East - Plat), along said proposed Right-of-Way line of F.M. Highway No. 365 and the Easterly Right-of-Way line of said City of Port Arthur 40 feet wide unimproved street with the West line of said residual tract and this parcel, a distance of 25.00 feet to a 5/8" steel rod with TxDOT aluminum cap set marking the common Westerly corner of said residual tract and Zulema Escobedo tract, the Southwest corner of the herein described parcel;
- (4) **THENCE**, North 36 deg. 49 min. 00 sec. East, along the common line of said residual tract and Zulema Escobedo tract with the South line of this parcel, a distance of 97.75 feet to the **POINT OF BEGINNING** and containing 0.052 acre (2,266 square feet) parcel of land.

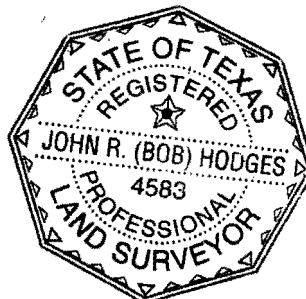
Revised: January 2010 by Landtech Constants, Inc.  
Surveyed: April 2001  
Job No. 00-CAI-020

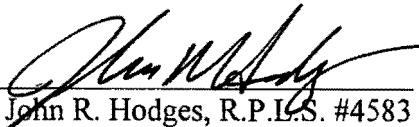
**SURVEYOR'S CERTIFICATE:**

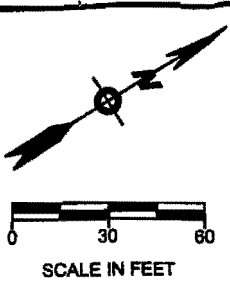
I, John R. Hodges, Registered Professional Land Surveyor No. 4583 in the State of Texas, do hereby certify that the above plat correctly reflects an actual survey made on the ground under my supervision and to the best of my knowledge and belief, the limits, boundaries and corners are truly shown just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

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

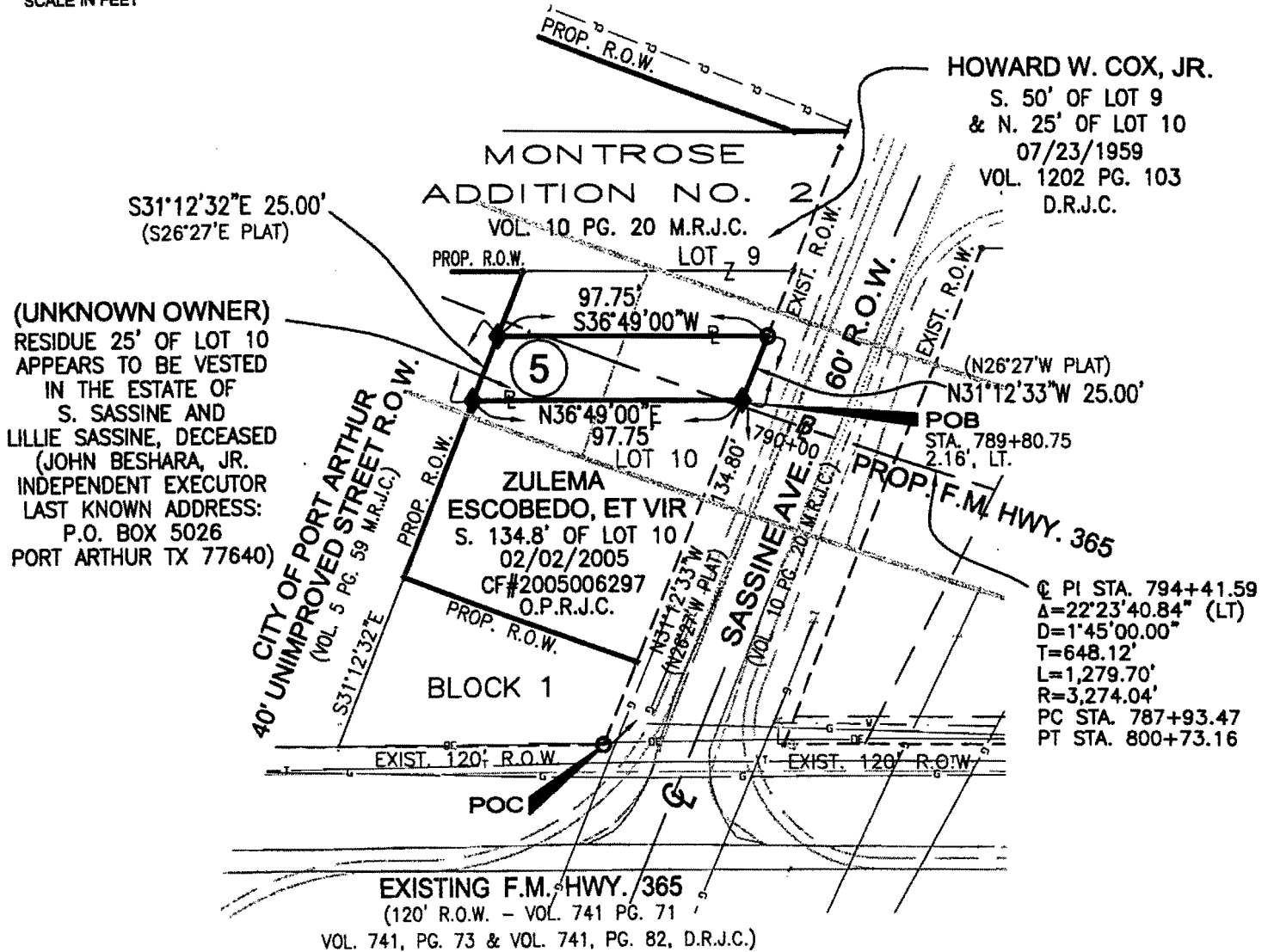
Given under my hand seal this the 17<sup>th</sup> day of MARCH, 2010.



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



Wm. McFADDIN SURVEY  
ABST. No. 416



DATE OF SURVEY: APRIL 2001

PARCEL PLAT  
SHOWING PARCEL 5

F.M. HWY. 365  
JEFFERSON COUNTY, TEXAS

PAGE 3 OF 4

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

**LEGEND**

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

**NOTES**

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

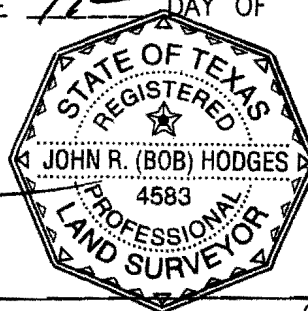
SCALE FACTOR=0.9999161

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

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


GIVEN UNDER MY HAND SEAL THIS THE 12<sup>TH</sup> DAY OF  
MARCH, 2010.


  
JOHN R. HODGES, RPLS NO. 4583



DATE OF SURVEY: APRIL 2001

POINT OF BEGINNING		CONVEYANCE DATA CHART					
Y - NORTHING	X - EASTING	STATION		CURRENT TRACT	NEW ACQUIRED	APPROX. REMAINDER	
		FROM	TO	AC.	AC./S.F.	LEFT(AC.)	RIGHT(AC.)
		788+89.15	789+82.08	0.052	0.052/2,266	0.000	0.000
		-	-	-	-	-	-
		-	-	-	-	-	-

 <b>Chica &amp; Associates, Inc.</b> 595 Orleans, Suite 508 Beaumont, Texas 77701 Ph: (409) 833-4343 Fax: (409) 833-8326	<b>PARCEL PLAT</b> <b>SHOWING PARCEL 5</b> <b>F.M. HWY. 365</b> <b>JEFFERSON COUNTY, TEXAS</b>
	PAGE 4 OF 4

 <b>ARCENEUX &amp; GATES</b> Consulting Engineers, Inc. Engineer Surveyor Planners	DRAWN BY: N/M/K		REVISED: JANUARY, 2010	
	CHECKED: JRH		BY LANDTECH CONSULTANTS, INC.	
	APPVD. BY: JRH		REVISED BY: BDG	DATE: 12-19-04
	DATE: 12/19/04		ACCOUNT No. 8020-01-082 R.C.S.J. No. 0932-01-099	

Parcel 4, Page 1 of 5

HIGHWAY: Loop 375  
LIMITS: From 0.61 Mile Northeast of Loop 375 (on FM 659) to 0.63 Mile South of FM 659 (on Loop 375)  
COUNTY: El Paso  
ACCOUNT NO.:  
ROW CSJ: 2552-03-046  
OWNER: River Oaks-MH10, LLC

**Property Description for Parcel 4**

Being 8,736 square feet or 0.2006 acres of land out of Section 4, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, El Paso County, Texas, being out of a called 0.903 acre tract of land described in deed to River Oaks-MH10, LLC, recorded in Document 20110009646 of the Official Public Records of Real Property of El Paso County (O.P.R.R.P.E.C.), same being out of Lot 10, Block 1 of the Montwood Heights Unit 9 Subdivision, a subdivision recorded in Document 20110030564, El Paso County Plat Records (E.P.C.P.R.), said total 8,736 square feet or 0.2006 acres of land being more particularly described as follows:

COMMENCING at a point for the southeasterly corner of a called 4.281 acre tract of land described in deed to River Oaks-MH1, LLC, recorded in Document 20110009637, O.P.R.R.P.E.C., same being out of Lot 1, Block 1 of said Montwood Heights Unit 9 Subdivision, the northeasterly corner of the remainder of a called 24.044 acre tract of land described in deed to River Oaks Properties Ltd. (Parcel One), recorded in Document 20040085894, O.P.R.R.P.E.C., same being out of Lot 4, Block 1, of Montwood Subdivision Replat "A", a subdivision recorded in Document 20110026840, E.P.C.P.R., and being on the northerly line of the Sun Ridge Subdivision, Unit 1, a subdivision recorded in Volume 2674, Page 797, E.P.C.P.R., from which a found 1/2-inch iron rod with cap, stamped "Bury & Partners", at base of existing rock wall bears North 88 degrees West, 0.5 feet;

THENCE North 44 degrees 25 minutes 10 seconds West, along the line common to said 4.281 acre River Oaks-MH1, LLC tract, and said remainder of 24.044 acre River Oaks Properties Ltd. tract, a distance of 450.00 feet to a point on the existing southerly right-of-way of F.M. 659 (Zaragoza Road, 100 foot wide right-of-way) as recorded in Volume 609, Page 386 and Page 387, El Paso County Deed Records (E.P.C.D.R.);

THENCE North 45 degrees 34 minutes 50 seconds East, along the existing right-of-way of said F.M. 659, a distance of 1,294.66 feet to a point at the common westerly corner of said 0.903 acre River Oaks-MH10, LLC tract and a called 0.861 acre tract of land described in deed to River Oaks-MH9, LLC, recorded in Document 20110009645, O.P.R.R.P.E.C., same being out of Lot 9, Block 1 of said Montwood Heights Unit 9 Subdivision, said point being the POINT OF BEGINNING of the herein described parcel, located 2,104.78 feet left of Loop 375 Proposed Centerline Station 758+79.68;

1. THENCE North 45 degrees 34 minutes 50 seconds East, continuing along the existing right-of-way of said F.M. 659, a distance of 132.94 feet to a point for the beginning of a tangent curve to the right from which a found 5/8-inch iron rod with cap, disturbed, bears North 87 degrees East, 0.5 feet;

2. THENCE in a southeasterly direction along the existing southwesterly right-of-way line of Sun Fire Boulevard (width varies) as recorded in Volume 75, Page 68, E.P.C.P.R. with said tangent curve to the right, having a radius of 25.00 feet, an arc length of 39.30 feet, a central angle 90 degrees 04 minutes 41 seconds, and a chord which bears South 89 degrees 22 minutes 50 seconds East, 35.38 feet to a point on said southwesterly right-of-way line of Sun Fire Boulevard from which a found 5/8-inch iron rod with cap, stamped "TX 4178", bears North 88 degrees East, 0.5 feet.;
3. THENCE South 44 degrees 20 minutes 29 seconds East, continuing along said southwesterly right-of-way line of Sun Fire Boulevard a distance of 218.37 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set on the proposed easterly right-of-way line of Loop 375, at 2,390.28 feet left of Loop 375 Proposed Centerline Station 759+30.52;
4. THENCE South 45 degrees 41 minutes 45 seconds West, along said proposed easterly right-of-way line of Loop 375, a distance of 11.88 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set at 2,382.15 feet left of Loop 375 Proposed Centerline Station 759+39.19 for an angle point of said proposed easterly right-of-way line of Loop 375;
5. THENCE North 44 degrees 18 minutes 15 seconds West, continuing along said proposed easterly right-of-way line of Loop 375, a distance of 157.75 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set at 2,267.05 feet left of Loop 375 Proposed Centerline Station 758+31.32 for an angle point of said proposed easterly right-of-way line of Loop 375;
6. THENCE North 89 degrees 03 minutes 36 seconds West, continuing along said proposed easterly right-of-way line of Loop 375, a distance of 76.94 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set at 2,190.14 feet left of Loop 375 Proposed Centerline Station 758+33.48 for an angle point of said proposed easterly right-of-way line of Loop 375;
7. THENCE South 45 degrees 34 minutes 05 seconds West, continuing along said proposed easterly right-of-way line of Loop 375, a distance of 92.02 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set on the common line of said 0.903 acre River Oaks-MH10, LLC tract and said 0.861 acre River Oaks-MH9, LLC tract, at 2,127.37 feet left of Loop 375 Proposed Centerline Station 759+00.77, for a corner of the herein described parcel;
8. THENCE North 44 degrees 25 minutes 10 seconds West, along said common line of said 0.903 acre River Oaks-MH10, LLC tract and said 0.861 acre River Oaks-MH9, LLC tract, a distance of 30.90 feet to the POINT OF BEGINNING and containing 8,736 square feet or 0.2006 acres of land.

Parcel 4, Page 3 of 5

Access will be permitted to the highway facility from the remainder of the property lying easterly of Loop 375.

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

Notes:

Bearings and coordinates are based upon the Texas Coordinate System, Central Zone, NAD 83 (1993 Adjustment) and are referenced to NGS Stations with their respective published coordinates as shown, X1118 (CE0141) X=441,589.99776, Y=10,671,204.27749 and TX004A (AB6216) X=460,426.90951, Y=10,640,364.58281. All distances shown are surface values and may be converted to state plane by dividing by the surface adjustment factor of 1.000231.

I, Scott M. Fertak, a Registered Professional Land Surveyor, do hereby certify that this property description is a true and correct representation of a survey made on the ground, under my direction and supervision.

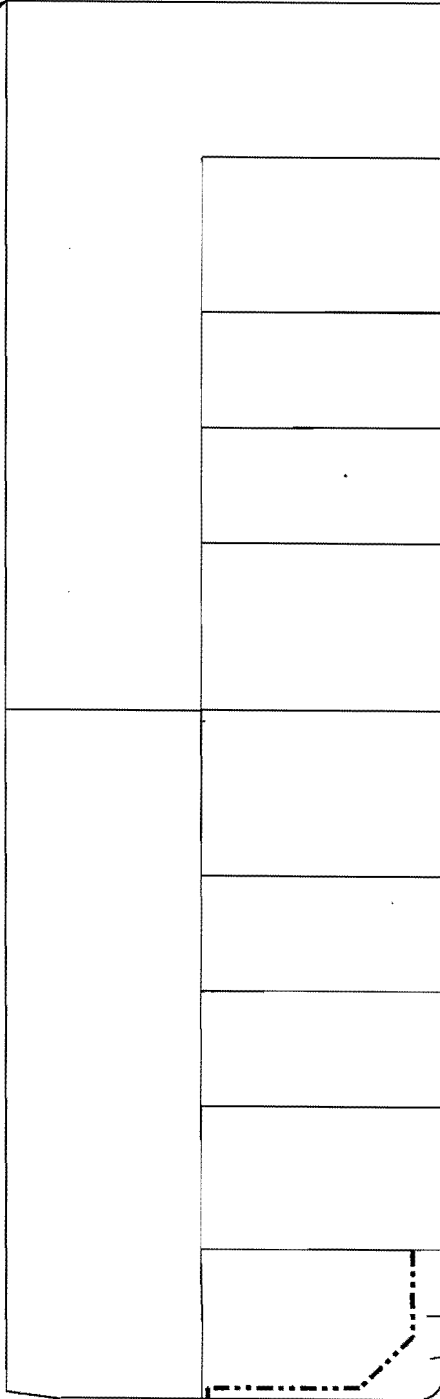


Date: 27 day of June, 2011

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

Scott M. Fertak  
Registered Professional Land Surveyor  
No. 5257

P.O.C.



SUN FIRE BLVD.

P.O.B.

FM 659 (ZARAGOZA RD.)

RIVER OAKS-MH10, LLC  
DOC 20110009646  
O.P.R.P.E.C.  
0.903 AC.  
FEB. 15, 2011

NOTES:

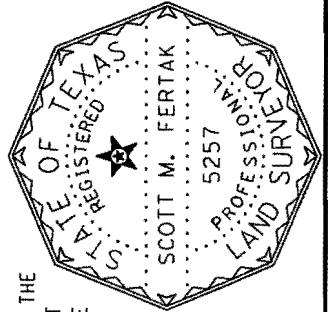
1. Deed research for this project was performed in Jan., 2009 and updated in May 2010.
2. All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983. All distances and coordinates shown hereon are surface feet and may be converted to grid by dividing by the surface adjustment factor of 1.000231.
3. Field work for this project was performed Jan. thru Apr. 2009, May 2010 and May 2011.
4. This Right-of-way map was completed in June, 2010, updated June 2011.

AREA TABLE (ACRES)		
EXISTING ACQUIRING	REMAINDER	
	LEFT	RIGHT
0.903	0.2006	0.7024

LEGEND

- EXIST. ROW LINE
- PROP. ROW LINE
- PROPERTY LINE
- SURVEY LINE
- FENCE
- E.P.C.P.R. - EL PASO COUNTY PLAT RECORDS
- E.P.C.D.R. - EL PASO COUNTY DEED RECORDS
- O.P.R.P.E.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY EL PASO COUNTY
- SET 5/8" I.R. W/TXDOT ROW ALUMINUM CAP UNLESS NOTED, MAY BE REPLACED WITH A TXDOT TYPE II MONUMENT AT A LATER DATE.
- PROPERTY CORNER FOUND AS NOTED.
- PARCEL NUMBER

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  
SURVEY DATE: JUNE, 2010



*Scott M. Fertak*  
SCOTT M. FERTAK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5257

REVISION

DATE

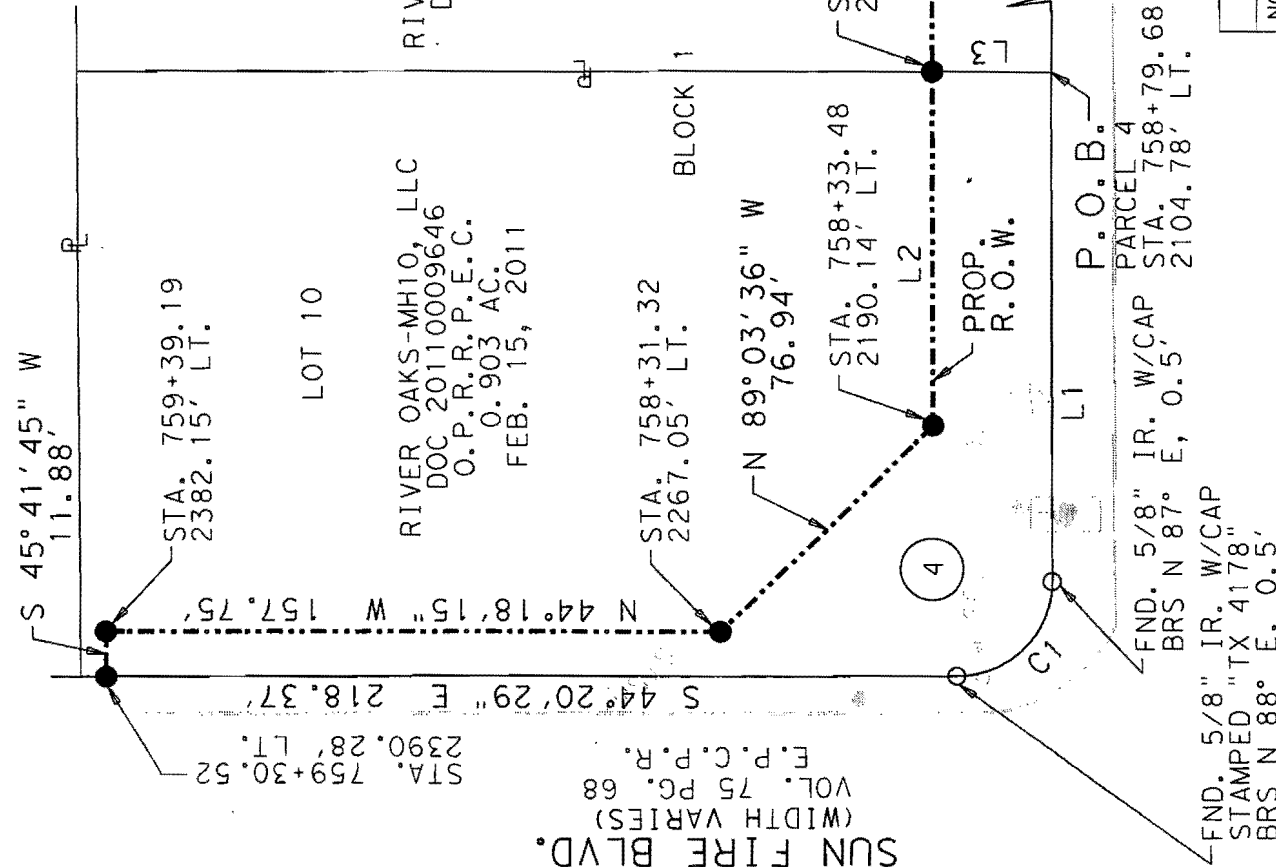
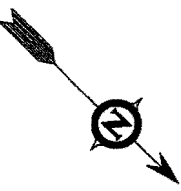
PARCEL 4  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
RIVER OAKS-MH10, LLC

LOOP 375 EL PASO COUNTY  
CSJ 2552-03-046  
LANDTECH CONSULTANTS, INC. JUNE, 2011  
PAGE 4 OF 5 SCALE: N.T.S.



SECTION 4 BLOCK 79, TSP 3  
TEXAS AND PACIFIC  
RAILROAD COMPANY SURVEYS

MONTWOOD HEIGHTS  
UNIT 9 SUBDIVISION  
FILE NO. 20110030564  
E.P.C.P.R.



SUN RIDGE SUBDIVISION  
UNIT 1  
VOL. 2674, PG. 797  
E.P.C.P.R.

RIVER OAKS-MH9, LLC  
DOC 20110009645  
O.P.R.R.P.E.C.  
0.861 AC.  
FEB. 15, 2011

RIVER OAKS-MH10, LLC  
DOC 20110009646  
O.P.R.R.P.E.C.  
0.903 AC.  
FEB. 15, 2011

P.O.C.  
PARCEL 4  
FND. 1 1/2" IR. W/ CAP  
STAMPED "BURY AND PARTNERS"  
AT BASE OF EXISTING ROCK WALL  
BRS N 88° W, 0.5'

LOT 1  
RIVER OAKS-MH1, LLC  
DOC 20110009637  
O.P.R.R.P.E.C.  
4.281 AC.  
FEB. 15, 2011

MONTWOOD  
SUBDIVISION  
REPLAT "A"  
DOC 20110026840  
E.P.C.P.R.

EXIST. R.O.W. LINE  
N 45° 34' 50" E 1294.66'

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 45° 34' 50" E	132.94'
L2	S 45° 34' 05" W	92.02'
L3	N 44° 25' 10" W	30.90'

CURVE TABLE

NO.	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DIST.
C1	25.00'	39.30'	90° 04' 41"	S 89° 22' 50" E	35.38'

F.M. 659 (ZARAGOZA ROAD)  
(100' R.O.W.)

VOL. 609, PG. 386 & VOL. 609, PG. 387  
E.P.C.D.R.

REVISION	DATE

PARCEL 4  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
RIVER OAKS-MH10, LLC  
LOOP 375  
EL PASO COUNTY  
CSJ 2552-03-046  
LANDTECH CONSULTANTS, INC. JUNE, 2011  
PAGE 5 OF 5  
SCALE: 1" = 50'

Parcel 5, Page 1 of 5

HIGHWAY: Loop 375  
LIMITS: From 0.61 Mile Northeast of Loop 375 (on FM 659) to 0.63 Mile South of FM 659 (on Loop 375)  
COUNTY: El Paso  
ACCOUNT NO.:  
ROW CSJ: 2552-03-046  
OWNER: River Oaks-MH9, LLC

**Property Description for Parcel 5**

Being 4,623 square feet or 0.1061 acres of land out of Section 4, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, El Paso County, Texas, being out of a called 0.861 acre tract of land described in deed to River Oaks-MH9, LLC, recorded in Document 20110009645 of the Official Public Records of Real Property of El Paso County (O.P.R.R.P.E.C.), same being out of Lot 9, Block 1 of the Montwood Heights Unit 9 Subdivision, a subdivision recorded in Document 20110030564, El Paso County Plat Records (E.P.C.P.R.), said total 4,623 square feet or 0.1061 acres of land being more particularly described as follows:

COMMENCING at a point for the southeasterly corner of a called 4.281 acre tract of land described in deed to River Oaks-MH1, LLC, recorded in Document 20110009637, O.P.R.R.P.E.C., same being out of Lot 1, Block 1 of said Montwood Heights Unit 9 Subdivision, the northeasterly corner of the remainder of a called 24.044 acre tract of land described in deed to River Oaks Properties Ltd. (Parcel One), recorded in Document 20040085894, O.P.R.R.P.E.C., same being out of Lot 4, Block 1, of Montwood Subdivision Replat "A", a subdivision recorded in Document 20110026840, E.P.C.P.R., and being on the northerly line of the Sun Ridge Subdivision, Unit 1, a subdivision recorded in Volume 2674, Page 797, E.P.C.P.R., from which a found 1/2-inch iron rod with cap, stamped "Bury & Partners", at base of existing rock wall bears North 88 degrees West, 0.5 feet;

THENCE North 44 degrees 25 minutes 10 seconds West, along the line common to said 4.281 acre River Oaks-MH1, LLC tract, and said remainder of 24.044 acre River Oaks Properties Ltd. tract, a distance of 450.00 feet to a point on the existing southerly right-of-way of F.M. 659 (Zaragoza Road, 100 foot wide right-of-way) as recorded in Volume 609, Page 386 and Page 387, El Paso County Deed Records (E.P.C.D.R.);

THENCE North 45 degrees 34 minutes 50 seconds East, along the existing right-of-way of said F.M. 659, a distance of 1,144.70 feet to a point at the common westerly corner of said 0.861 acre River Oaks-MH9, LLC tract and a called 0.689 acre tract of land described in deed to River Oaks-MH8, LLC, recorded in Document 20110009644, O.P.R.R.P.E.C., same being out of Lot 8, Block 1 of said Montwood Heights Unit 9 Subdivision, said point being the POINT OF BEGINNING of the herein described parcel, located 2,002.45 feet left of Loop 375 Proposed Centerline Station 759+89.30;

Parcel 5, Page 2 of 5

1. THENCE North 45 degrees 34 minutes 50 seconds East, continuing along the existing right-of-way of said F.M. 659, a distance of 149.96 feet to a point at the common westerly corner of said 0.861 acre River Oaks-MH9, LLC tract and a called 0.903 acre tract of land described in deed to River Oaks-MH10, LLC, recorded in Document 20110009646, O.P.R.R.P.E.C., same being out of Lot 10, Block 1 of said Montwood Heights Unit 9 Subdivision, for a corner of the herein described parcel;
2. THENCE South 44 degrees 25 minutes 10 seconds East, along the line common to said 0.861 acre River Oaks-MH9, LLC tract and said 0.903 acre River Oaks-MH10, LLC tract, a distance of 30.90 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set on the proposed easterly right-of-way line of Loop 375, at 2,127.37 feet left of Loop 375 Proposed Centerline Station 759+00.77, for a corner of the herein described parcel;
3. THENCE South 45 degrees 34 minutes 05 seconds West, along said proposed easterly right-of-way line of Loop 375, a distance of 134.38 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set at 2,035.70 feet left of Loop 375 Proposed Centerline Station 759+99.02, for an angle point of said proposed easterly right-of-way line of Loop 375;
4. THENCE South 51 degrees 56 minutes 22 seconds West, continuing along said proposed easterly right-of-way line of Loop 375, a distance of 15.68 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set on the common line of said 0.861 acre River Oaks-MH9, LLC tract and said 0.689 acre River Oaks-MH8, LLC tract, at 2,023.79 feet left of Loop 375 Proposed Centerline Station 760+09.23, for a corner of the herein described parcel;
5. THENCE North 44 degrees 25 minutes 10 seconds West, along said common line of said 0.861 acre River Oaks-MH9, LLC tract and said 0.689 acre River Oaks-MH8, LLC tract, a distance of 29.20 feet to the POINT OF BEGINNING and containing 4,623 square feet or 0.1061 acres of land.

Access will be permitted to the highway facility from the remainder of the property lying easterly of Loop 375.

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

Notes:

Bearings and coordinates are based upon the Texas Coordinate System, Central Zone, NAD 83 (1993 Adjustment) and are referenced to NGS Stations with their respective published coordinates as shown, X1118 (CE0141) X=441,589.99776, Y=10,671,204.27749 and TX004A (AB6216) X=460,426.90951, Y=10,640,364.58281. All distances shown are surface values and may be converted to state plane by dividing by the surface adjustment factor of 1.000231.

Parcel 5, Page 3 of 5

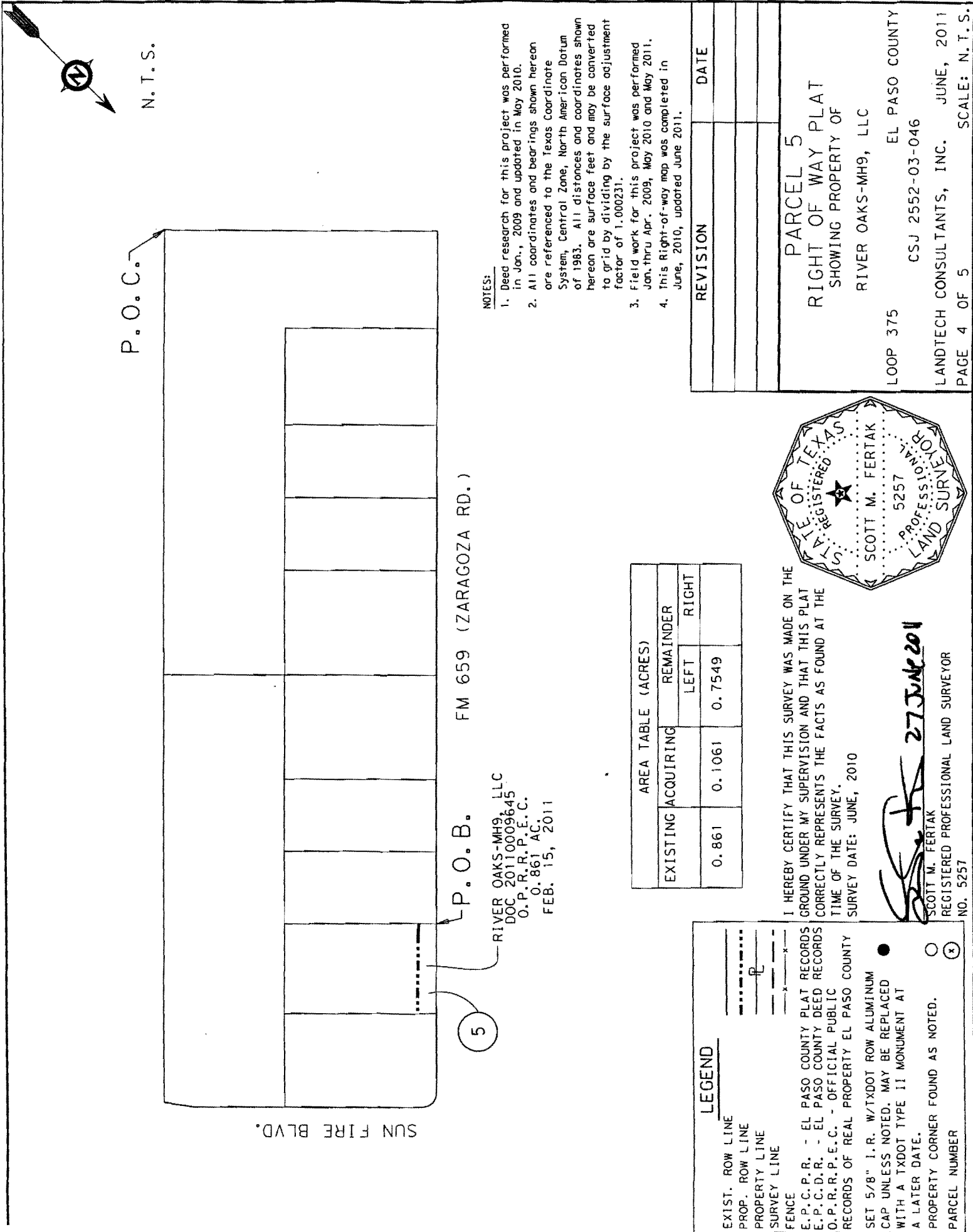
I, Scott M. Fertak, a Registered Professional Land Surveyor, do hereby certify that this property description is a true and correct representation of a survey made on the ground, under my direction and supervision.



Date: 27 day of June, 2011

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

Scott M. Fertak  
Registered Professional Land Surveyor  
No. 5257



# SECTION 4 BLOCK 79, TSP 3 TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS

MONTWOOD HEIGHTS  
UNIT 9 SUBDIVISION  
FILE NO. 20110030564  
E.P.C.P.R.

SUN RIDGE SUBDIVISION  
UNIT 1  
VOL. 2674, PG. 797  
E.P.C.P.R.

LOT 8

RIVER OAKS-MH8, LLC  
DOC 20110009644  
O.P.R.R.P.E.C.  
0.689 AC.  
FEB. 15, 2011

LOT 9

RIVER OAKS-MH9, LLC  
DOC 20110009645  
O.P.R.R.P.E.C.  
0.861 AC.  
FEB. 15, 2011

LOT 10

RIVER OAKS-MH10, LLC  
DOC 20110009646  
O.P.R.R.P.E.C.  
0.903 AC.  
FEB. 15, 2011

P.O.C.  
PARCEL 5  
FND. 1/2" IR. W/ CAP  
STAMPED "BURY AND PARTNERS"  
AT BASE OF EXISTING ROCK WALL  
BRS N 88° W, 0.5'

BLOCK 1

STA. 759+00.77  
2127.37' LT.

STA. 759+99.02  
2035.70' LT.

LOT 1  
RIVER OAKS-MH1, LLC  
DOC 20110009637  
O.P.R.R.P.E.C.  
4.281 AC.  
FEB. 15, 2011

PROP.  
R.O.W.

N 45° 34' 50" E 149.96'

EXIST. R.O.W. LINE  
N 45° 34' 50" E 1144.70'

F.M. 659 (ZARAGOZA ROAD)  
(100' R.O.W.)

VOL. 609, PG. 386 & VOL. 609, PG. 387  
E.P.C.D.R.

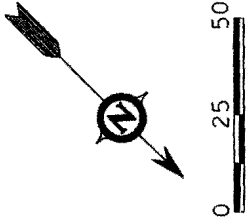
LINE TABLE	
NO.	BEARING
L1	S 44° 25' 10" E
L2	S 45° 34' 05" W
L3	S 51° 56' 22" W
L4	N 44° 25' 10" W

PARCEL 5  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
RIVER OAKS-MH9, LLC  
LOOP 375  
EL PASO COUNTY  
CSJ 2552-03-046  
LANDTECH CONSULTANTS, INC. JUNE, 2011  
PAGE 5 OF 5 SCALE: 1" = 50'

REVISION	DATE

MONTWOOD  
SUBDIVISION  
REPLAT "A"  
DOC 20110026840  
E.P.C.P.R.

RIVER OAKS PROPERTIES LTD  
(PARCEL ONE)  
DOC 20040085894  
O.P.R.R.P.E.C.  
REMAINDER OF A CALLED  
24.044 AC.  
SEP. 13, 2004



Parcel 6, Page 1 of 5

HIGHWAY: Loop 375  
LIMITS: From 0.61 Mile Northeast of Loop 375 (on FM 659) to 0.63 Mile South of FM 659 (on Loop 375)  
COUNTY: El Paso  
ACCOUNT NO.:  
ROW CSJ: 2552-03-046  
OWNER: River Oaks-MH8, LLC

**Property Description for Parcel 6**

Being 2,933 square feet or 0.0673 acres of land out of Section 4, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, El Paso County, Texas, being out of a called 0.689 acre tract of land described in deed to River Oaks-MH8, LLC, recorded in Document 20110009644 of the Official Public Records of Real Property of El Paso County (O.P.R.R.P.E.C.), same being out of Lot 8, Block 1 of the Montwood Heights Unit 9 Subdivision, a subdivision recorded in Document 20110030564, El Paso County Plat Records (E.P.C.P.R.) said total 2,933 square feet or 0.0673 acres of land being more particularly described as follows:

COMMENCING at a point for the southeasterly corner of a called 4.281 acre tract of land described in deed to River Oaks-MH1, LLC, recorded in Document 20110009637, O.P.R.R.P.E.C., same being out of Lot 1, Block 1 of said Montwood Heights Unit 9 Subdivision, the northeasterly corner of the remainder of a called 24.044 acre tract of land described in deed to River Oaks Properties Ltd. (Parcel One), recorded in Document 20040085894, O.P.R.R.P.E.C., same being out of Lot 4, Block 1, of Montwood Subdivision Replat "A", a subdivision recorded in Document 20110026840, E.P.C.P.R., and being on the northerly line of the Sun Ridge Subdivision, Unit 1, a subdivision recorded in Volume 2674, Page 797, E.P.C.P.R., from which a found 1/2-inch iron rod with cap, stamped "Bury & Partners", at base of existing rock wall bears North 88 degrees West, 0.5 feet;

THENCE North 44 degrees 25 minutes 10 seconds West, along the line common to said 4.281 acre River Oaks-MH1, LLC tract, and said remainder of 24.044 acre River Oaks Properties Ltd. tract, a distance of 450.00 feet to a point on the existing southerly right-of-way of F.M. 659 (Zaragoza Road, 100 foot wide right-of-way) as recorded in Volume 609, Page 386 and Page 387, El Paso County Deed Records (E.P.C.D.R.);

THENCE North 45 degrees 34 minutes 50 seconds East, along the existing right-of-way of said F.M. 659, a distance of 1,024.73 feet to a point at the common westerly corner of said 0.689 acre River Oaks-MH8, LLC tract and a called 0.689 acre tract of land described in deed to River Oaks-MH7, LLC, recorded in Document 20110009643, O.P.R.R.P.E.C., same being out of Lot 7, Block 1 of said Montwood Heights Unit 9 Subdivision, said point being the POINT OF BEGINNING of the herein described parcel, located 1,920.59 feet left of Loop 375 Proposed Centerline Station 760+77.00;

1. THENCE North 45 degrees 34 minutes 50 seconds East, continuing along the existing right-of-way of said F.M. 659, a distance of 119.97 feet to a point at the common westerly corner of said 0.689 acre River Oaks-MH8, LLC tract and a called 0.861 acre tract of land described in deed to River Oaks-MH9, LLC, recorded in Document 20110009645, O.P.R.R.P.E.C., same being out of Lot 9, Block 1 of said Montwood Heights Unit 9 Subdivision, for a corner of the herein described parcel;
2. THENCE South 44 degrees 25 minutes 10 seconds East, along the line common to said 0.689 acre River Oaks-MH8, LLC tract and said 0.861 acre River Oaks-MH9, LLC tract a distance of 29.20 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set on the proposed easterly right-of-way line of Loop 375, at 2,023.79 feet left of Loop 375 Proposed Centerline Station 760+09.23, for a corner of the herein described parcel;
3. THENCE South 51 degrees 56 minutes 22 seconds West, continuing along said proposed easterly right-of-way line of Loop 375, a distance of 62.10 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set at 1,976.65 feet left of Loop 375 Proposed Centerline Station 760+49.65, for an angle point of said proposed easterly right-of-way line of Loop 375;
4. THENCE South 44 degrees 07 minutes 44 seconds West, continuing along said proposed easterly right-of-way line of Loop 375, a distance of 58.27 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set on the common line of said 0.689 acre River Oaks-MH8, LLC tract and said 0.689 acre River Oaks-MH7, LLC tract at 1,937.98 feet left of Loop 375 Proposed Centerline Station 760+93.24, for a corner of the herein described parcel;
5. THENCE North 44 degrees 25 minutes 10 seconds West, along said common line of said 0.689 acre River Oaks-MH8, LLC tract and said 0.689 acre River Oaks-MH7, LLC tract a distance of 23.79 feet to the POINT OF BEGINNING and containing 2,933 square feet or 0.0673 acres of land.

Access will be permitted to the highway facility from the remainder of the property lying easterly of Loop 375.

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



Parcel 6, Page 3 of 5

Notes:

Bearings and coordinates are based upon the Texas Coordinate System, Central Zone, NAD 83 (1993 Adjustment) and are referenced to NGS Stations with their respective published coordinates as shown, X1118 (CE0141) X=441,589.99776, Y=10,671,204.27749 and TX004A (AB6216) X=460,426.90951, Y=10,640,364.58281. All distances shown are surface values and may be converted to state plane by dividing by the surface adjustment factor of 1.000231.

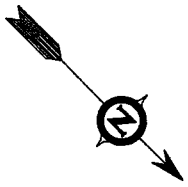
I, Scott M. Fertak, a Registered Professional Land Surveyor, do hereby certify that this property description is a true and correct representation of a survey made on the ground, under my direction and supervision.



Date: 27 day of June, 2011

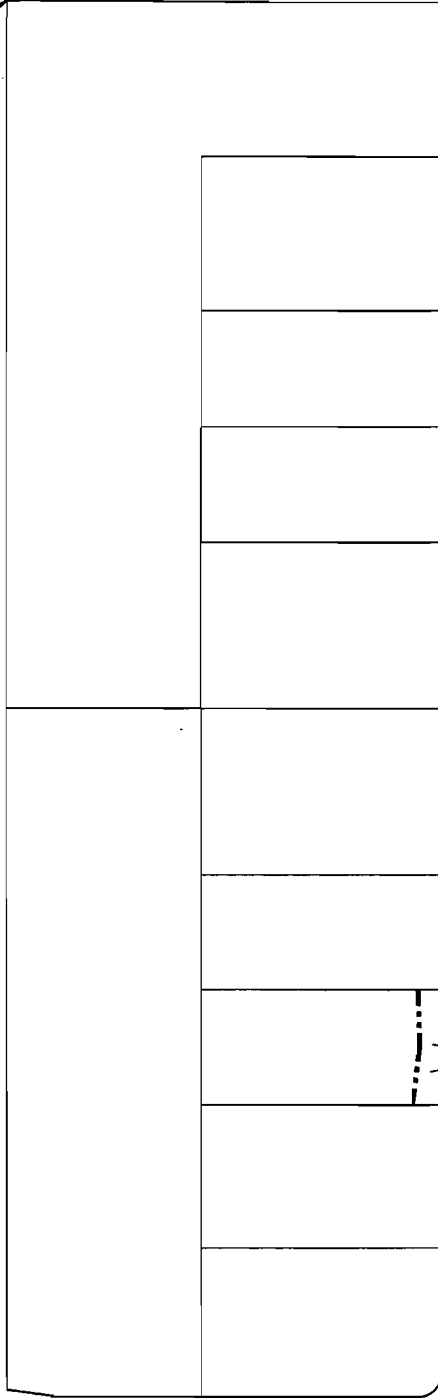
A handwritten signature in black ink, appearing to read "Scott M. Fertak", written over a horizontal line.

Scott M. Fertak  
Registered Professional Land Surveyor  
No. 5257



N.T.S.

P.O.C.



SUN FIRE BLVD.

FM 659 (ZARAGOZA RD.)

P.O.B.

RIVER OAKS-MH8, LLC  
DOC 20110009644  
O.P.R.R.P.E.C.  
0.689 AC.  
FEB. 15, 2011

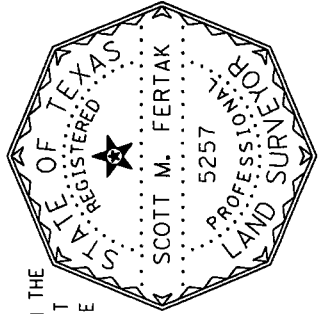
NOTES:

1. Deed research for this project was performed in Jan., 2009 and updated in May 2010.
2. All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983. All distances and coordinates shown hereon are surface feet and may be converted to grid by dividing by the surface adjustment factor of 1.000231.
3. Field work for this project was performed Jan. thru Apr. 2009, May 2010 and May 2011.
4. This Right-of-way map was completed in June, 2010, updated June 2011.

AREA TABLE (ACRES)		
EXISTING	ACQUIRING	REMAINDER
	LEFT	RIGHT
0.689	0.0673	0.6217

LEGEND

- EXIST. ROW LINE
- PROP. ROW LINE
- PROPERTY LINE
- SURVEY LINE
- FENCE
- E.P.C.P.R. - EL PASO COUNTY PLAT RECORDS
- E.P.C.D.R. - EL PASO COUNTY DEED RECORDS
- O.P.R.R.P.E.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY EL PASO COUNTY
- SET 5/8" I.R. W/TXDOT ROW ALUMINUM CAP UNLESS NOTED, MAY BE REPLACED WITH A TXDOT TYPE II MONUMENT AT A LATER DATE.
- PROPERTY CORNER FOUND AS NOTED.
- PARCEL NUMBER



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  
SURVEY DATE: JUNE, 2010

*Scott M. Fertak*  
SCOTT M. FERTAK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5257

REVISION

REVISION	DATE

PARCEL 6

RIGHT OF WAY PLAT  
SHOWING PROPERTY OF

RIVER OAKS-MH8, LLC

LOOP 375

EL PASO COUNTY

CSJ 2552-03-046

LANDTECH CONSULTANTS, INC. JUNE, 2011

PAGE 4 OF 5 SCALE: N.T.S.

# SECTION 4 BLOCK 79, TSP 3 TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS

MONTWOOD HEIGHTS  
UNIT 9 SUBDIVISION  
FILE NO. 20110030564  
E.P.C.P.R.

LOT 9

RIVER OAKS-MH9, LLC  
DOC 20110009645  
O.P.R.R.P.E.C.  
FEB. 15, 2011

BLOCK 1

LOT 8

RIVER OAKS-MH8, LLC  
DOC 20110009644  
O.P.R.R.P.E.C.  
FEB. 15, 2011

LOT 7

RIVER OAKS-MH7, LLC  
DOC 20110009643  
O.P.R.R.P.E.C.  
FEB. 15, 2011

FND. 1/2" IR. W/ CAP  
STAMPED "BURY AND PARTNERS"  
AT BASE OF EXISTING ROCK WALL  
BRS N 88° W, 0.5'

P.O.C.  
PARCEL 6

LOT 1

RIVER OAKS-MH1, LLC  
DOC 20110009637  
O.P.R.R.P.E.C.  
FEB. 15, 2011

STA. 760+09.23  
2023.79' LT.

STA. 760+49.65  
1976.65' LT.

STA. 760+93.24  
1937.98' LT.

PROP.  
R.O.W.

EXIST. R.O.W. LINE  
N 45° 34' 50" E 1024.73'

P.O.B.  
PARCEL 6  
STA. 760+77.00  
1920.59' LT.

LINE TABLE

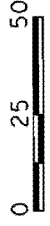
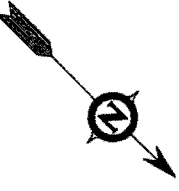
NO.	BEARING	DISTANCE
L1	N 45° 34' 50" E	119.97'
L2	S 44° 25' 10" E	29.20'
L3	S 51° 56' 22" W	62.10'
L4	S 44° 07' 44" W	58.27'
L5	N 44° 25' 10" W	23.79'

F.M. 659 (ZARAGOZA ROAD)

(100' R.O.W.)  
VOL. 609, PG. 386 & VOL. 609, PG. 387  
E.P.C.D.R.

PARCEL 6  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
RIVER OAKS-MH8, LLC

LOOP 375  
CSJ 2552-03-046  
EL PASO COUNTY  
LANDTECH CONSULTANTS, INC. JUNE, 2011  
PAGE 5 OF 5 SCALE: 1" = 50'



SUN RIDGE SUBDIVISION  
UNIT 1  
VOL. 2674, PG. 797  
E.P.C.P.R.

RIVER OAKS PROPERTIES LTD

LOT 4, BLOCK 1  
N 44° 25' 10" W  
450.00'  
RIVER OAKS PROPERTIES LTD  
(PARCEL ONE)  
DOC 20040085894  
O.P.R.R.P.E.C.  
REMAINDER OF A CALLED  
SEP. 13, 2004

MONTWOOD  
SUBDIVISION  
REPLAT "A"  
DOC 20110026840  
E.P.C.P.R.

REVISION	DATE

HIGHWAY: Loop 375  
LIMITS: From 0.61 Mile Northeast of Loop 375 (on FM 659) to 0.63 Mile South of FM 659 (on Loop 375)  
COUNTY: El Paso  
ACCOUNT NO.:  
ROW CSJ: 2552-03-046  
OWNER: River Oaks-MH7, LLC

**Property Description for Parcel 7**

Being 3,037 square feet or 0.0697 acres of land out of Section 4, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, El Paso County, Texas, being out of a called 0.689 acre tract of land described in deed to River Oaks-MH7, LLC, recorded in Document 20110009643 of the Official Public Records of Real Property of El Paso County (O.P.R.R.P.E.C.), same being out of Lot 7, Block 1 of the Montwood Heights Unit 9 Subdivision, a subdivision recorded in Document 20110030564, El Paso County Plat Records (E.P.C.P.R.) said total 3,037 square feet or 0.0697 acres of land being more particularly described as follows:

COMMENCING at a point for the southeasterly corner of a called 4.281 acre tract of land described in deed to River Oaks-MH1, LLC, recorded in Document 20110009637, O.P.R.R.P.E.C., same being out of Lot 1, Block 1 of said Montwood Heights Unit 9 Subdivision, the northeasterly corner of the remainder of a called 24.044 acre tract of land described in deed to River Oaks Properties Ltd. (Parcel One), recorded in Document 20040085894, O.P.R.R.P.E.C., same being out of Lot 4, Block 1, of Montwood Subdivision Replat "A", a subdivision recorded in Document 20110026840, E.P.C.P.R., and being on the northerly line of the Sun Ridge Subdivision, Unit 1, a subdivision recorded in Volume 2674, Page 797, E.P.C.P.R., from which a found 1/2-inch iron rod with cap, stamped "Bury & Partners", at base of existing rock wall bears North 88 degrees West, 0.5 feet;

THENCE North 44 degrees 25 minutes 10 seconds West, along the line common to said 4.281 acre River Oaks-MH1, LLC tract, and said remainder of 24.044 acre River Oaks Properties Ltd. tract, a distance of 450.00 feet to a point on the existing southerly right-of-way of F.M. 659 (Zaragoza Road, 100 foot wide right-of-way) as recorded in Volume 609, Page 386 and Page 387, El Paso County Deed Records (E.P.C.D.R.);

THENCE North 45 degrees 34 minutes 50 seconds East, along the existing right-of-way of said F.M. 659, a distance of 904.76 feet to a point at the common westerly corner of said 0.689 acre River Oaks-MH7, LLC tract and a called 0.990 acre tract of land described in deed to River Oaks-MH6, LLC, recorded in Document 20110009642, O.P.R.R.P.E.C., same being out of Lot 6, Block 1 of said Montwood Heights Unit 9 Subdivision, said point being the POINT OF BEGINNING of the herein described parcel, located 1,838.73 feet left of Loop 375 Proposed Centerline Station 761+64.71;

1. THENCE North 45 degrees 34 minutes 50 seconds East, continuing along the existing right-of-way of said F.M. 659, a distance of 119.97 feet to a point at the common westerly corner of said 0.689 acre River Oaks-MH7, LLC tract and a called 0.689 acre tract of land described in deed to River Oaks-MH8, LLC, recorded in Document

Parcel 7, Page 2 of 4

- 20110009644, O.P.R.R.P.E.C., same being out of Lot 8, Block 1 of said Montwood Heights Unit 9 Subdivision, for a corner of the herein described parcel;
2. THENCE South 44 degrees 25 minutes 10 seconds East, along the line common to said 0.689 acre River Oaks-MH7, LLC tract and said 0.689 acre River Oaks-MH8, LLC tract, a distance of 23.79 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set on the proposed easterly right-of-way line of Loop 375, at 1,937.98 feet left of Loop 375 Proposed Centerline Station 760+93.24, for a corner of the herein described parcel;
  3. THENCE South 44 degrees 07 minutes 44 seconds West, continuing along said proposed easterly right-of-way line of Loop 375, a distance of 120.01 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set on the common line of said 0.689 acre River Oaks-MH7, LLC tract and said 0.990 acre River Oaks-MH6, LLC tract, at 1,858.34 feet left of Loop 375 Proposed Centerline Station 761+83.02, for a corner of the herein described parcel;
  4. THENCE North 44 degrees 25 minutes 10 seconds West, along said common line of said 0.689 acre River Oaks-MH7, LLC tract and said 0.990 acre River Oaks-MH6, LLC tract a distance of 26.83 feet to the POINT OF BEGINNING and containing 3,037 square feet or 0.0697 acres of land.

Access will be permitted to the highway facility from the remainder of the property lying easterly of Loop 375.

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

Notes:

Bearings and coordinates are based upon the Texas Coordinate System, Central Zone, NAD 83 (1993 Adjustment) and are referenced to NGS Stations with their respective published coordinates as shown, X1118 (CE0141) X=441,589.99776, Y=10,671,204.27749 and TX004A (AB6216) X=460,426.90951, Y=10,640,364.58281. All distances shown are surface values and may be converted to state plane by dividing by the surface adjustment factor of 1.000231.

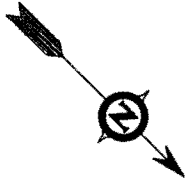
I, Scott M. Fertak, a Registered Professional Land Surveyor, do hereby certify that this property description is a true and correct representation of a survey made on the ground, under my direction and supervision.



Date: 27 day of June, 2011

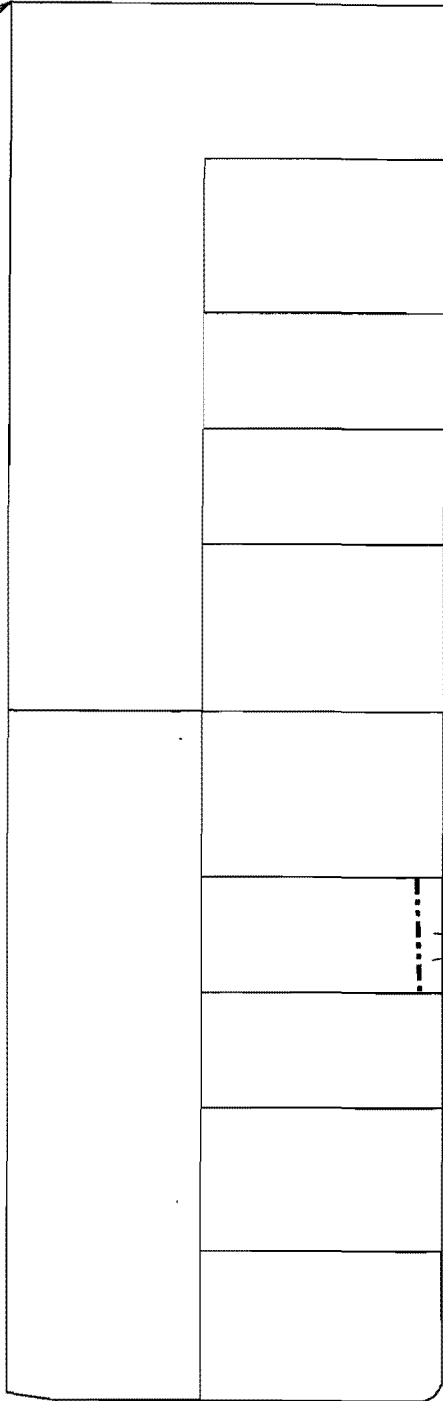
A handwritten signature in black ink, appearing to read "Scott M. Fertak", written over a horizontal line.

Scott M. Fertak  
Registered Professional Land Surveyor  
No. 5257



N.T.S.

P.O.C.



FM 659 (ZARAGOZA RD.)

P.O.B.

7

RIVER OAKS-MH7, LLC  
DOC 20110009643  
O.P.R.P.E.C.  
0.689 AC.  
FEB. 15, 2011

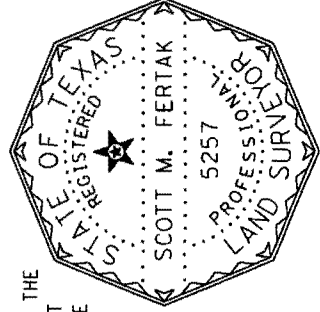
NOTES:

1. Deed research for this project was performed in Jan., 2009 and updated in May 2010.
2. All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983. All distances and coordinates shown hereon are surface feet and may be converted to grid by dividing by the surface adjustment factor of 1.000231.
3. Field work for this project was performed Jan. thru Apr. 2009, May 2010 and May 2011.
4. This Right-of-way map was completed in June, 2010, updated June 2011.

REVISION	DATE

PARCEL 7  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
RIVER OAKS-MH7, LLC

LOOP 375 EL PASO COUNTY  
CSJ 2552-03-046  
LANDTECH CONSULTANTS, INC. JUNE, 2011  
PAGE 3 OF 4 SCALE: N.T.S.



AREA TABLE (ACRES)		
EXISTING ACQUIRING	REMAINDER	
	LEFT	RIGHT
0.689	0.0697	0.6193

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  
SURVEY DATE: JUNE, 2010

**LEGEND**

EXIST. ROW LINE  
PROP. ROW LINE  
PROPERTY LINE  
SURVEY LINE  
FENCE  
E.P.C.P.R. - EL PASO COUNTY PLAT RECORDS  
E.P.C.D.R. - EL PASO COUNTY DEED RECORDS  
O.P.R.P.E.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY EL PASO COUNTY  
SET 5/8" I.R. W/TXDOT ROW ALUMINUM CAP UNLESS NOTED, MAY BE REPLACED WITH A TXDOT TYPE II MONUMENT AT A LATER DATE.  
PROPERTY CORNER FOUND AS NOTED.  
PARCEL NUMBER

SCOTT M. FERTAK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5257

DATE: 2/25/2011

# SECTION 4 BLOCK 79, TSP 3 TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS

**MONTWOOD HEIGHTS  
UNIT 9 SUBDIVISION  
FILE NO. 20110030564  
E.P.C.P.R.**

**SUN RIDGE SUBDIVISION  
UNIT I  
VOL. 2674, PG. 797  
E.P.C.P.R.**

**LOT 8**  
RIVER OAKS-MH8, LLC  
DOC 20110009644  
O.P.R.R.P.E.C.  
0.689 AC.  
FEB. 15, 2011

**LOT 6**  
RIVER OAKS-MH6, LLC  
DOC 20110009642  
O.P.R.R.P.E.C.  
0.990 AC.  
FEB. 15, 2011

**LOT 7**  
RIVER OAKS-MH7, LLC  
DOC 20110009643  
O.P.R.R.P.E.C.  
0.689 AC.  
FEB. 15, 2011

**LOT 1**  
RIVER OAKS-MH1, LLC  
DOC 20110009637  
O.P.R.R.P.E.C.  
4.281 AC.  
FEB. 15, 2011

**P.O.C.**  
PARCEL 7  
FND. 1/2" IR. W/ CAP  
STAMPED "BURY AND PARTNERS"  
AT BASE OF EXISTING ROCK WALL  
BRS N 88° W, 0.5'

**MONTWOOD  
SUBDIVISION  
REPLAT "A"  
DOC 20110026840  
E.P.C.P.R.**

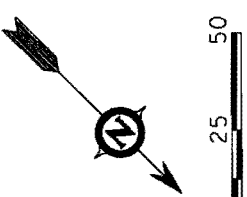
EXIST. R.O.W. LINE  
N 45° 34' 50" E 904.76'

**P.O.B.**  
PARCEL 7  
STA. 761+64.71  
1838.73' LT.

**F.M. 659 (ZARAGOZA ROAD)**  
(100' R.O.W.)  
VOL. 609, PG. 386 & VOL. 609, PG. 387  
E.P.C.D.R.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N 45° 34' 50" E	119.97'
L2	S 44° 25' 10" E	23.79'
L3	S 44° 07' 44" W	120.01'
L4	N 44° 25' 10" W	26.83'

REVISION	DATE
<b>PARCEL 7</b> RIGHT OF WAY PLAT SHOWING PROPERTY OF RIVER OAKS-MH7, LLC LOOP 375 EL PASO COUNTY CSJ 2552-03-046 LANDTECH CONSULTANTS, INC. JUNE, 2011 PAGE 4 OF 4 SCALE: 1" = 50'	



HIGHWAY: Loop 375  
LIMITS: From 0.61 Mile Northeast of Loop 375 (on FM 659) to 0.63 Mile South of FM 659 (on Loop 375)  
COUNTY: El Paso  
ACCOUNT NO.:  
ROW CSJ: 2552-03-046  
OWNER: River Oaks-MH6, LLC

**Property Description for Parcel 8**

Being 5,005 square feet or 0.1149 acres of land out of Section 4, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, El Paso County, Texas, being out of a called 0.990 acre tract of land described in deed to River Oaks-MH6, LLC, recorded in Document 20110009642 of the Official Public Records of Real Property of El Paso County (O.P.R.R.P.E.C.), same being out of Lot 6, Block 1 of the Montwood Heights Unit 9 Subdivision, a subdivision recorded in Document 20110030564, El Paso County Plat Records (E.P.C.P.R.) said total 5,005 square feet or 0.1149 acres of land being more particularly described as follows:

COMMENCING at a point for the southeasterly corner of a called 4.281 acre tract of land described in deed to River Oaks-MH1, LLC, recorded in Document 20110009637, O.P.R.R.P.E.C., same being out of Lot 1, Block 1 of said Montwood Heights Unit 9 Subdivision, the northeasterly corner of the remainder of a called 24.044 acre tract of land described in deed to River Oaks Properties Ltd. (Parcel One), recorded in Document 20040085894, O.P.R.R.P.E.C., same being out of Lot 4, Block 1, of Montwood Subdivision Replat "A", a subdivision recorded in Document 20110026840, E.P.C.P.R., and being on the northerly line of the Sun Ridge Subdivision, Unit 1, a subdivision recorded in Volume 2674, Page 797, E.P.C.P.R., from which a found 1/2-inch iron rod with cap, stamped "Bury & Partners", at base of existing rock wall bears North 88 degrees West, 0.5 feet;

THENCE North 44 degrees 25 minutes 10 seconds West, along the line common to said 4.281 acre River Oaks-MH1, LLC tract, and said remainder of 24.044 acre River Oaks Properties Ltd. tract, a distance of 450.00 feet to a point on the existing southerly right-of-way of F.M. 659 (Zaragoza Road, 100 foot wide right-of-way) as recorded in Volume 609, Page 386 and Page 387, El Paso County Deed Records (E.P.C.D.R.);

THENCE North 45 degrees 34 minutes 50 seconds East, along the existing right-of-way of said F.M. 659, a distance of 732.30 feet to a point at the common westerly corner of said 0.990 acre River Oaks-MH6, LLC tract and a called 0.990 acre tract of land described in deed to River Oaks-MH5, LLC, recorded in Document 20110009641, O.P.R.R.P.E.C., same being out of Lot 5, Block 1 of said Montwood Heights Unit 9 Subdivision, said point being the POINT OF BEGINNING of the herein described parcel, located 1,721.05 feet left of Loop 375 Proposed Centerline Station 762+90.78;

1. THENCE North 45 degrees 34 minutes 50 seconds East, continuing along the existing right-of-way of said F.M. 659, a distance of 172.46 feet to a point at the common westerly corner of said 0.990 acre River Oaks-MH6, LLC tract and a called 0.689 acre tract of land described in deed to River Oaks-MH7, LLC, recorded in Document



20110009643, O.P.R.R.P.E.C., same being out of Lot 7, Block 1 of said Montwood Heights Unit 9 Subdivision, for a corner of the herein described parcel;

2. THENCE South 44 degrees 25 minutes 10 seconds East, along the line common to said 0.990 acre River Oaks-MH6, LLC tract and said 0.689 acre River Oaks-MH7, LLC tract a distance of 26.83 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set on the proposed easterly right-of-way line of Loop 375, at 1,858.34 feet left of Loop 375 Proposed Centerline Station 761+83.02, for a corner of the herein described parcel;
3. THENCE South 44 degrees 07 minutes 44 seconds West, along said proposed easterly right-of-way line of Loop 375, a distance of 172.52 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set on the common line of said 0.990 acre River Oaks-MH6, LLC tract and said 0.990 acre River Oaks-MH5, LLC tract, at 1,743.86 feet left of Loop 375 Proposed Centerline Station 763+12.07, for a corner of the herein described parcel;
4. THENCE North 44 degrees 25 minutes 10 seconds West, along said common line of said 0.990 acre River Oaks-MH6, LLC tract and said 0.990 acre River Oaks-MH5, LLC tract a distance of 31.20 feet to the POINT OF BEGINNING and containing 5,005 square feet or 0.1149 acres of land.

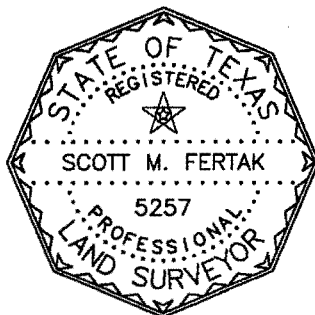
Access will be permitted to the highway facility from the remainder of the property lying easterly of Loop 375.

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

Notes:

Bearings and coordinates are based upon the Texas Coordinate System, Central Zone, NAD 83 (1993 Adjustment) and are referenced to NGS Stations with their respective published coordinates as shown, X1118 (CE0141) X=441,589.99776, Y=10,671,204.27749 and TX004A (AB6216) X=460,426.90951, Y=10,640,364.58281. All distances shown are surface values and may be converted to state plane by dividing by the surface adjustment factor of 1.000231.

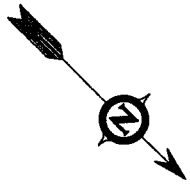
I, Scott M. Fertak, a Registered Professional Land Surveyor, do hereby certify that this property description is a true and correct representation of a survey made on the ground, under my direction and supervision.



Date: 27 day of June, 2011

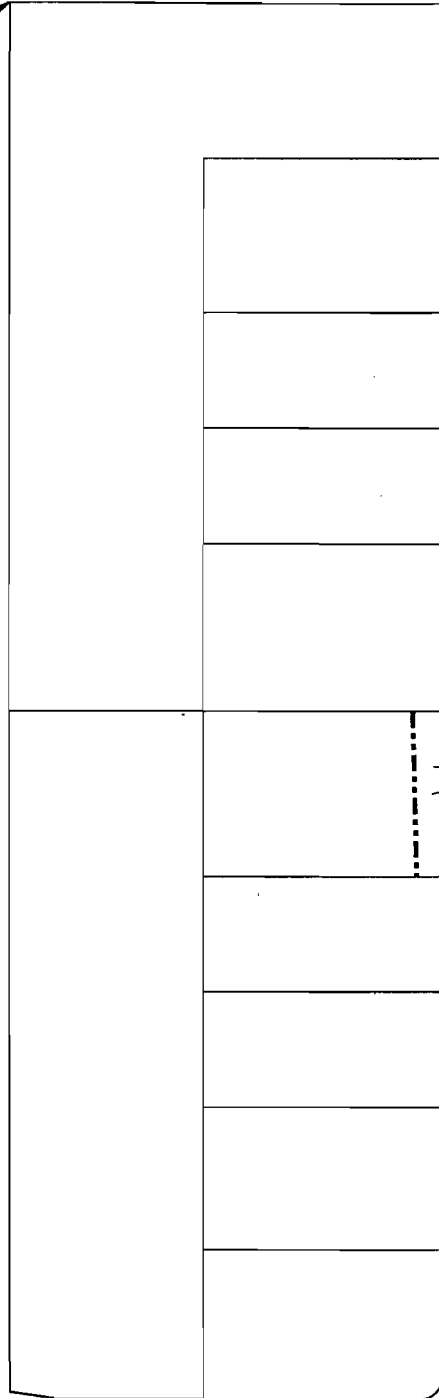
A handwritten signature in black ink, appearing to read "Scott M. Fertak".

Scott M. Fertak  
Registered Professional Land Surveyor  
No. 5257



N.T.S.

P.O.C.



FM 659 (ZARAGOZA RD.)

P.O.B.

RIVER OAKS-MH6, LLC  
DOC 20110009642  
O.P.R.P.E.C.  
0.990 AC.  
FEB. 15, 2011

NOTES:

1. Deed research for this project was performed in Jan., 2009 and updated in May 2010.
2. All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983. All distances and coordinates shown hereon are surface feet and may be converted to grid by dividing by the surface adjustment factor of 1.000231.
3. Field work for this project was performed Jan. thru Apr. 2009, May 2010 and May 2011.
4. This Right-of-way map was completed in June, 2010, updated June 2011.

REVISION	DATE

PARCEL 8  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF

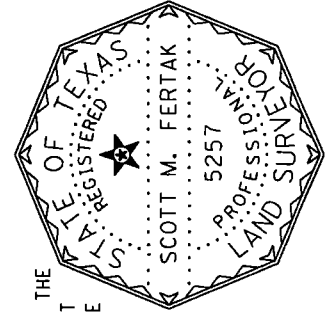
RIVER OAKS-MH6, LLC

LOOP 375 EL PASO COUNTY

CSJ 2552-03-046

LANDTECH CONSULTANTS, INC. JUNE, 2011

PAGE 3 OF 4 SCALE: N.T.S.



AREA TABLE (ACRES)			
EXISTING	ACQUIRING	REMAINDER	
		LEFT	RIGHT
0.990	0.1149	0.8751	

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

SURVEY DATE: JUNE, 2010

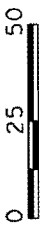
**LEGEND**

- EXIST. ROW LINE
- PROP. ROW LINE
- PROPERTY LINE
- SURVEY LINE
- FENCE
- E.P.C.P.R. - EL PASO COUNTY PLAT RECORDS
- E.P.C.D.R. - EL PASO COUNTY DEED RECORDS
- O.P.R.P.E.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY EL PASO COUNTY
- SET 5/8" I.R. W/TXDOT ROW ALUMINUM CAP UNLESS NOTED. MAY BE REPLACED WITH A TXDOT TYPE II MONUMENT AT A LATER DATE.
- PROPERTY CORNER FOUND AS NOTED.
- PARCEL NUMBER

SCOTT M. FERTAK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5257

27 June 2011

SECTION 4 BLOCK 79, TSP 3  
TEXAS AND PACIFIC  
RAILROAD COMPANY SURVEYS  
MONTWOOD HEIGHTS UNIT 9 SUBDIVISION  
FILE NO. 20110030564  
E.P.C.P.R.



LOT 7

LOT 6  
RIVER OAKS-MH6, LLC  
DOC 20110009642  
O.P.R.R.P.E.C.  
0.990 AC.  
FEB. 15, 2011

LOT 5  
RIVER OAKS-MH5, LLC  
DOC 20110009641  
O.P.R.R.P.E.C.  
0.990 AC.  
FEB. 15, 2011

SUN RIDGE SUBDIVISION  
UNIT 1  
VOL. 2674, PG. 797  
E.P.C.P.R.

RIVER OAKS-MH7, LLC  
DOC 20110009643  
O.P.R.R.P.E.C.  
0.689 AC.  
FEB. 15, 2011

P.O.C.  
PARCEL 8  
FND. 1/2" IR. W/ CAP  
STAMPED "BURY AND PARTNERS"  
AT BASE OF EXISTING ROCK WALL  
BRS N 88° W, 0.5'

LOT 4, BLOCK 1  
RIVER OAKS PROPERTIES LTD  
(PARCEL ONE)  
DOC 20040085894  
O.P.R.R.P.E.C.  
24.044 AC.  
SEP. 13, 2004

BLOCK 1

LOT 1  
RIVER OAKS-MH1, LLC  
DOC 20110009637  
O.P.R.R.P.E.C.  
4.281 AC.  
FEB. 15, 2011

STA. 761+83.02  
1858.34' LT.

STA. 763+12.07  
1743.86' LT.

PROP.  
R.O.W.

EXIST. R.O.W. LINE  
N 45° 34' 50" E 732.30'

L3

8

L1

MONTWOOD  
SUBDIVISION  
REPLAT "A"  
DOC 20110026840  
E.P.C.P.R.

P.O.B.  
PARCEL 8  
STA. 762+90.78  
1721.05' LT.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N 45° 34' 50" E	172.46'
L2	S 44° 25' 10" E	26.83'
L3	S 44° 07' 44" W	172.52'
L4	N 44° 25' 10" W	31.20'

F.M. 659 (ZARAGOZA ROAD)  
(100' R.O.W.)  
VOL. 609, PG. 386 & VOL. 609, PG. 387  
E.P.C.D.R.

REVISION	DATE
<p>PARCEL 8 RIGHT OF WAY PLAT SHOWING PROPERTY OF RIVER OAKS-MH6, LLC EL PASO COUNTY LOOP 375 CSJ 2552-03-046 LANDTECH CONSULTANTS, INC. JUNE, 2011</p>	
PAGE 4 OF 4	SCALE: 1" = 50'

HIGHWAY: Loop 375  
LIMITS: From 0.61 Mile Northeast of Loop 375 (on FM 659) to 0.63 Mile South of  
FM 659 (on Loop 375)  
COUNTY: El Paso  
ACCOUNT NO.:  
ROW CSJ: 2552-03-046  
OWNER: River Oaks-MH5, LLC

**Property Description for Parcel 9**

Being 5,758 square feet or 0.1322 acres of land out of Section 4, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, El Paso County, Texas, being out of a called 0.990 acre tract of land described in deed to River Oaks-MH5, LLC, recorded in Document 20110009641 of the Official Public Records of Real Property of El Paso County (O.P.R.R.P.E.C.), same being out of Lot 5, Block 1 of the Montwood Heights Unit 9 Subdivision, a subdivision recorded in Document 20110030564, El Paso County Plat Records (E.P.C.P.R.), said total 5,758 square feet or 0.1322 acres of land being more particularly described as follows:

COMMENCING at a point for the southeasterly corner of a called 4.281 acre tract of land described in deed to River Oaks-MH1, LLC, recorded in Document 20110009637, O.P.R.R.P.E.C., same being out of Lot 1, Block 1 of said Montwood Heights Unit 9 Subdivision, the northeasterly corner of the remainder of a called 24.044 acre tract of land described in deed to River Oaks Properties Ltd. (Parcel One), recorded in Document 20040085894, O.P.R.R.P.E.C., same being out of Lot 4, Block 1, of Montwood Subdivision Replat "A", a subdivision recorded in Document 20110026840, E.P.C.P.R., and being on the northerly line of the Sun Ridge Subdivision, Unit 1, a subdivision recorded in Volume 2674, Page 797, E.P.C.P.R., from which a found 1/2-inch iron rod with cap, stamped "Bury & Partners", at base of existing rock wall bears North 88 degrees West, 0.5 feet;

THENCE North 44 degrees 25 minutes 10 seconds West, along the line common to said 4.281 acre River Oaks-MH1, LLC tract, and said remainder of 24.044 acre River Oaks Properties Ltd. tract, a distance of 450.00 feet to a point on the existing southerly right-of-way of F.M. 659 (Zaragoza Road, 100 foot wide right-of-way) as recorded in Volume 609, Page 386 and Page 387, El Paso County Deed Records (E.P.C.D.R.);

THENCE North 45 degrees 34 minutes 50 seconds East, along the existing right-of-way of said F.M. 659, a distance of 559.84 feet to a point at the common westerly corner of said 0.990 acre River Oaks-MH5, LLC tract and a called 0.689 acre tract of land described in deed to River Oaks-MH4, LLC, recorded in Document 20110009640, O.P.R.R.P.E.C., same being out of Lot 4, Block 1 of said Montwood Heights Unit 9 Subdivision, said point being the POINT OF BEGINNING of the herein described parcel, located 1,603.37 feet left of Loop 375 Proposed Centerline Station 764+16.85;

1. THENCE North 45 degrees 34 minutes 50 seconds East, continuing along the existing right-of-way of said F.M. 659, a distance of 172.46 feet to a point at the common westerly corner of said 0.990 acre River Oaks-MH5, LLC tract and a called 0.990 acre tract of land described in deed to River Oaks-MH6, LLC, recorded in Document

Parcel 9, Page 2 of 4

- 20110009642, O.P.R.R.P.E.C., same being out of Lot 6, Block 1 of said Montwood Heights Unit 9 Subdivision, for a corner of the herein described parcel;
2. THENCE South 44 degrees 25 minutes 10 seconds East, along the line common to said 0.990 acre River Oaks-MH5, LLC tract and said 0.990 acre River Oaks-MH6, LLC tract a distance of 31.20 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set on the proposed easterly right-of-way line of Loop 375, at 1,743.86 feet left of Loop 375 Proposed Centerline Station 763+12.07, for a corner of the herein described parcel;
  3. THENCE South 44 degrees 07 minutes 44 seconds West, along said proposed easterly right-of-way line of Loop 375, a distance of 172.52 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set on the common line of said 0.990 acre River Oaks-MH5, LLC tract and said 0.689 acre River Oaks-MH4, LLC tract, at 1,629.38 feet left of Loop 375 Proposed Centerline Station 764+41.12, for a corner of the herein described parcel;
  4. THENCE North 44 degrees 25 minutes 10 seconds West, along said common line of said 0.990 acre River Oaks-MH5, LLC tract and said 0.689 acre River Oaks-MH4, LLC tract a distance of 35.57 feet to the POINT OF BEGINNING and containing 5,758 square feet or 0.1322 acres of land.

Access will be permitted to the highway facility from the remainder of the property lying easterly of Loop 375.

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

**Notes:**

Bearings and coordinates are based upon the Texas Coordinate System, Central Zone, NAD 83 (1993 Adjustment) and are referenced to NGS Stations with their respective published coordinates as shown, X1118 (CE0141) X=441,589.99776, Y=10,671,204.27749 and TX004A (AB6216) X=460,426.90951, Y=10,640,364.58281. All distances shown are surface values and may be converted to state plane by dividing by the surface adjustment factor of 1.000231.

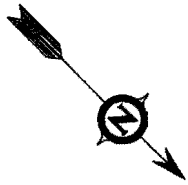
I, Scott M. Fertak, a Registered Professional Land Surveyor, do hereby certify that this property description is a true and correct representation of a survey made on the ground, under my direction and supervision.



Date: 27 day of June, 2011

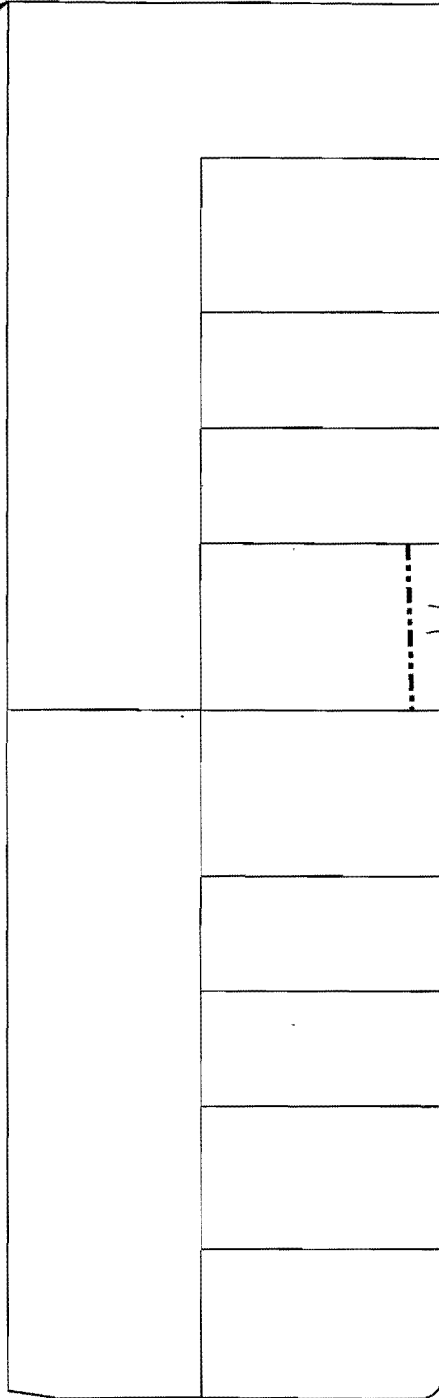
A handwritten signature in black ink, appearing to read "Scott M. Fertak", is written over a horizontal line.

Scott M. Fertak  
Registered Professional Land Surveyor  
No. 5257



N.T.S.

P.O.C.



FM 659 (ZARAGOZA RD.)

P.O.B.

RIVER OAKS-MH5, LLC  
DOC 20110009641  
O.P.R.P.E.C.  
0.990 AC.  
FEB. 15, 2011

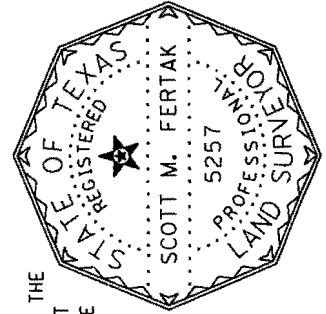
NOTES:

1. Deed research for this project was performed in Jan., 2009 and updated in May 2010.
2. All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983. All distances and coordinates shown hereon are surface feet and may be converted to grid by dividing by the surface adjustment factor of 1.000231.
3. Field work for this project was performed Jan. thru Apr. 2009, May 2010 and May 2011.
4. This Right-of-way map was completed in June, 2010, updated June 2011.

AREA TABLE (ACRES)			
EXISTING	ACQUIRING	REMAINDER	
		LEFT	RIGHT
0.990	0.1322	0.8578	

LEGEND

- EXIST. ROW LINE
- PROP. ROW LINE
- PROPERTY LINE
- SURVEY LINE
- FENCE
- E.P.C.P.R. - EL PASO COUNTY PLAT RECORDS
- E.P.C.D.R. - EL PASO COUNTY DEED RECORDS
- O.P.R.P.E.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY EL PASO COUNTY
- SET 5/8" I.R. W/TXDOT ROW ALUMINUM CAP UNLESS NOTED. MAY BE REPLACED WITH A TXDOT TYPE II MONUMENT AT A LATER DATE.
- PROPERTY CORNER FOUND AS NOTED.
- PARCEL NUMBER



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  
SURVEY DATE: JUNE, 2010

SCOTT M. FERTAK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5257

REVISION	DATE

PARCEL 9  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF

RIVER OAKS-MH5, LLC

LOOP 375 EL PASO COUNTY

CSJ 2552-03-046

LANDTECH CONSULTANTS, INC. JUNE, 2011

PAGE 3 OF 4

SCALE: N.T.S.

SECTION 4 BLOCK 79, TSP 3  
TEXAS AND PACIFIC  
RAILROAD COMPANY SURVEYS

MONTWOOD HEIGHTS UNIT 9 SUBDIVISION  
FILE NO. 20110030564  
E.P.C.P.R.

LOT 6

RIVER OAKS-MH6, LLC  
DOC 20110009642  
O.P.R.R.P.E.C.  
0.990 AC.  
FEB. 15, 2011

LOT 5

RIVER OAKS-MH5, LLC  
DOC 20110009641  
O.P.R.R.P.E.C.  
0.990 AC.  
FEB. 15, 2011

LOT 4

RIVER OAKS-MH4, LLC  
DOC 20110009640  
O.P.R.R.P.E.C.  
0.689 AC.  
FEB. 15, 2011

SUN RIDGE SUBDIVISION  
UNIT 1

VOL. 2674, PG. 797  
E.P.C.P.R.

P.O.C.

PARCEL 9  
FND. 1/2" IR. W/ CAP  
"STAMPED" BURY AND PARTNERS"  
AT BASE OF EXISTING ROCK WALL  
BRS N 88° W, 0.5'

BLOCK 1

STA. 764+41.12  
1629.38' LT.

STA. 763+12.07  
1743.86' LT.

L3

9

L1

PROP.  
R.O.W.

EXIST. R.O.W. LINE

N 45° 34' 50" E  
559.84'

P.O.B.  
PARCEL 9  
STA. 764+16.85  
1603.37' LT.

F.M. 659 (ZARAGOZA ROAD)

(100' R.O.W.)

VOL. 609, PG. 386 & VOL. 609, PG. 387  
E.P.C.D.R.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N 45° 34' 50" E	172.46'
L2	S 44° 25' 10" E	31.20'
L3	S 44° 07' 44" W	172.52'
L4	N 44° 25' 10" W	35.57'

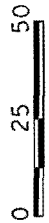
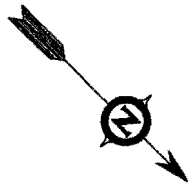
LOT 4, BLOCK 1  
RIVER OAKS PROPERTIES LTD  
(PARCEL ONE)  
DOC 20040085894  
O.P.R.R.P.E.C.  
REMAINDER OF A CALLED  
24.044 AC.  
SEP. 13, 2004

LOT 1

RIVER OAKS-MH1, LLC  
DOC 20110009637  
O.P.R.R.P.E.C.  
4.281 AC.  
FEB. 15, 2011

MONTWOOD  
SUBDIVISION  
REPLAT "A"  
DOC 20110026840  
E.P.C.P.R.

REVISION	DATE
PARCEL 9 RIGHT OF WAY PLAT SHOWING PROPERTY OF RIVER OAKS-MH5, LLC LOOP 375 EL PASO COUNTY CSJ 2552-03-046 LANDTECH CONSULTANTS, INC. JUNE, 2011 PAGE 4 OF 4 SCALE: 1" = 50'	



Parcel 10, Page 1 of 4

HIGHWAY: Loop 375  
LIMITS: From 0.61 Mile Northeast of Loop 375 (on FM 659) to 0.63 Mile South of FM 659 (on Loop 375)  
COUNTY: El Paso  
ACCOUNT NO.:  
ROW CSJ: 2552-03-046  
OWNER: River Oaks-MH4, LLC

**Property Description for Parcel 10**

Being 4,450 square feet or 0.1022 acres of land out of Section 4, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, El Paso County, Texas, being out of a called 0.689 acre tract of land described in deed to River Oaks-MH4, LLC, recorded in Document 20110009640 of the Official Public Records of Real Property of El Paso County (O.P.R.R.P.E.C.), same being out of Lot 4, Block 1 of the Montwood Heights Unit 9 Subdivision, a subdivision recorded in Document 20110030564, El Paso County Plat Records (E.P.C.P.R.), said total 4,450 square feet or 0.1022 acres of land being more particularly described as follows:

COMMENCING at a point for the southeasterly corner of a called 4.281 acre tract of land described in deed to River Oaks-MH1, LLC, recorded in Document 20110009637, O.P.R.R.P.E.C., same being out of Lot 1, Block 1 of said Montwood Heights Unit 9 Subdivision, the northeasterly corner of the remainder of a called 24.044 acre tract of land described in deed to River Oaks Properties Ltd. (Parcel One), recorded in Document 20040085894, O.P.R.R.P.E.C., same being out of Lot 4, Block 1, of Montwood Subdivision Replat "A", a subdivision recorded in Document 20110026840, E.P.C.P.R., and being on the northerly line of the Sun Ridge Subdivision, Unit 1, a subdivision recorded in Volume 2674, Page 797, E.P.C.P.R., from which a found 1/2-inch iron rod with cap, stamped "Bury & Partners", at base of existing rock wall bears North 88 degrees West, 0.5 feet;

THENCE North 44 degrees 25 minutes 10 seconds West, along the line common to said 4.281 acre River Oaks-MH1, LLC tract, and said remainder of 24.044 acre River Oaks Properties Ltd. tract, a distance of 450.00 feet to a point on the existing southerly right-of-way of F.M. 659 (Zaragoza Road, 100 foot wide right-of-way) as recorded in Volume 609, Page 386 and Page 387, El Paso County Deed Records (E.P.C.D.R.);

THENCE North 45 degrees 34 minutes 50 seconds East, along the existing right-of-way of said F.M. 659, a distance of 439.87 feet to a point at the common westerly corner of said 0.689 acre River Oaks-MH4, LLC tract and a called 0.689 acre tract of land described in deed to River Oaks-MH3, LLC, recorded in Document 20110009639, O.P.R.R.P.E.C., same being out of Lot 3, Block 1 of said Montwood Heights Unit 9 Subdivision, said point being the POINT OF BEGINNING of the herein described parcel, located 1,521.51 feet left of Loop 375 Proposed Centerline Station 765+04.55;

1. THENCE North 45 degrees 34 minutes 50 seconds East, continuing along the existing right-of-way of said F.M. 659, a distance of 119.97 feet to a point at the common westerly corner of said 0.689 acre River Oaks-MH4, LLC tract and a called 0.990 acre tract of land described in deed to River Oaks-MH5, LLC, recorded in Document



Parcel 10, Page 2 of 4

20110009641, O.P.R.R.P.E.C., same being out of Lot 5, Block 1 of said Montwood Heights Unit 9 Subdivision, for a corner of the herein described parcel;

2. THENCE South 44 degrees 25 minutes 10 seconds East, along the line common to said 0.689 acre River Oaks-MH4, LLC tract and said 0.990 acre River Oaks-MH5, LLC tract a distance of 35.57 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set on the proposed easterly right-of-way line of Loop 375, at 1,629.38 feet left of Loop 375 Proposed Centerline Station 764+41.12, for a corner of the herein described parcel;
3. THENCE South 44 degrees 07 minutes 44 seconds West, along said proposed easterly right-of-way line of Loop 375, a distance of 120.01 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set on the common line of said 0.689 acre River Oaks-MH4, LLC tract and said 0.689 acre River Oaks-MH3, LLC tract, at 1,549.74 feet left of Loop 375 Proposed Centerline Station 765+30.90, for a corner of the herein described parcel;
4. THENCE North 44 degrees 25 minutes 10 seconds West, along said common line of said 0.689 acre River Oaks-MH4, LLC tract and said 0.689 acre River Oaks-MH3, LLC tract a distance of 38.61 feet to the POINT OF BEGINNING and containing 4,450 square feet or 0.1022 acres of land.

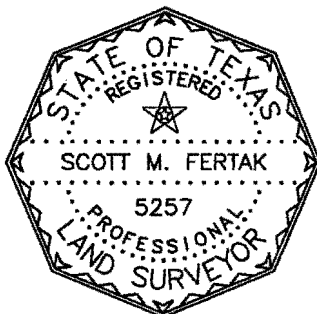
Access will be permitted to the highway facility from the remainder of the property lying easterly of Loop 375.

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

Notes:

Bearings and coordinates are based upon the Texas Coordinate System, Central Zone, NAD 83 (1993 Adjustment) and are referenced to NGS Stations with their respective published coordinates as shown, X1118 (CE0141) X=441,589.99776, Y=10,671,204.27749 and TX004A (AB6216) X=460,426.90951, Y=10,640,364.58281. All distances shown are surface values and may be converted to state plane by dividing by the surface adjustment factor of 1.000231.

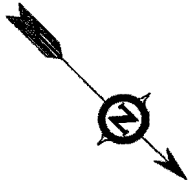
I, Scott M. Fertak, a Registered Professional Land Surveyor, do hereby certify that this property description is a true and correct representation of a survey made on the ground, under my direction and supervision.



Date: 27 day of June, 2011

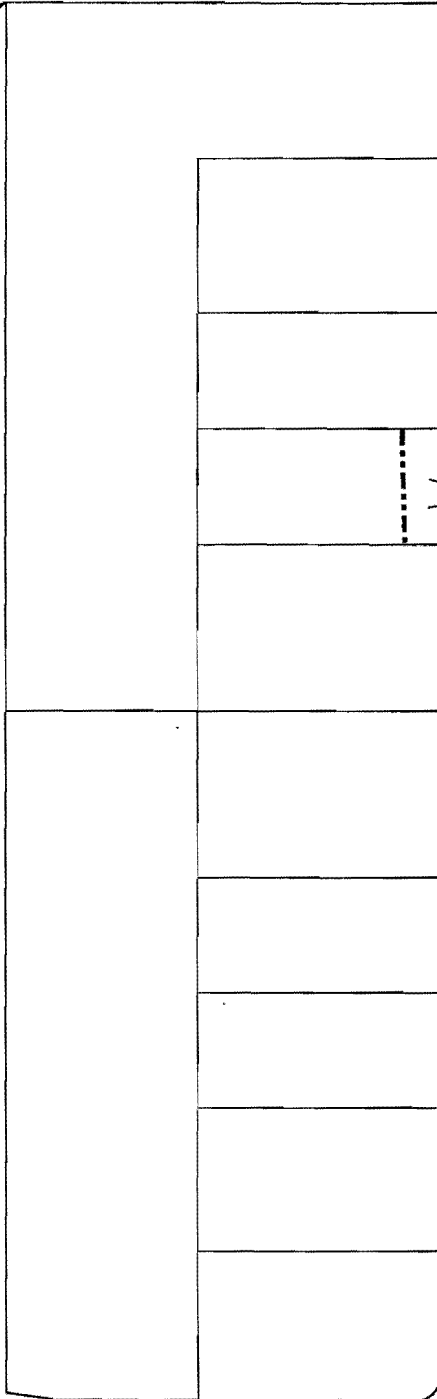
A handwritten signature in black ink, appearing to read "Scott M. Fertak", is written over a horizontal line.

Scott M. Fertak  
Registered Professional Land Surveyor  
No. 5257



N.T.S.

P.O.C.



FM 659 (ZARAGOZA RD.)

P.O.B.

10

RIVER OAKS-MH4, LLC  
DOC 20110008640  
O.P.R.R.P.E.C.  
0.689 AC.  
FEB. 15, 2011

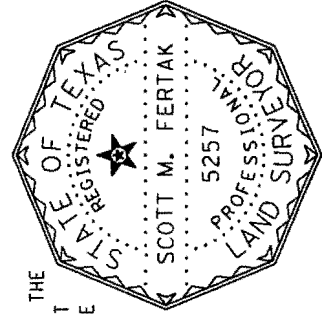
NOTES:

1. Deed research for this project was performed in Jan., 2009 and updated in May 2010.
2. All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983. All distances and coordinates shown hereon are surface feet and may be converted to grid by dividing by the surface adjustment factor of 1.000231.
3. Field work for this project was performed Jan. thru Apr. 2009, May 2010 and May 2011.
4. This Right-of-way map was completed in June, 2010, updated June 2011.

REVISION	DATE

PARCEL 10  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
RIVER OAKS-MH4, LLC

LOOP 375 EL PASO COUNTY  
CSJ 2552-03-046  
LANDTECH CONSULTANTS, INC. JUNE, 2011  
PAGE 3 OF 4 SCALE: N.T.S.



AREA TABLE (ACRES)		
EXISTING	ACQUIRING	REMAINDER
	LEFT	RIGHT
0.689	0.1022	0.5868

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  
SURVEY DATE: JUNE, 2010

**LEGEND**

EXIST. ROW LINE  
PROP. ROW LINE  
PROPERTY LINE  
SURVEY LINE  
FENCE  
E.P.C.P.R. - EL PASO COUNTY PLAT RECORDS  
E.P.C.D.R. - EL PASO COUNTY DEED RECORDS  
O.P.R.R.P.E.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY EL PASO COUNTY  
SET 5/8" I.R. W/TXDOT ROW ALUMINUM CAP UNLESS NOTED. MAY BE REPLACED WITH A TXDOT TYPE II MONUMENT AT A LATER DATE.  
PROPERTY CORNER FOUND AS NOTED.  
PARCEL NUMBER

SCOTT M. FERTAK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5257

27 June 2011

SECTION 4 BLOCK 79, TSP 3  
TEXAS AND PACIFIC  
RAILROAD COMPANY SURVEYS  
MONTWOOD HEIGHTS UNIT 9 SUBDIVISION  
FILE NO. 20110030564  
E.P.C.P.R.

0 25 50

LOT 5

RIVER OAKS-MH5, LLC  
DOC 20110009641  
O.P.R.R.P.E.C.  
0.990 AC.  
FEB. 15, 2011

LOT 4

RIVER OAKS-MH4, LLC  
DOC 20110009640  
O.P.R.R.P.E.C.  
0.689 AC.  
FEB. 15, 2011

LOT 3

RIVER OAKS-MH3, LLC  
DOC 20110009639  
O.P.R.R.P.E.C.  
0.689 AC.  
FEB. 15, 2011

SUN RIDGE SUBDIVISION  
UNIT 1  
VOL. 2674, PG. 797  
E.P.C.P.R.

P.O.C.  
PARCEL 10  
FND. 1/2" IR. W/ CAP  
STAMPED "BURY AND PARTNERS"  
AT BASE OF EXISTING ROCK WALL  
BRS N 88° W, 0.5'

LOT 4, BLOCK 1  
RIVER OAKS PROPERTIES LTD  
(PARCEL ONE)  
DOC 20040085894  
O.P.R.R.P.E.C.  
REMAINDER OF A CALLED  
24.044 AC.  
SEP. 13, 2004

BLOCK 1

STA. 764+41.12  
1629.38' LT.

STA. 765+30.90  
1549.74' LT.

PROP.  
R.O.W.  
10

LOT 1

RIVER OAKS-MH1, LLC  
DOC 20110009637  
O.P.R.R.P.E.C.  
4.281 AC.  
FEB. 15, 2011

MONTWOOD  
SUBDIVISION  
REPLAT "A"  
DOC 20110026840  
E.P.C.P.R.

EXIST. R.O.W. LINE  
N 45° 34' 50" E 439.87'

P.O.B.  
PARCEL 10  
STA. 765+04.55  
1521.51' LT.

LINE TABLE	
NO.	BEARING
L1	N 45° 34' 50" E
L2	S 44° 25' 10" E
L3	S 44° 07' 44" W
L4	N 44° 25' 10" W
	DISTANCE
	119.97'
	35.57'
	120.01'
	38.61'

F.M. 659 (ZARAGOZA ROAD)  
(100' R.O.W.)  
VOL. 609, PG. 386 & VOL. 609, PG. 387  
E.P.C.D.R.

REVISION	DATE
PARCEL 10 RIGHT OF WAY PLAT SHOWING PROPERTY OF RIVER OAKS-MH4, LLC EL PASO COUNTY LOOP 375 CSJ 2552-03-046 LANDTECH CONSULTANTS, INC. JUNE, 2011 PAGE 4 OF 4 SCALE: 1" = 50'	

Parcel 11, Page 1 of 5

HIGHWAY: Loop 375  
LIMITS: From 0.61 Mile Northeast of Loop 375 (on FM 659) to 0.63 Mile South of FM 659 (on Loop 375)  
COUNTY: El Paso  
ACCOUNT NO.:  
ROW CSJ: 2552-03-046  
OWNER: River Oaks-MH3, LLC

**Property Description for Parcel 11**

Being 4,687 square feet or 0.1076 acres of land out of Section 4, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, El Paso County, Texas, being out of a called 0.689 acre tract of land described in deed to River Oaks-MH3, LLC, recorded in Document 20110009639 of the Official Public Records of Real Property of El Paso County (O.P.R.R.P.E.C.), same being out of Lot 3, Block 1 of the Montwood Heights Unit 9 Subdivision, a subdivision recorded in Document 20110030564, El Paso County Plat Records (E.P.C.P.R.), said total 4,687 square feet or 0.1076 acres of land being more particularly described as follows:

COMMENCING at a point for the southeasterly corner of a called 4.281 acre tract of land described in deed to River Oaks-MH1, LLC, recorded in Document 20110009637, O.P.R.R.P.E.C., same being out of Lot 1, Block 1 of said Montwood Heights Unit 9 Subdivision, the northeasterly corner of the remainder of a called 24.044 acre tract of land described in deed to River Oaks Properties Ltd. (Parcel One), recorded in Document 20040085894, O.P.R.R.P.E.C., same being out of Lot 4, Block 1, of Montwood Subdivision Replat "A", a subdivision recorded in Document 20110026840, E.P.C.P.R., and being on the northerly line of the Sun Ridge Subdivision, Unit 1, a subdivision recorded in Volume 2674, Page 797, E.P.C.P.R., from which a found 1/2-inch iron rod with cap, stamped "Bury & Partners", at base of existing rock wall bears North 88 degrees West, 0.5 feet;

THENCE North 44 degrees 25 minutes 10 seconds West, along the line common to said 4.281 acre River Oaks-MH1, LLC tract, and said remainder of 24.044 acre River Oaks Properties Ltd. tract, a distance of 450.00 feet to a point on the existing southerly right-of-way of F.M. 659 (Zaragoza Road, 100 foot wide right-of-way) as recorded in Volume 609, Page 386 and Page 387, El Paso County Deed Records (E.P.C.D.R.);

THENCE North 45 degrees 34 minutes 50 seconds East, along the existing right-of-way of said F.M. 659, a distance of 319.90 feet to a point at the common westerly corner of said 0.689 acre River Oaks-MH3, LLC tract and a called 0.918 acre tract of land described in deed to River Oaks-MH2, LLC, recorded in Document 20110009638, O.P.R.R.P.E.C., same being out of Lot 2, Block 1 of said Montwood Heights Unit 9 Subdivision, said point being the POINT OF BEGINNING of the herein described parcel, located 1,439.65 feet left of Loop 375 Proposed Centerline Station 765+92.25;

Parcel 11, Page 2 of 5

1. THENCE North 45 degrees 34 minutes 50 seconds East, continuing along the existing right-of-way of said F.M. 659, a distance of 119.97 feet to a point at the common westerly corner of said 0.689 acre River Oaks-MH3, LLC tract and a called 0.689 acre tract of land described in deed to River Oaks-MH4, LLC, recorded in Document 20110009640, O.P.R.R.P.E.C., same being out of Lot 4, Block 1 of said Montwood Heights Unit 9 Subdivision, for a corner of the herein described parcel;
2. THENCE South 44 degrees 25 minutes 10 seconds East, along the line common to said 0.689 acre River Oaks-MH3, LLC tract and said 0.689 acre River Oaks-MH4, LLC tract a distance of 38.61 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set on the proposed easterly right-of-way line of Loop 375, at 1,549.74 feet left of Loop 375 Proposed Centerline Station 765+30.90, for a corner of the herein described parcel;
3. THENCE South 44 degrees 07 minutes 44 seconds West, along said proposed easterly right-of-way line of Loop 375, a distance of 17.87 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set at 1,537.88 feet left of Loop 375 Proposed Centerline Station 765+44.27, for an angle point of said proposed easterly right-of-way line of Loop 375;
4. THENCE South 45 degrees 32 minutes 15 seconds West, continuing along said proposed easterly right-of-way line of Loop 375, a distance of 102.10 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set on the common line of said 0.689 acre River Oaks-MH3, LLC tract and said 0.918 acre River Oaks-MH2, LLC tract, at 1,468.26 feet left of Loop 375 Proposed Centerline Station 766+18.96, for a corner of the herein described parcel;
5. THENCE North 44 degrees 25 minutes 10 seconds West, along said common line of said 0.689 acre River Oaks-MH3, LLC tract and said 0.918 acre River Oaks-MH2, LLC tract a distance of 39.14 feet to the POINT OF BEGINNING and containing 4,687 square feet or 0.1076 acres of land.

Access will be permitted to the highway facility from the remainder of the property lying easterly of Loop 375.

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

Parcel 11, Page 3 of 5

Notes:

Bearings and coordinates are based upon the Texas Coordinate System, Central Zone, NAD 83 (1993 Adjustment) and are referenced to NGS Stations with their respective published coordinates as shown, X1118 (CE0141) X=441,589.99776, Y=10,671,204.27749 and TX004A (AB6216) X=460,426.90951, Y=10,640,364.58281. All distances shown are surface values and may be converted to state plane by dividing by the surface adjustment factor of 1.000231.

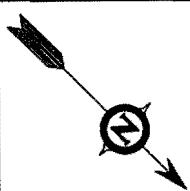
I, Scott M. Fertak, a Registered Professional Land Surveyor, do hereby certify that this property description is a true and correct representation of a survey made on the ground, under my direction and supervision.



Date: 27 day of June, 2011

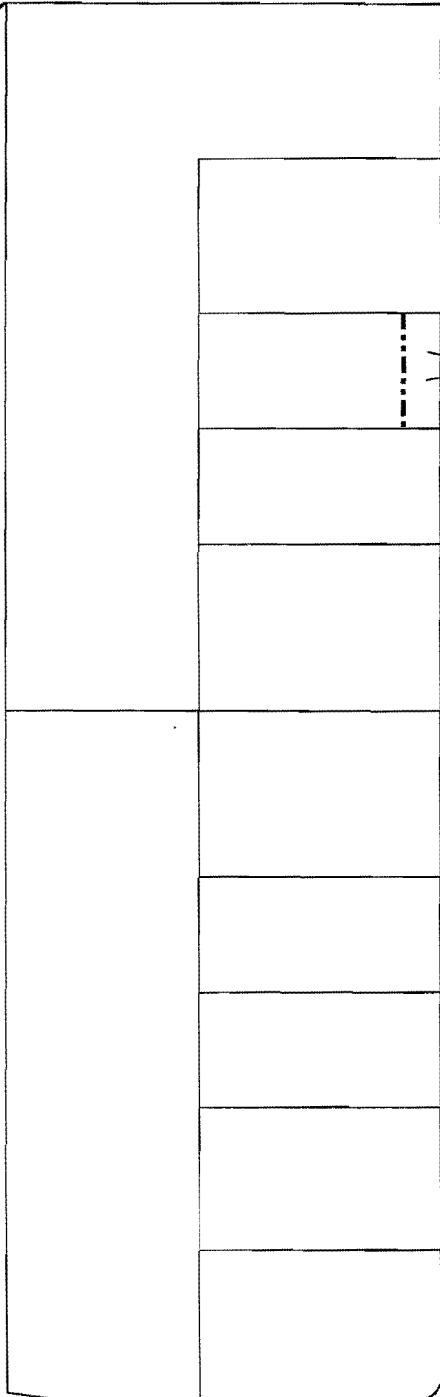
A handwritten signature in black ink, appearing to read "Scott M. Fertak", written over a horizontal line.

Scott M. Fertak  
Registered Professional Land Surveyor  
No. 5257



N.T.S.

P.O.C.



FM 659 (ZARAGOZA RD.)

11  
RIVER OAKS-MH3, LLC  
DOC 20110009639  
O.P.R.P.E.C.  
0.689 AC.  
FEB. 15, 2011

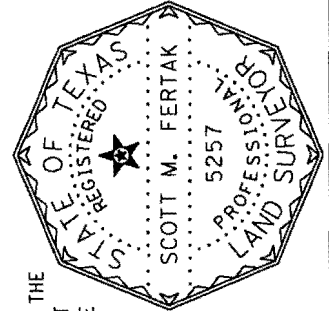
NOTES:

1. Deed research for this project was performed in Jan., 2009 and updated in May 2010.
2. All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983. All distances and coordinates shown hereon are surface feet and may be converted to grid by dividing by the surface adjustment factor of 1.000231.
3. Field work for this project was performed Jan. thru Apr. 2009, May 2010 and May 2011.
4. This Right-of-way map was completed in June, 2010, updated June 2011.

AREA TABLE (ACRES)			
EXISTING	ACQUIRING	REMAINDER	
		LEFT	RIGHT
0.689	0.1076	0.5814	

LEGEND

- EXIST. ROW LINE
- PROP. ROW LINE
- PROPERTY LINE
- SURVEY LINE
- FENCE
- E.P.C.P.R. - EL PASO COUNTY PLAT RECORDS
- E.P.C.D.R. - EL PASO COUNTY DEED RECORDS
- O.P.R.P.E.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY EL PASO COUNTY
- SET 5/8" I.R. W/TXDOT ROW ALUMINUM CAP UNLESS NOTED. MAY BE REPLACED WITH A TXDOT TYPE II MONUMENT AT A LATER DATE.
- PROPERTY CORNER FOUND AS NOTED.
- PARCEL NUMBER



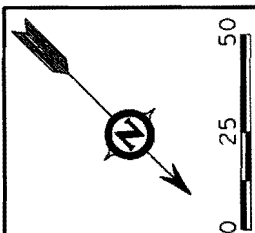
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  
SURVEY DATE: JUNE, 2010

SCOTT M. FERTAK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5257  
20 JULY 2011

REVISION	DATE

PARCEL 11  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
RIVER OAKS-MH3, LLC  
EL PASO COUNTY  
CSJ 2552-03-046  
LANDTECH CONSULTANTS, INC. JUNE, 2011  
PAGE 4 OF 5 SCALE: N.T.S.

SECTION 4 BLOCK 79, TSP 3  
TEXAS AND PACIFIC  
RAILROAD COMPANY SURVEYS  
MONTWOOD HEIGHTS UNIT 9 SUBDIVISION  
FILE NO. 20110030564  
E.P.C.P.R.



LOT 4

RIVER OAKS-MH4, LLC  
DOC 20110009640  
O.P.R.P.E.C.  
FEB. 15, 2011

LOT 3

RIVER OAKS-MH3, LLC  
DOC 20110009639  
O.P.R.P.E.C.  
FEB. 15, 2011

LOT 2

RIVER OAKS-MH2, LLC  
DOC 20110009638  
O.P.R.P.E.C.  
FEB. 15, 2011

SUN RIDGE SUBDIVISION  
UNIT 1

VOL. 2674, PG. 797  
E.P.C.P.R.

BLOCK 1

P.O.C.  
PARCEL 11  
FND. 1/2" IR. W/ CAP  
STAMPED "BURY AND PARTNERS"  
AT BASE OF EXISTING ROCK WALL  
BRS N 88° W, 0.5'

STA. 765+30.90  
1549.74' LT.

STA. 765+44.27  
1537.88' LT.

STA. 766+18.96  
1468.26' LT.

LOT 1

RIVER OAKS-MH1, LLC  
DOC 20110009637  
O.P.R.P.E.C.  
FEB. 15, 2011

LOT 4, BLOCK 1  
RIVER OAKS PROPERTIES LTD  
(PARCEL ONE)  
DOC 20040085894  
O.P.R.P.E.C.  
REMAINDER OF A CALLED  
24.044 AC.  
SEP. 13, 2004

MONTWOOD  
SUBDIVISION  
REPLAT "A"  
DOC 20110026840  
E.P.C.P.R.

EXIST. R.O.W. LINE

N 45° 34' 50" E 319.90'

P.O.B.  
PARCEL 11  
STA. 765+92.25  
1439.65' LT.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N 45° 34' 50" E	119.97'
L2	S 44° 25' 10" E	38.61'
L3	S 44° 07' 44" W	17.87'
L4	S 45° 32' 15" W	102.10'
L5	N 44° 25' 10" W	39.14'

F.M. 659 (ZARAGOZA ROAD)  
(100' R.O.W.)  
VOL. 609, PG. 386 & VOL. 609, PG. 387  
E.P.C.D.R.

REVISION	DATE
PARCEL 11 RIGHT OF WAY PLAT SHOWING PROPERTY OF RIVER OAKS-MH3, LLC EL PASO COUNTY LOOP 375 CSJ 2552-03-046 LANDTECH CONSULTANTS, INC. JUNE, 2011 PAGE 5 OF 5 SCALE: 1" = 50'	



Parcel 12, Page 1 of 4

HIGHWAY: Loop 375  
LIMITS: From 0.61 Mile Northeast of Loop 375 (on FM 659) to 0.63 Mile South of FM 659 (on Loop 375)  
COUNTY: El Paso  
ACCOUNT NO.:  
ROW CSJ: 2552-03-046  
OWNER: River Oaks-MH2, LLC

**Property Description for Parcel 12**

Being 6,270 square feet or 0.1440 acres of land out of Section 4, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, El Paso County, Texas, being out of a called 0.918 acre tract of land described in deed to River Oaks-MH2, LLC, recorded in Document 20110009638 of the Official Public Records of Real Property of El Paso County (O.P.R.R.P.E.C.), same being out of Lot 2, Block 1 of the Montwood Heights Unit 9 Subdivision, a subdivision recorded in Document 20110030564, El Paso County Plat Records (E.P.C.P.R.), said total 6,270 square feet or 0.1440 acres of land being more particularly described as follows:

COMMENCING at a point for the southeasterly corner of a called 4.281 acre tract of land described in deed to River Oaks-MH1, LLC, recorded in Document 20110009637, O.P.R.R.P.E.C., same being out of Lot 1, Block 1 of said Montwood Heights Unit 9 Subdivision, the northeasterly corner of the remainder of a called 24.044 acre tract of land described in deed to River Oaks Properties Ltd. (Parcel One), recorded in Document 20040085894, O.P.R.R.P.E.C., same being out of Lot 4, Block 1, of Montwood Subdivision Replat "A", a subdivision recorded in Document 20110026840, E.P.C.P.R., and being on the northerly line of the Sun Ridge Subdivision, Unit 1, a subdivision recorded in Volume 2674, Page 797, E.P.C.P.R., from which a found 1/2-inch iron rod with cap, stamped "Bury & Partners", at base of existing rock wall bears North 88 degrees West, 0.5 feet;

THENCE North 44 degrees 25 minutes 10 seconds West, along the line common to said 4.281 acre River Oaks-MH1, LLC tract, and said remainder of 24.044 acre River Oaks Properties Ltd. tract, a distance of 450.00 feet to a point on the existing southerly right-of-way of F.M. 659 (Zaragoza Road, 100 foot wide right-of-way) as recorded in Volume 609, Page 386 and Page 387, El Paso County Deed Records (E.P.C.D.R.);

THENCE North 45 degrees 34 minutes 50 seconds East, along the existing right-of-way of said F.M. 659, a distance of 159.95 feet to a point at the common westerly corner of said 0.918 acre River Oaks-MH2, LLC tract and said 4.281 acre River Oaks-MH1, LLC tract, said point being the POINT OF BEGINNING of the herein described parcel, located 1,330.51 feet left of Loop 375 Proposed Centerline Station 767+09.18;

1. THENCE North 45 degrees 34 minutes 50 seconds East, continuing along the existing right-of-way of said F.M. 659, a distance of 159.95 feet to a point at the common westerly corner of said 0.918 acre River Oaks-MH2, LLC tract and a called 0.689 acre tract of land described in deed to River Oaks-MH3, LLC, recorded in Document 20110009639, O.P.R.R.P.E.C., same being out of Lot 3, Block 1 of said Montwood Heights Unit 9 Subdivision for a corner of the herein described parcel;

Parcel 12, Page 2 of 4

2. THENCE South 44 degrees 25 minutes 10 seconds East, along the line common to said 0.918 acre River Oaks-MH2, LLC tract and said 0.689 acre River Oaks-MH3, LLC tract a distance of 39.14 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set on the proposed easterly right-of-way line of Loop 375, at 1,468.26 feet left of Loop 375 Proposed Centerline Station 766+18.96, for a corner of the herein described parcel;
3. THENCE South 45 degrees 32 minutes 15 seconds West, along said proposed easterly right-of-way line of Loop 375, a distance of 159.95 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set on the common line of said 0.918 acre River Oaks-MH2, LLC tract and said 4.281 acre River Oaks-MH1, LLC tract, at 1,359.21 feet left of Loop 375 Proposed Centerline Station 767+35.97, for a corner of the herein described parcel;
4. THENCE North 44 degrees 25 minutes 10 seconds West, along said common line of said 0.918 acre River Oaks-MH2, LLC tract and said 4.281 acre River Oaks-MH1, LLC tract a distance of 39.26 feet to the POINT OF BEGINNING and containing 6,270 square feet or 0.1440 acres of land.

Access will be permitted to the highway facility from the remainder of the property lying easterly of Loop 375.

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

Notes:

Bearings and coordinates are based upon the Texas Coordinate System, Central Zone, NAD 83 (1993 Adjustment) and are referenced to NGS Stations with their respective published coordinates as shown, X1118 (CE0141) X=441,589.99776, Y=10,671,204.27749 and TX004A (AB6216) X=460,426.90951, Y=10,640,364.58281. All distances shown are surface values and may be converted to state plane by dividing by the surface adjustment factor of 1.000231.

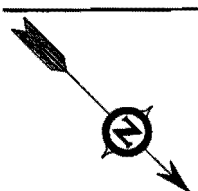
I, Scott M. Fertak, a Registered Professional Land Surveyor, do hereby certify that this property description is a true and correct representation of a survey made on the ground, under my direction and supervision.



Date: 27 day of June 2011

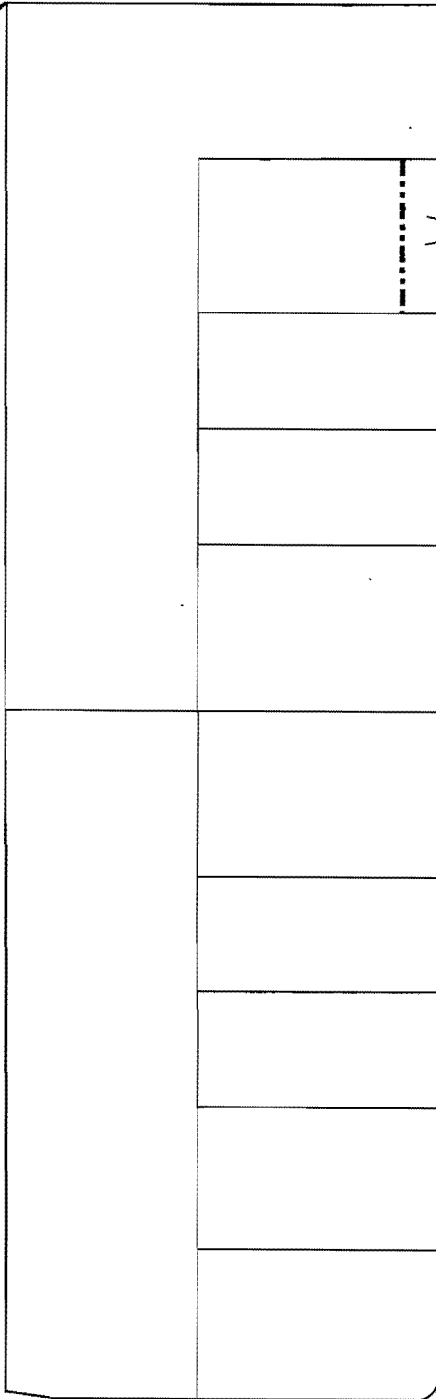
A handwritten signature in black ink, appearing to read "Scott M. Fertak", written over a horizontal line.

Scott M. Fertak  
Registered Professional Land Surveyor  
No. 5257



N.T.S.

P.O.C.



FM 659 (ZARAGOZA RD.)

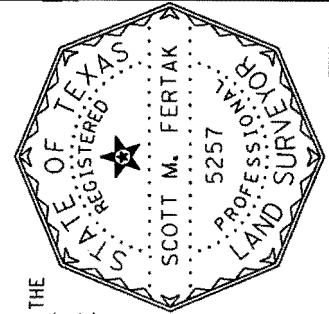
12  
RIVER OAKS-MH2, LLC  
DOC 20110009638  
O.P.R.P.E.C.  
0.918 AC.  
FEB. 15, 2011

NOTES:

1. Deed research for this project was performed in Jan., 2009 and updated in May 2010.
2. All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983. All distances and coordinates shown hereon are surface feet and may be converted to grid by dividing by the surface adjustment factor of 1.000231.
3. Field work for this project was performed Jan. thru Apr. 2009, May 2010 and May 2011.
4. This Right-of-way map was completed in June, 2010, updated June 2011.

AREA TABLE (ACRES)			
EXISTING	ACQUIRING	REMAINDER	
		LEFT	RIGHT
0.918	0.1440	0.7740	

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  
SURVEY DATE: JUNE, 2010



*Scott M. Fertak*  
SCOTT M. FERTAK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5257

LEGEND

- EXIST. ROW LINE
- PROP. ROW LINE
- PROPERTY LINE
- SURVEY LINE
- FENCE
- E.P.C.P.R. - EL PASO COUNTY PLAT RECORDS
- E.P.C.D.R. - EL PASO COUNTY DEED RECORDS
- O.P.R.P.E.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY EL PASO COUNTY
- SET 5/8" I.R. W/TXDOT ROW ALUMINUM CAP UNLESS NOTED. MAY BE REPLACED WITH A TXDOT TYPE II MONUMENT AT A LATER DATE.
- PROPERTY CORNER FOUND AS NOTED.
- PARCEL NUMBER

REVISION	DATE

PARCEL 12  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF

RIVER OAKS-MH2, LLC

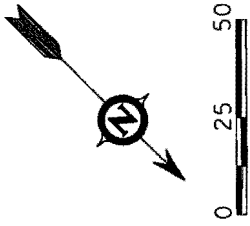
LOOP 375 EL PASO COUNTY

CSJ 2552-03-046

LANDTECH CONSULTANTS, INC. JUNE, 2011

PAGE 3 OF 4 SCALE: N.T.S.

SECTION 4 BLOCK 79, TSP 3  
TEXAS AND PACIFIC  
RAILROAD COMPANY SURVEYS  
MONTWOOD HEIGHTS UNIT 9 SUBDIVISION  
FILE NO. 20110030564  
E.P.C.P.R.



LOT 3

RIVER OAKS-MH3, LLC  
DOC 20110009639  
O.P.R.R.P.E.C.  
O.689 AC.  
FEB. 15, 2011

LOT 2

RIVER OAKS-MH2, LLC  
DOC 20110009638  
O.P.R.R.P.E.C.  
O.918 AC.  
FEB. 15, 2011

LOT 1

RIVER OAKS-MH1, LLC  
DOC 20110009637  
O.P.R.R.P.E.C.  
4.281 AC.  
FEB. 15, 2011

BLOCK 1

SUN RIDGE SUBDIVISION  
UNIT I  
VOL. 2674, PG. 797  
E.P.C.P.R.

P.O.C.  
PARCEL 12  
FND. 1/2" IR. W/ CAP  
STAMPED "BURY AND PARTNERS"  
AT BASE OF EXISTING ROCK WALL  
BRS N 88° W, 0.5'

LOT 4, BLOCK 1  
RIVER OAKS PROPERTIES LTD  
(PARCEL ONE)  
DOC 20040085894  
O.P.R.R.P.E.C.  
24.044 AC.  
SEP. 13, 2004

MONTWOOD  
SUBDIVISION  
REPLAT "A"  
DOC 20110026840  
E.P.C.P.R.

EXIST. R.O.W. LINE  
N 45° 34' 50" E 159.95'

P.O.B.  
PARCEL 12  
STA. 767+09.18  
1330.51' LT.

F.M. 659 (ZARAGOZA ROAD)  
(100' R.O.W.)  
VOL. 609, PG. 386 & VOL. 609, PG. 387  
E.P.C.D.R.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N 45° 34' 50" E	159.95'
L2	S 44° 25' 10" E	39.14'
L3	S 45° 32' 15" W	159.95'
L4	N 44° 25' 10" W	39.26'

REVISION	DATE

PARCEL 12  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
RIVER OAKS-MH2, LLC  
EL PASO COUNTY  
LOOP 375  
CSJ 2552-03-046  
LANDTECH CONSULTANTS, INC. JUNE, 2011  
PAGE 4 OF 4 SCALE: 1" = 50'

Parcel 13 Part 1 & Part 2, Page 1 of 7

HIGHWAY: Loop 375  
LIMITS: From 0.61 Mile Northeast of Loop 375 (on FM 659) to 0.63 Mile South of FM 659 (on Loop 375)  
COUNTY: El Paso  
ACCOUNT NO.:  
ROW CSJ: 2552-03-046  
OWNER: River Oaks-MH1, LLC

**Property Description for Parcel 13**

Being 86,934 square feet or 1.996 acres of land out of Section 4, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, El Paso County, Texas, being out of a 4.281 acre tract of land described in deed to River Oaks-MH1, LLC, recorded in Document 20110009637 of the Official Public Records of Real Property of El Paso County (O.P.R.R.P.E.C.), same being out of Lot 1, Block 1 of the Montwood Heights Unit 9 Subdivision, a subdivision recorded in Document 20110030564, El Paso County Plat Records (E.P.C.P.R.), said total 86,934 square feet or 1.996 acres of land being more particularly described in Two (2) parts as follows:

**Part 1**

COMMENCING at a point for the southeasterly corner of said 4.281 acre River Oaks-MH1, LLC tract, a northeasterly corner of the remainder of a called 24.044 acre tract of land described in deed to River Oaks Properties Ltd. (Parcel One), recorded in Document 20040085894, O.P.R.R.P.E.C., same being out of Lot 4, Block 1, of Montwood Subdivision Replat "A", a subdivision recorded in Document 20110026840, E.P.C.P.R., and being on the northerly line of the Sun Ridge Subdivision, Unit 1, a subdivision recorded in Volume 2674, Page 797, E.P.C.P.R., from which a found 1/2-inch iron rod with cap, stamped "Bury & Partners", at base of existing rock wall bears North 88 degrees West, 0.5 feet;

THENCE North 44 degrees 25 minutes 10 seconds West, along the line common to said 4.281 acre River Oaks-MH1, LLC tract and said remainder of 24.044 acre River Oaks Properties Ltd. (Parcel One) tract, passing at distance of 250.67 feet, a point for the northeasterly corner of a called 3.645 acre tract of land described in deed to River Oaks-HD3, LLC recorded in Document 20110009650, O.P.R.R.P.E.C., same being out of said Lot 4, Block 1 of Montwood Subdivision Replat "A", continuing for a total distance of 410.62 to a 5/8-inch iron rod with TxDOT ROW aluminum cap set on the proposed easterly right-of-way of Loop 375, at 1,250.16 feet left of Loop 375 Proposed Centerline Station 768+52.98 and being the POINT OF BEGINNING of the herein described parcel;

1. THENCE North 44 degrees 25 minutes 10 seconds West, continuing along said line common to said 4.281 acre River Oaks-MH1, LLC tract, and said 3.645 acre River Oaks-HD3, LLC tract a distance of 39.38 feet to a point on the existing southerly right-of-way of F.M. 659 (Zaragoza Road, 100 foot wide right-of-way) as recorded in Volume 609, Page 386 and Page 387, El Paso County Deed Records (E.P.C.D.R.), for the common westerly corner of said 4.281 acre River Oaks-MH1, LLC tract, and said 3.645 acre River Oaks-HD3, LLC tract;

Parcel 13 Part 1 & Part 2, Page 2 of 7

2. THENCE North 45 degrees 34 minutes 50 seconds East, along said existing right-of-way of said F.M. 659, a distance of 159.95 feet to a point at the common westerly corner of said 4.281 acre River Oaks-MH1, LLC tract and a called 0.918 acre tract of land described in deed to River Oaks-MH2, LLC, recorded in Document 20110009638, O.P.R.R.P.E.C., same being out of Lot 2, Block 1 of said Montwood Heights Unit 9 Subdivision, for a corner of the herein described parcel;
3. THENCE South 44 degrees 25 minutes 10 seconds East, along the line common to said 4.281 acre River Oaks-MH1, LLC tract and said 0.918 acre River Oaks-MH2, LLC tract a distance of 39.26 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set on the proposed easterly right-of-way line of Loop 375, at 1,359.21 feet left of Loop 375 Proposed Centerline Station 767+35.97, for a corner of the herein described parcel;
4. THENCE South 45 degrees 32 minutes 15 seconds West, along said proposed easterly right-of-way line of Loop 375, a distance of 159.95 feet to the POINT OF BEGINNING and containing 6,290 square feet or 0.1444 acres of land within Part 1.

## **Part 2**

COMMENCING at a point for the southeasterly corner of said 4.281 acre River Oaks-MH1, LLC tract, a northeasterly corner of the remainder of a called 24.044 acre tract of land described in deed to River Oaks Properties Ltd. (Parcel One), recorded in Document 20040085894, O.P.R.R.P.E.C., same being out of Lot 4, Block 1, of Montwood Subdivision Replat "A", a subdivision recorded in Document 20110026840, E.P.C.P.R., and being on the northerly line of the Sun Ridge Subdivision, Unit 1, a subdivision recorded in Volume 2674, Page 797, E.P.C.P.R., from which a found 1/2-inch iron rod with cap, stamped "Bury & Partners", at base of existing rock wall bears North 88 degrees West, 0.5 feet;

THENCE North 45 degrees 34 minutes 50 seconds East, along the common boundary line of said Sun Ridge Subdivision and said 4.281 acre River Oaks-MH1, LLC tract, a distance of 50.93 feet to a point;

THENCE North 45 degrees 37 minutes 26 seconds West, departing said common boundary line, a distance of 10.31 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set at 1,577.39 feet left of Loop 375 Proposed Centerline Station 770+89.05 on the northwesterly line of a 10 feet wide El Paso Electric Company (E.P.E.C.) easement, recorded in Document 20050098304 O.P.R.R.P.E.C. for the POINT OF BEGINNING;

1. THENCE North 45 degrees 37 minutes 26 seconds West, a distance of 134.67 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set at 1,477.04 feet left of Loop 375 Proposed Centerline Station 769+99.25 for a corner of the herein described parcel;
2. THENCE North 45 degrees 15 minutes 44 seconds East, a distance of 146.41 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set at 1,576.34 feet left of Loop 375 Proposed Centerline Station 768+91.67 for an angle point;

Parcel 13 Part 1 & Part 2, Page 3 of 7

3. THENCE North 64 degrees 14 minutes 58 seconds East, a distance of 52.88 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set at 1,622.90 feet left of Loop 375 Proposed Centerline Station 768+66.60 for an angle point;
4. THENCE North 45 degrees 04 minutes 06 seconds East, a distance of 452.92 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set at 1,928.97 feet left of Loop 375 Proposed Centerline Station 765+32.76 for a corner of the herein described parcel;
5. THENCE South 45 degrees 37 minutes 26 seconds East, a distance of 122.44 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set at 2,020.22 feet left of Loop 375 Proposed Centerline Station 766+14.40 on said northwesterly line E.P.E.C. 10 feet wide easement for a corner of the herein described parcel;
6. THENCE South 45 degrees 33 minutes 58 seconds West, continuing along said northeasterly line E.P.E.C. 10 feet wide easement, a distance of 649.14 feet to the POINT OF BEGINNING and containing 80,645 square feet or 1.851 acres of land within Part 2 and containing a total combined square footage of 86,934 square feet and a combined acreage of 1.996 acres of land within Parts 1 and 2.

Access will be permitted to the highway facility from the remainder of the property lying easterly of Loop 375.

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

Notes:

Bearings and coordinates are based upon the Texas Coordinate System, Central Zone, NAD 83 (1993 Adjustment) and are referenced to NGS Stations with their respective published coordinates as shown, X1118 (CE0141) X=441,589.99776, Y=10,671,204.27749 and TX004A (AB6216) X=460,426.90951, Y=10,640,364.58281. All distances shown are surface values and may be converted to state plane by dividing by the surface adjustment factor of 1.000231.

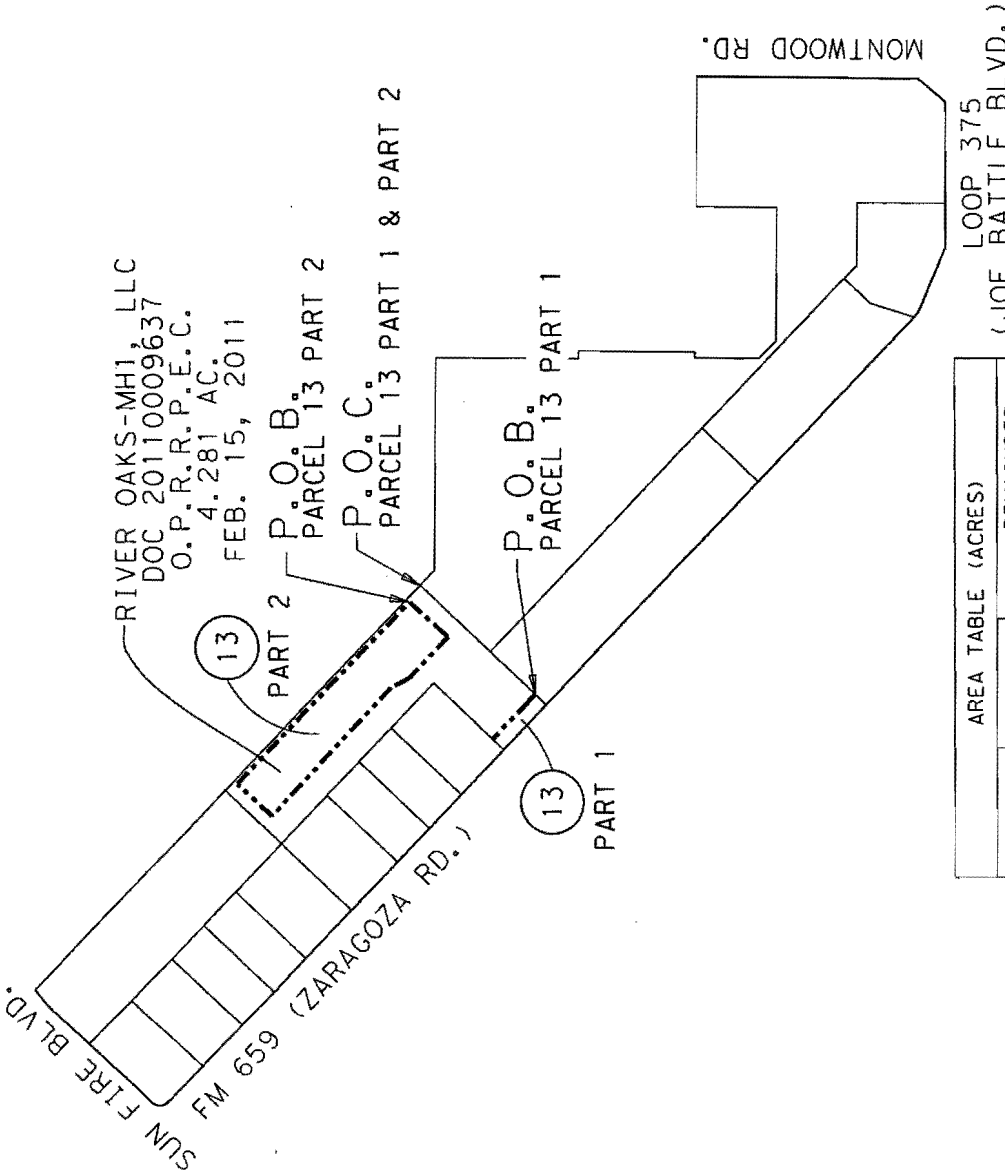
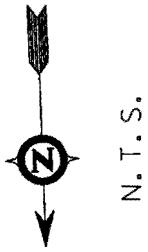
I, Scott M. Fertak, a Registered Professional Land Surveyor, do hereby certify that this property description is a true and correct representation of a survey made on the ground, under my direction and supervision.

Date: 27 day of June 2011



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

Scott M. Fertak  
Registered Professional Land Surveyor No. 5257

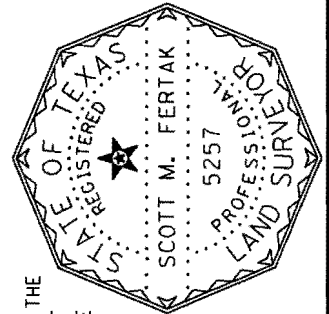


- NOTES:**
1. Deed research for this project was performed in Jan., 2009 and updated in May 2010.
  2. All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983. All distances and coordinates shown hereon are surface feet and may be converted to grid by dividing by the surface adjustment factor of 1.000231.
  3. Field work for this project was performed Jan. thru Apr. 2009, May 2010 and May 2011.
  4. This Right-of-way map was completed in June, 2010, updated June 2011.

REVISION	DATE
CHANGE PAR 2PT1 SIZE	MAR 2011
<p><b>PARCEL 13 PART 1 &amp; 2</b>  <b>RIGHT OF WAY PLAT</b>          SHOWING PROPERTY OF          RIVER OAKS-MH1, LLC</p>	
LOOP 375	EL PASO COUNTY
CSJ 2552-03-046	
LANDTECH CONSULTANTS, INC.	JUNE, 2011
PAGE 4 OF 7	SCALE: N.T.S.

AREA TABLE (ACRES)			
EXISTING	TAKING	REMAINDER	
		LEFT	RIGHT
4.281	PART 1 0.1444	2.285	
	PART 2 1.851		

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  
 SURVEY DATE: JUNE, 2010, REVISED 11 FEB 2011



**LEGEND**

- EXIST. ROW LINE
- PROP. ROW LINE
- PROPERTY LINE
- SURVEY LINE
- ENCE
- EL PASO COUNTY PLAT RECORDS
- EL PASO COUNTY DEED RECORDS
- EL PASO COUNTY DEED RECORDS
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY EL PASO COUNTY
- SET 5/8" I.R. W/TXDOT ROW ALUMINUM CAP UNLESS NOTED, MAY BE REPLACED WITH A TXDOT TYPE II MONUMENT AT A LATER DATE.
- PROPERTY CORNER FOUND AS NOTED.
- PARCEL NUMBER

SCOTT M. FERTAK  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 5257

27 June 2011

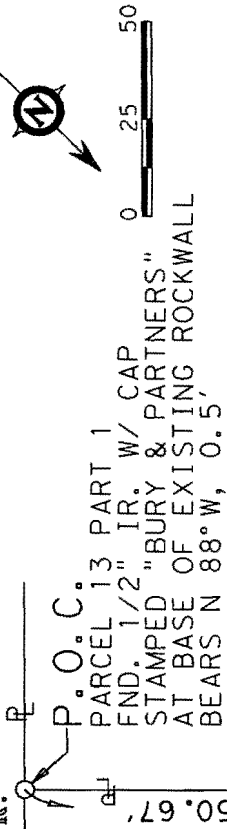


SUN RIDGE SUBDIVISION  
UNIT I

VOL. 2674, PG. 797  
E.P.C.P.R.

SECTION 4 BLOCK 79, TSP 3  
TEXAS AND PACIFIC RAILROAD  
COMPANY SURVEYS

MONTWOOD HEIGHTS UNIT 9 SUBDIVISION  
FILE NO. 20110030564  
E.P.C.P.R.



RIVER OAKS PROPERTIES LTD  
(PARCEL ONE)  
DOC 20040085894  
O.P.R.R.P.E.C.  
REMAINDER OF A CALLED  
SEP. 13, 2004  
24.044 AC.  
LOT 4  
BLOCK 1

LOT 1  
RIVER OAKS-MH1, LLC  
DOC 20110009637  
O.P.R.R.P.E.C.  
4.281 AC.  
FEB. 15, 2011

LOT 2  
RIVER OAKS-MH2, LLC  
DOC 20110009638  
O.P.R.R.P.E.C.  
0.918 AC.  
FEB. 15, 2011

STA. 767+35.97  
1359.21' LT.

PROP.  
R.O.W.  
159.95'

RIVER OAKS-HD3 LLC  
DOC 20110009650  
O.P.R.R.P.E.C.  
3.645 AC.  
FEB. 15, 2011  
MONTWOOD  
SUBDIVISION  
REPLAT "A"  
DOC 20110026840  
E.P.C.P.R.

P.O.B.  
PARCEL 13 PART 1  
STA. 768+52.98  
1,250.16' LT.

EXIST. R.O.W. LINE PART 1  
N 45° 34' 50" E 159.95'

NON-EXCLUSIVE EASEMENT AGREEMENT—  
VOL. 3902, PG. 640, O.P.R.R.P.E.C.

F.M. 659 (ZARAGOZA ROAD)  
(100' R.O.W.)  
VOL. 609 PG. 386 & VOL. 609, PG. 387  
E.P.C.D.R.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N 44° 25' 10" W	39.38'
L2	S 44° 25' 10" E	39.26'

REVISION	DATE
PARCEL 13 PART 1 RIGHT OF WAY PLAT SHOWING PROPERTY OF RIVER OAKS-MH1, LLC	
LOOP 375	EL PASO COUNTY
CSJ 2552-03-046	
LANDTECH CONSULTANTS, INC.	JUNE, 2011
PAGE 5 OF 7	SCALE: 1" = 50'

**SUN RIDGE SUBDIVISION  
UNIT I  
VOL. 2674, PG. 797  
E.P.C.P.R.**

PROP.  
R.O.W.

20' LANDSCAPE BUFFER  
BOOK 3047, PG. 589  
E.P.C.P.R.  
MARCH 26, 1996

(13)

PART 2

STA. 768+66.60  
1622.90' LT.

STA. 768+91.67  
1576.34' LT.

STA. 769+99.25  
1477.04' LT.

N 45° 15' 44" E 146.41'

N 64° 14' 58" E  
52.88'

LOT 1  
BLOCK 1

RIVER OAKS-MH1, LLC  
DOC 20110009637  
O.P.R.P.E.C.  
4.281 AC.  
FEB. 15, 2011

N 45° 34' 50" E  
50.93'

L1

P.O.B.  
PARCEL 13 PART 2  
STA. 770+89.05  
1577.39' LT.

P.O.C.

PARCEL 13 PART 2  
END. 1/2" IR. W/ CAP  
STAMPED "BURY AND  
PARTNERS" AT BASE OF  
EXISTING ROCK WALL  
BRS N 88° W, 0.5'

**MONTWOOD  
SUBDIVISION  
REPLAT "A"  
DOC 20110026840  
E.P.C.P.R.**

LOT 4  
BLOCK 1

RIVER OAKS PROPERTIES LTD  
(PARCEL ONE)  
DOC 20040085894  
O.P.R.P.E.C.  
REMAINDER OF A CALLED  
24.044 AC.  
SEP. 13, 2004

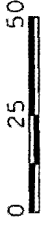
**SECTION 4 BLOCK 79, TSP 3  
TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS  
MONTWOOD HEIGHTS UNIT 9 SUBDIVISION  
FILE NO. 20110030564  
E.P.C.P.R.**

**LINE TABLE**

NO.	BEARING	DISTANCE
L1	N 45° 37' 26" W	10.31'

REVISION	DATE
PARCEL 13 PART 2 RIGHT OF WAY PLAT SHOWING PROPERTY OF RIVER OAKS-MH1, LLC	
LOOP 375	EL PASO COUNTY
CSJ 2552-03-046	
LANDTECH CONSULTANTS, INC.	JUNE, 2011
PAGE 6 OF 7	SCALE: 1" = 50'

10 FT. WIDE ESMT  
EL PASO ELECTRIC CO.  
DOC. NO. 20050098304  
O.P.R.P.E.C.



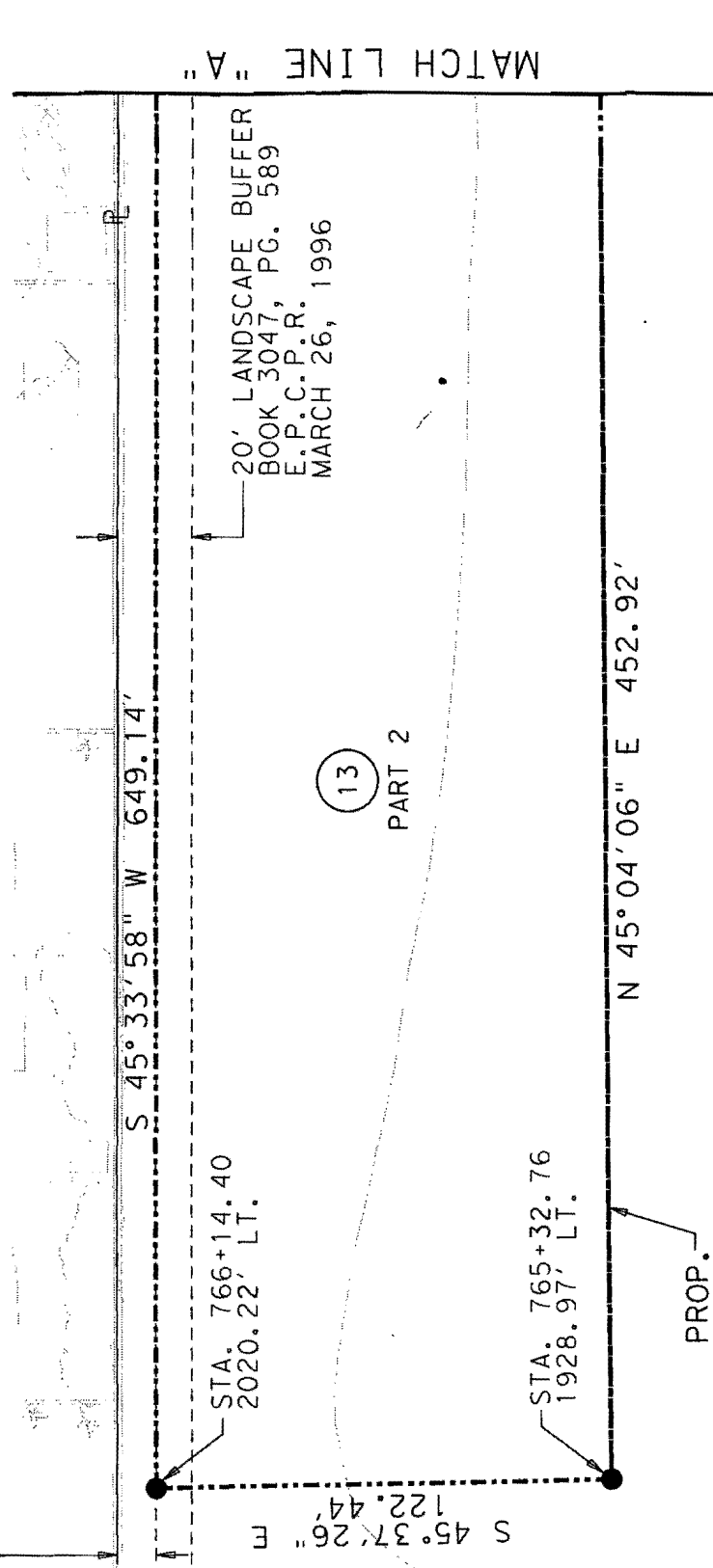
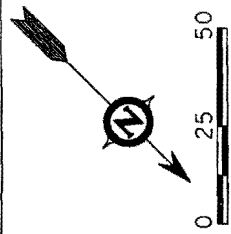
MATCH LINE "A"

# TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS

## SECTION 4 BLOCK 79, TSP 3

10 FT. WIDE ESMT  
EL PASO ELECTRIC CO.  
DOC. NO. 20050098304  
O.P.R.R.P.E.C.

SUN RIDGE SUBDIVISION  
UNIT I  
VOL. 2674, PG. 797  
E.P.C.P.R.



LOT 1  
BLOCK 1  
RIVER OAKS-MH1, LLC  
DOC 20110009637  
O.P.R.R.P.E.C.  
4.281 AC.  
FEB. 15, 2011

MONTWOOD HEIGHTS UNIT 9 SUBDIVISION  
FILE NO. 20110030564  
E.P.C.P.R.

REVISION	DATE

PARCEL 13 PART 2  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
RIVER OAKS-MH1 LLC  
LOOP 375  
EL PASO COUNTY  
CSJ 2552-03-046  
LANDTECH CONSULTANTS, INC. JUNE, 2011  
PAGE 7 OF 7 SCALE: 1" = 50'

County: El Paso  
ROW CSJ No.: 2552-03-046  
Highway: Loop 375  
Parcel: 13 E  
From: 0.61 M. Northeast of LP 375 (on FM 659)  
To: 0.63 M. South of FM 659 (on Loop 375)

### **Easement Clause**

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

HIGHWAY: Loop 375  
LIMITS: From 0.61 Mile Northeast of Loop 375 (on FM 659) to 0.63 Mile South of FM 659 (on Loop 375)  
COUNTY: El Paso  
ACCOUNT NO.:  
ROW CSJ: 2552-03-046  
OWNER: River Oaks-MH1, LLC

**Property Description for Parcel 13E**

Being 6,843 square feet or 0.1571 acres of land out of Section 4, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, El Paso County, Texas, being out of a called 4.281 acre tract of land described in deed to River Oaks-MH1, LLC, recorded in Document 20110009637 of the Official Public Records of Real Property of El Paso County (O.P.R.R.P.E.C.), same being out of Lot 1, Block 1 of the Montwood Heights Unit 9 Subdivision, a subdivision recorded in Document 20110030564, El Paso County Plat Records (E.P.C.P.R.), said total 6,843 square feet or 0.1571 acres of land being more particularly described as follows:

COMMENCING at a point for the southeasterly corner of said 4.281 acre River Oaks-MH1, LLC tract, a northeasterly corner of the remainder of a called 24.044 acre tract of land described in deed to River Oaks Properties Ltd. (Parcel One), recorded in Document 20040085894, O.P.R.R.P.E.C., same being out of Lot 4, Block 1, of Montwood Subdivision Replat "A", a subdivision recorded in Document 20110026840, E.P.C.P.R., and being on the northerly line of the Sun Ridge Subdivision, Unit 1, a subdivision recorded in Volume 2674, Page 797, E.P.C.P.R., from which a found 1/2-inch iron rod with cap, stamped "Bury & Partners", at base of existing rock wall bears North 88 degrees West, 0.5 feet;

THENCE North 45 degrees 34 minutes 50 seconds East, along the common boundary line of said Sun Ridge Subdivision and said 4.281 acre River Oaks-MH1, LLC tract, a distance of 50.93 feet to a point;

THENCE North 45 degrees 37 minutes 26 seconds West, departing said common boundary line, a distance of 109.98 feet to the POINT OF BEGINNING located 1,503.12 feet left of Loop 375 Proposed Centerline Station 770+22.59;

1. THENCE South 45 degrees 17 minutes 12 seconds West, a distance of 44.02 feet to a point located 1,473.25 feet left of Loop 375 Proposed Centerline Station 770+54.92, for a corner of the herein described parcel;
2. THENCE North 44 degrees 18 minutes 49 seconds West, a distance of 300.89 feet to a point located on the proposed easterly right-of-way line Loop 375 at 1,253.67 feet left of Loop 375 Proposed Centerline Station 768+49.20 for a corner of the herein described parcel;

3. THENCE North 45 degrees 32 minutes 15 seconds East, along said proposed easterly right-of-way line of Loop 375 a distance of 20.00 feet to a point located 1,267.31 feet left of Loop 375 Proposed Centerline Station 768+34.57 for a corner of the herein described parcel;
4. THENCE South 44 degrees 18 minutes 49 seconds East, a distance of 265.82 feet to a point located 1,461.29 feet left of Loop 375 Proposed Centerline Station 770+16.31 for a corner of the herein described parcel;
5. THENCE North 45 degrees 15 minutes 44 seconds East, a distance of 23.22 feet to a point located 1,477.04 feet left of Loop 375 Proposed Centerline Station 769+99.25 for a corner of the herein described parcel;
6. THENCE South 45 degrees 37 minutes 26 seconds East, a distance of 35.00 feet to the POINT OF BEGINNING and containing 6,843 square feet or 0.1571 acre of land.

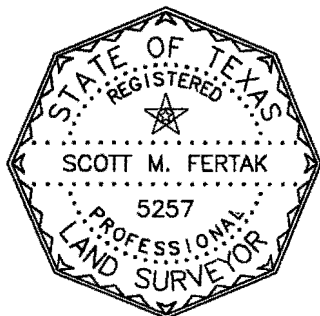
Access will be permitted to the highway facility from the remainder of the property lying easterly of Loop 375.

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

Notes:

Bearings and coordinates are based upon the Texas Coordinate System, Central Zone, NAD 83 (1993 Adjustment) and are referenced to NGS Stations with their respective published coordinates as shown, X1118 (CE0141) X=441,589.99776, Y=10,671,204.27749 and TX004A (AB6216) X=460,426.90951, Y=10,640,364.58281. All distances shown are surface values and may be converted to state plane by dividing by the surface adjustment factor of 1.000231.

I, Scott M. Fertak, a Registered Professional Land Surveyor, do hereby certify that this property description is a true and correct representation of a survey made on the ground, under my direction and supervision.



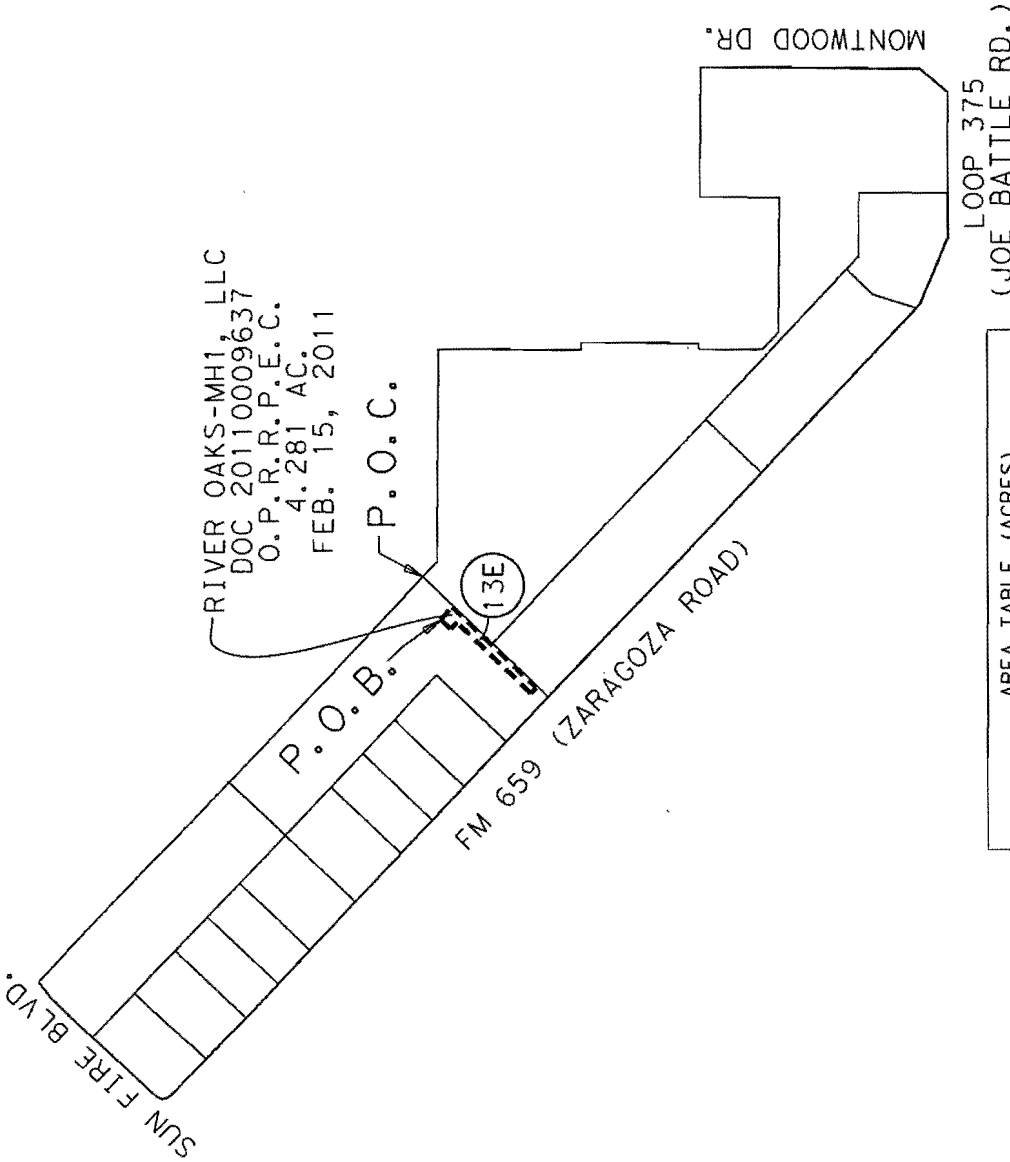
Date: 27 day of June 2011

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

Scott M. Fertak  
Registered Professional Land Surveyor  
No. 5257



N.T.S.



NOTES:

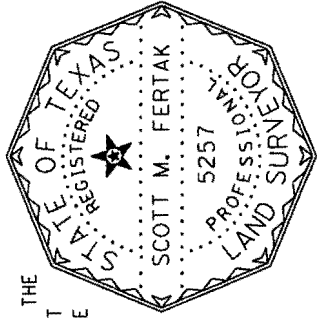
1. Deed research for this project was performed in Jan., 2009 and updated in May 2010.
2. All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983. All distances and coordinates shown hereon are surface feet and may be converted to grid by dividing by the surface adjustment factor of 1.000231.
3. Field work for this project was performed Jan. thru Apr. 2009, May 2010 and May 2011.
4. This Right-of-way map was completed in June, 2010, updated June 2011.

LOOP 375  
(JOE BATTLE RD.)

AREA TABLE (ACRES)			
EXISTING	ACQUIRING	REMAINDER	
		LEFT	RIGHT
4.281	0.1571		

LEGEND

- EXIST. ROW LINE
- PROP. ROW LINE
- PROPERTY LINE
- SURVEY LINE
- FENCE
- E.P.C.P.R. - EL PASO COUNTY PLAT RECORDS
- E.P.C.D.R. - EL PASO COUNTY DEED RECORDS
- O.P.R.P.E.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY EL PASO COUNTY
- SET 5/8" I.R. W/TXDOT ROW ALUMINUM CAP UNLESS NOTED. MAY BE REPLACED WITH A TXDOT TYPE II MONUMENT AT A LATER DATE.
- PROPERTY CORNER FOUND AS NOTED.
- PARCEL NUMBER



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  
SURVEY DATE: JUNE, 2010

*Scott M. Fertak*  
SCOTT M. FERTAK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5257

REVISION	DATE
<p>PARCEL 13E RIGHT OF WAY PLAT SHOWING PROPERTY OF RIVER OAKS-MH1 LLC</p>	
LOOP 375	EL PASO COUNTY
CSJ 2552-03-046	
LANDTECH CONSULTANTS, INC.	JUNE, 2011
PAGE 3 OF 5	SCALE: N.T.S.

SECTION 4 BLOCK 79, TSP 3  
TEXAS AND PACIFIC RAILROAD  
COMPANY SURVEYS

SUN RIDGE SUBDIVISION  
UNIT I  
VOL. 2674, PG. 797  
E.P.C.P.R.

MONTWOOD  
SUBDIVISION  
REPLAT "A"

DOC 20110026840  
E.P.C.P.R.

LOT 4  
BLOCK 1

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

PARCEL 13E  
FND. 1/2" IR. W/ CAP  
AT BASE OF EXISTING ROCK WALL  
STAMPED "BURY AND PARTNERS"  
BRS N 88° W, 0.5'

T-MOBILE CELLULAR TOWER LOCATION  
NO DEED OF RECORD FOUND

RIVER OAKS PROPERTIES LTD  
(PARCEL ONE)  
DOC 20040085894  
O.P.R.P.E.C.  
REMAINDER OF A CALLED  
24.044 AC.  
SEP. 13, 2004

RIVER OAKS-HD3 LLC  
DOC 20110009650  
O.P.R.P.E.C.  
3.645 AC.  
FEB. 15, 2011

N 45° 34' 50" E  
50.93'

LOT 1

RIVER OAKS-MH1, LLC  
DOC 20110009637  
O.P.R.P.E.C.  
4.281 AC.  
FEB. 15, 2011

P.O.B.  
PARCEL 13E  
STA. 770+22.59  
1503.12' LT.

S 45° 37' 26" E  
35.00'  
STA. 769+99.25  
1477.04' LT.

N 45° 15' 44" E  
23.22'  
STA. 770+16.31  
1461.29' LT.

S 44° 18' 49" E  
265.82'

S 45° 17' 12" W  
44.02'

STA. 770+54.92  
1473.25' LT.

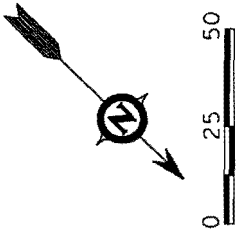
N 44° 18' 49" W  
300.89'

MATCH LINE "A"

REVISION	DATE

PARCEL 13E  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
RIVER OAKS-MH1, LLC

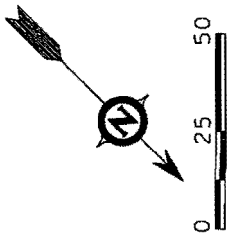
LOOP 375 EL PASO COUNTY  
CSJ 2552-03-046  
LANDTECH CONSULTANTS, INC. JUNE, 2011  
PAGE 4 OF 5 SCALE: 1" = 50'



MONTWOOD HEIGHTS UNIT 9 SUBDIVISION  
FILE NO. 20110030564  
E.P.C.P.R.



# SECTION 4 BLOCK 79, TSP 3 TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS



MATCH LINE "A"

S 44°18'49" E  
265.82'

MONTWOOD HEIGHTS  
UNIT 9 SUBDIVISION  
FILE NO. 20110030564  
E.P.C.P.R.

RIVER OAKS-MH1, LLC  
DOC 20110009637  
O.P.R.R.P.E.C.

BLOCK 1

4.281 AC.  
FEB. 15, 2011

STA. 768+34.57  
1267.31' LT.

PROP. R.O.W.  
LOT 1

N 44°18'49" W  
300.89'

MONTWOOD  
SUBDIVISION  
REPLAT "A"  
DOC 20110026840  
E.P.C.P.R.

LOT 4  
BLOCK 1

RIVER OAKS-HD3, LLC  
DOC 20110009650  
O.P.R.R.P.E.C.  
3.645 AC.  
FEB. 15, 2011

STA. 768+49.20  
1253.67' LT.

NON-EXCLUSIVE EASEMENT AGREEMENT  
VOL. 3902, PG. 640, O.P.R.R.P.E.C.

N 45°32'15" E  
20.00'

EXIST. R.O.W. LINE

F.M. 659 (ZARAGOZA ROAD)  
(100' R.O.W.)  
VOL. 609 PG. 386 & VOL. 609, PG. 387  
E.P.C.D.R.

REVISION	DATE

PARCEL 13E  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
RIVER OAKS-MH1, LLC  
LOOP 375  
EL PASO COUNTY  
CSJ 2552-03-046  
LANDTECH CONSULTANTS, INC. JUNE, 2011  
PAGE 5 OF 5 SCALE: 1" = 50'

County: El Paso  
ROW CSJ No.: 2552-03-046  
Highway: Loop 375  
Parcel: 13 TE  
From: 0.61 M. Northeast of LP 375 (on FM 659)  
To: 0.63 M. South of FM 659 (on Loop 375)

### **Temporary Easement Clause**

**“A TEMPORARY EASEMENT for the duration of Three (3) years from the date of possession of said easement for the purpose of providing a work area to construct a highway drainage facility and access road, in, along, upon, and across the premises described in the following property description, with the temporary right and privilege of having ingress, egress, and regress in, along, upon, and across said tract of land for the purpose of providing a work area to construct a highway drainage facility and access road .”**

HIGHWAY: Loop 375  
LIMITS: From 0.61 Mile Northeast of Loop 375 (on FM 659) to 0.63 Mile South of FM 659 (on Loop 375)  
COUNTY: El Paso  
ACCOUNT NO.:  
ROW CSJ: 2552-03-046  
OWNER: River Oaks-MH1, LLC

Property Description for Parcel 13TE

Being 5,315 square feet or 0.1220 acres of land out of Section 4, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, El Paso County, Texas, being out of a called 4.281 acre tract of land described in deed to River Oaks-MH1, LLC, recorded in Document 20110009637 of the Official Public Records of Real Property of El Paso County (O.P.R.R.P.E.C.), same being out of Lot 1, Block 1 of the Montwood Heights Unit 9 Subdivision, a subdivision recorded in Document 20110030564, El Paso County Plat Records (E.P.C.P.R.), said 5,315 square feet or 0.1220 acres of land being more particularly described as follows:

COMMENCING at a point for the southeasterly corner of said 4.281 acre River Oaks-MH1, LLC tract, a northeasterly corner of the remainder of a called 24.044 acre tract of land described in deed to River Oaks Properties Ltd. (Parcel One), recorded in Document 20040085894, O.P.R.R.P.E.C., same being out of Lot 4, Block 1, of Montwood Subdivision Replat "A", a subdivision recorded in Document 20110026840, E.P.C.P.R., and being on the northerly line of the Sun Ridge Subdivision, Unit 1, a subdivision recorded in Volume 2674, Page 797, E.P.C.P.R., from which a found 1/2-inch iron rod with cap, stamped "Bury & Partners", at base of existing rock wall bears North 88 degrees West, 0.5 feet;

THENCE North 45 degrees 34 minutes 50 seconds East, along the common boundary line of said Sun Ridge Subdivision and said 4.281 acre River Oaks-MH1, LLC tract, a distance of 50.93 feet to a point;

THENCE North 45 degrees 37 minutes 26 seconds West, departing said common boundary line a distance of 144.98 feet to a point;

THENCE South 45 degrees 15 minutes 44 seconds West, a distance of 3.22 feet to the POINT OF BEGINNING located 1,474.86 feet left of Loop 375 Proposed Centerline Station 770+01.61;

1. THENCE South 45 degrees 15 minutes 44 seconds West, a distance of 20.00 feet to a point located 1,461.29 feet left of Loop 375 Proposed Centerline Station 770+16.31 for a corner of the herein described parcel;
2. THENCE North 44 degrees 18 minutes 49 seconds West, a distance of 265.82 feet to a point located on the proposed easterly right-of-way line Loop 375 at 1,267.31 feet left of Loop 375 Proposed Centerline Station 768+34.57 for a corner of the herein described parcel;

3. THENCE North 45 degrees 32 minutes 15 seconds East, along said proposed easterly right-of-way line of Loop 375 a distance of 20.00 feet to a point located 1,280.95 feet left of Loop 375 Proposed Centerline Station 768+19.94 for a corner of the herein described parcel;
4. THENCE South 44 degrees 18 minutes 49 seconds East, a distance of 265.72 feet to the POINT OF BEGINNING and containing 5,315 square feet or 0.1220 acres of land.

Access will be permitted to the highway facility from the remainder of the property lying easterly of Loop 375.

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

Notes:

Bearings and coordinates are based upon the Texas Coordinate System, Central Zone, NAD 83 (1993 Adjustment) and are referenced to NGS Stations with their respective published coordinates as shown, X1118 (CE0141) X=441,589.99776, Y=10,671,204.27749 and TX004A (AB6216) X=460,426.90951, Y=10,640,364.58281. All distances shown are surface values and may be converted to state plane by dividing by the surface adjustment factor of 1.000231.

I, Scott M. Fertak, a Registered Professional Land Surveyor, do hereby certify that this property description is a true and correct representation of a survey made on the ground, under my direction and supervision.



Date: 27 day of June 2011

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

Scott M. Fertak  
Registered Professional Land Surveyor  
No. 5257



N.T.S.

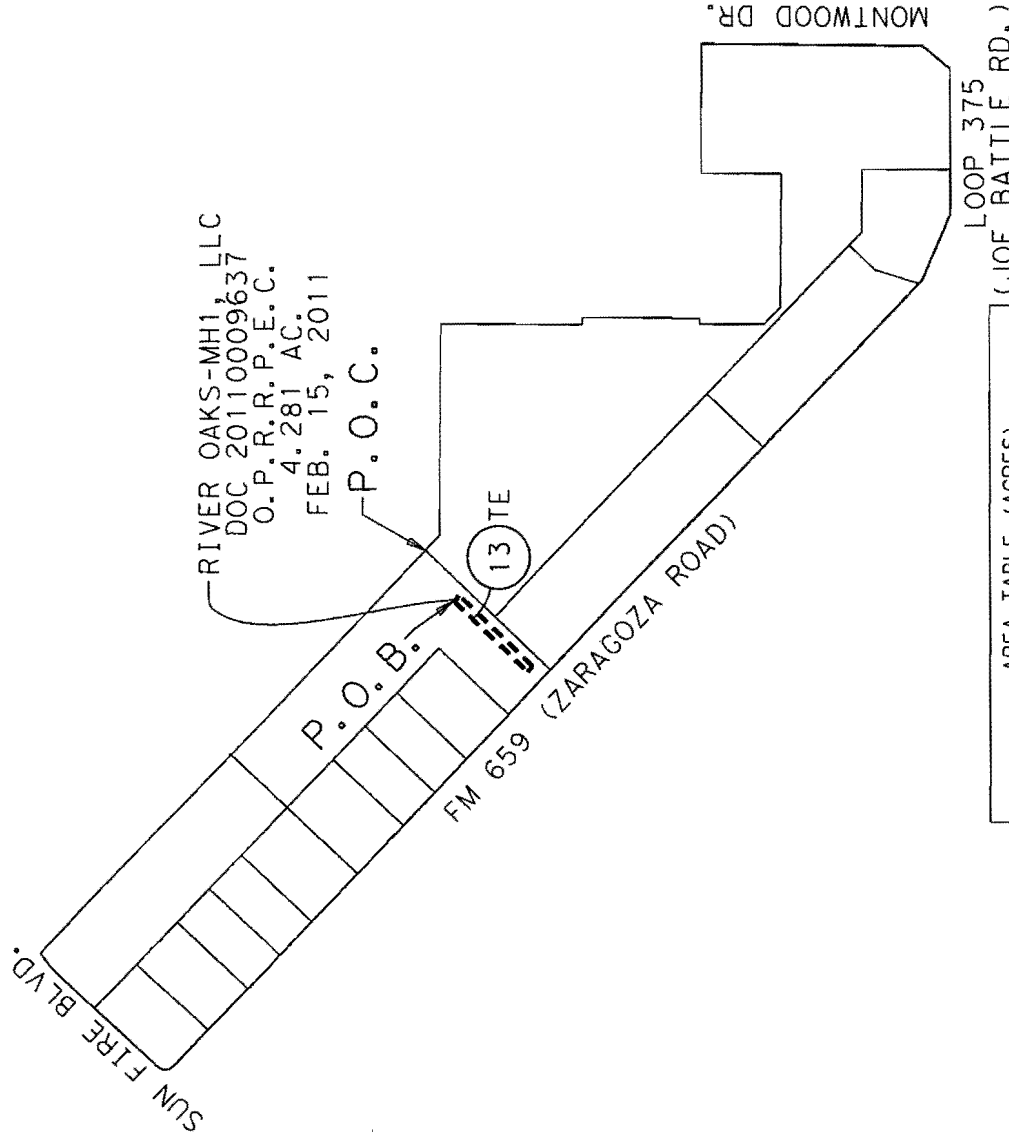
**NOTES:**

1. Deed research for this project was performed in Jan., 2009 and updated in May 2010.
2. All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983. All distances and coordinates shown hereon are surface feet and may be converted to grid by dividing by the surface adjustment factor of 1.000231.
3. Field work for this project was performed Jan. thru Apr. 2009, May 2010 and May 2011.
4. This Right-of-way map was completed in June, 2010, updated June 2011.

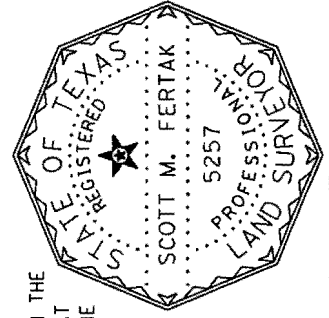
REVISION	DATE

**PARCEL 13TE**  
**RIGHT OF WAY PLAT**  
**SHOWING PROPERTY OF**  
**RIVER OAKS-MH1, LLC**

LOOP 375 EL PASO COUNTY  
CSJ 2552-03-046  
LANDTECH CONSULTANTS, INC. JUNE, 2011  
PAGE 3 OF 4 SCALE: N.T.S.



AREA TABLE (ACRES)			
EXISTING	ACQUIRING	REMAINDER	
		LEFT	RIGHT
4.281	0.1220		

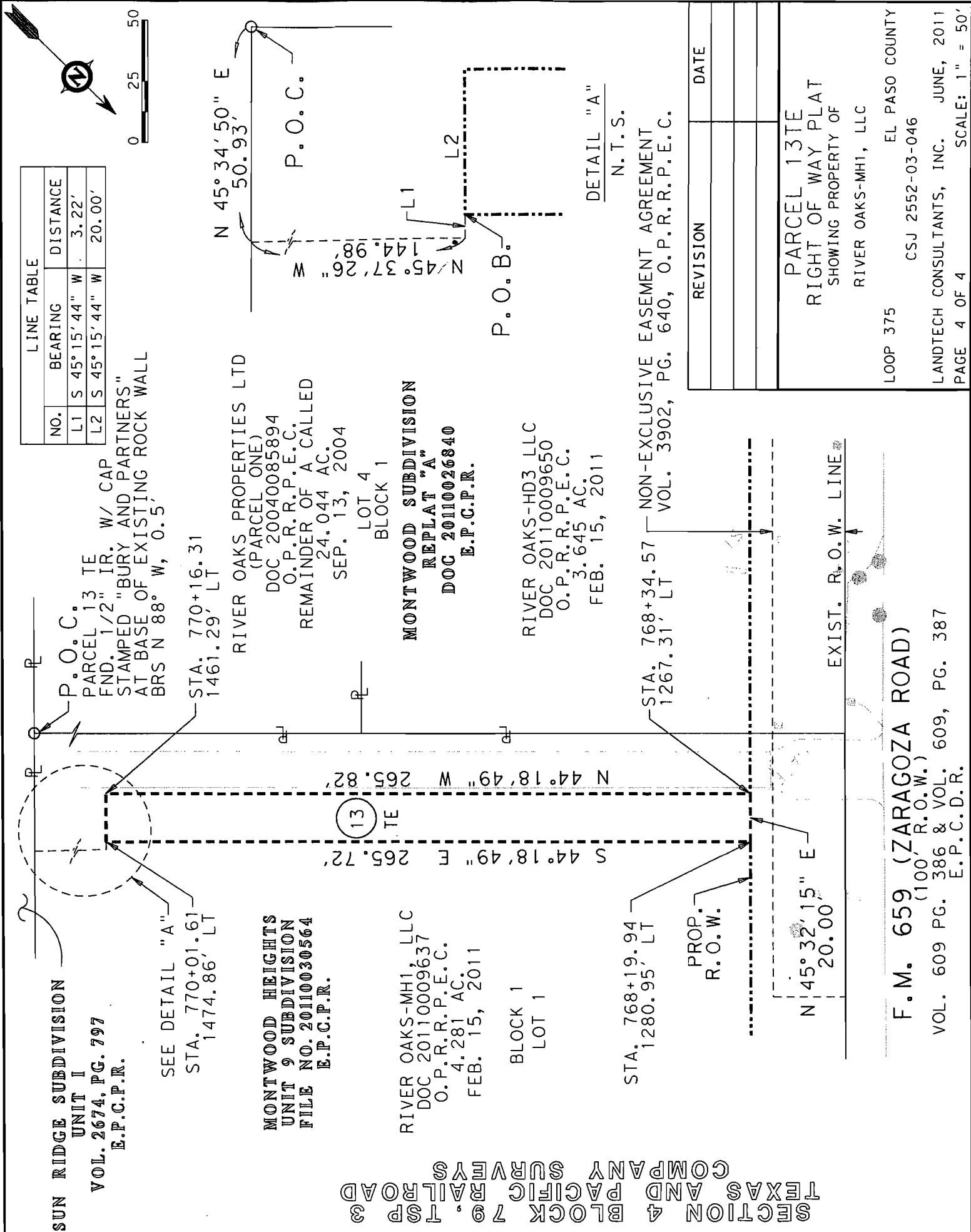


I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  
SURVEY DATE: JUNE, 2010

*Scott M. Fertak*  
SCOTT M. FERTAK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5257

**LEGEND**

EXIST. ROW LINE  
PROP. ROW LINE  
PROPERTY LINE  
SURVEY LINE  
FENCE  
E.P.C.P.R. - EL PASO COUNTY PLAT RECORDS  
E.P.C.D.R. - EL PASO COUNTY DEED RECORDS  
O.P.R.P.E.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY EL PASO COUNTY  
SET 5/8" I.R. W/TXDOT ROW ALUMINUM CAP UNLESS NOTED, MAY BE REPLACED WITH A TXDOT TYPE II MONUMENT AT A LATER DATE.  
PROPERTY CORNER FOUND AS NOTED.  
PARCEL NUMBER



HIGHWAY: Loop 375  
LIMITS: From 0.61 Mile Northeast of Loop 375 (on FM 659) to 0.63 Mile South of FM 659 (on Loop 375)  
COUNTY: El Paso  
ACCOUNT NO.:  
ROW CSJ: 2552-03-046  
OWNER: River Oaks-HD3, LLC

Property Description for Parcel 14

Being 31,482 square feet or 0.7227 acres of land out of Section 4, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, El Paso County, Texas, being out of a called 3.645 acre tract of land described in deed to River Oaks-HD3, LLC, recorded in Document 20110009650, of the Official Public Records of Real Property of El Paso County (O.P.R.R.P.E.C.), same being out of Lot 4, Block 1, of Montwood Subdivision Replat "A", a subdivision recorded in Document 20110026840, El Paso County Plat Records (E.P.C.P.R.), said total 31,482 square feet or 0.7227 acres of land being more particularly described as follows:

COMMENCING at a point for the southeasterly corner of a called 4.281 acre tract of land described in deed to River Oaks-MH1, LLC, recorded in Document 20110009637, O.P.R.R.P.E.C., same being out of Lot 1, Block 1 of Montwood Heights Unit 9 Subdivision, a subdivision recorded in Document 20110030564, E.P.C.P.R., the northeasterly corner of the remainder of a called 24.044 acre tract of land described in deed to River Oaks Properties Ltd. (Parcel One), recorded in Document 20040085894, O.P.R.R.P.E.C., same being out of Lot 4, Block 1, of said Montwood Subdivision Replat "A" and being on the northerly line of the Sun Ridge Subdivision, Unit 1, a subdivision recorded in Volume 2674, Page 797, E.P.C.P.R., from which a found 1/2-inch iron rod with cap, stamped "Bury & Partners", at base of existing rock wall bears North 88 degrees West, 0.5 feet;

THENCE North 44 degrees 25 minutes 10 seconds West, along the line common to said 4.281 acre River Oaks-MH1, LLC tract and said remainder of 24.044 acre River Oaks Properties Ltd. (Parcel One) tract, passing at distance of 250.67 feet, a point for the northeasterly corner of said 3.645 acre River Oaks-HD3, LLC tract, continuing for a total distance of 410.62 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set on the proposed easterly right-of-way of Loop 375, at 1,250.16 feet left of Loop 375 Proposed Centerline Station 768+52.98 and being the POINT OF BEGINNING of the herein described parcel;

1. THENCE South 45 degrees 32 minutes 15 seconds West, along said proposed easterly right-of-way line of Loop 375, a distance of 392.84 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set at 982.31 feet left of Loop 375 Proposed Centerline Station 771+40.35 for an angle point of said proposed easterly right-of-way line of Loop 375;

2. THENCE South 14 degrees 01 minutes 27 seconds East, continuing along said proposed easterly right-of-way line of Loop 375, a distance of 30.56 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set at 991.03 feet left of Loop 375 Proposed Centerline Station 771+69.64 for an angle point of said proposed easterly right-of-way line of Loop 375;
3. THENCE South 45 degrees 57 minutes 05 seconds West, continuing along said proposed easterly right-of-way line of Loop 375, a distance of 64.58 feet to 5/8-inch iron rod with TxDOT ROW aluminum cap set at 946.66 feet left of Loop 375 Proposed Centerline Station 772+16.57 for an angle point of said proposed easterly right-of-way line of Loop 375;
4. THENCE North 74 degrees 01 minutes 27 seconds West, continuing along said proposed easterly right-of-way line of Loop 375, a distance of 31.67 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set at 915.85 feet left of Loop 375 Proposed Centerline Station 772+09.21 for an angle point of said proposed easterly right-of-way line of Loop 375;
5. THENCE South 47 degrees 35 minutes 25 seconds West, continuing along said proposed easterly right-of-way line of Loop 375, a distance of 308.58 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set on the common line of said 3.645 acre River Oaks-HD3, LLC tract and a called 2.502 acre tract of land described in deed to River Oaks-HD2, LLC recorded in Document 20110009649 O.P.R.R.P.E.C., same being out of Lot 3, Block 1, of said Montwood Subdivision Replat "A", at 697.51 feet left of Loop 375 Proposed Centerline Station 774+27.27, for a corner of the herein described parcel;
6. THENCE North 44 degrees 25 minutes 23 seconds West, along said common line of said 3.645 acre River Oaks-HD3, LLC tract and said 2.502 acre River Oaks-HD2, LLC tract a distance of 27.25 feet to a point on the existing southerly right-of-way of F.M. 659 (Zaragoza Road, 100 foot wide right-of-way) as recorded in Volume 609, Page 386 and Page 387, El Paso County Deed Records (E.P.C.D.R.), for a corner of the herein described parcel;
7. THENCE North 45 degrees 34 minutes 50 seconds East, along the existing right-of-way of said F.M. 659, a distance of 796.92 feet to a point on the common line to said 3.645 acre River Oaks-HD3, LLC tract and said 4.281 acre River Oaks-MH1, LLC tract, for a corner of the herein described parcel;
8. THENCE South 44 degrees 25 minutes 10 seconds East, along said common line a distance of 39.38 feet to the POINT OF BEGINNING and containing 31,482 square feet or 0.7227 acres of land;



Access will be permitted to the highway facility from the remainder of the property lying easterly of Loop 375.

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

Notes:

Bearings and coordinates are based upon the Texas Coordinate System, Central Zone, NAD 83 (1993 Adjustment) and are referenced to NGS Stations with their respective published coordinates as shown, X1118 (CE0141) X=441,589.99776, Y=10,671,204.27749 and TX004A (AB6216) X=460,426.90951, Y=10,640,364.58281. All distances shown are surface values and may be converted to state plane by dividing by the surface adjustment factor of 1.000231.

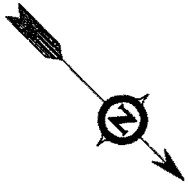
I, Scott M. Fertak, a Registered Professional Land Surveyor, do hereby certify that this property description is a true and correct representation of a survey made on the ground, under my direction and supervision.



Date: 27 day of June, 2011

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

Scott M. Fertak  
Registered Professional Land Surveyor  
No. 5257



N.T.S.

P.O.C.

RIVER OAKS-HD3, LLC  
DOC 20110009650  
O.P.R.P.E.C.  
3.645 AC.  
FEB. 15, 2011

14

P.O.B.

FM 659 (ZARAGOZA RD.)

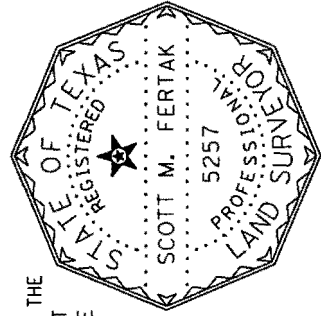
NOTES:

1. Deed research for this project was performed in Jan., 2009 and updated in May 2010.
2. All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983. All distances and coordinates shown hereon are surface feet and may be converted to grid by dividing by the surface adjustment factor of 1.000231.
3. Field work for this project was performed Jan. thru Apr. 2009, May 2010 and May 2011.
4. This Right-of-way map was completed in June, 2010, updated June 2011.

REVISION	DATE

PARCEL 14  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
RIVER OAKS-HD3, LLC  
LOOP 375 EL PASO COUNTY  
CSJ 2552-03-046  
LANDTECH CONSULTANTS, INC. JUNE, 2011  
PAGE 4 OF 7 SCALE: N.T.S.

AREA TABLE (ACRES)		
EXISTING ACQUIRING	REMAINDER	
	LEFT	RIGHT
3.645	0.7227	2.922



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  
SURVEY DATE: JUNE, 2010

SCOTT M. FERTAK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5257  
27 June 2011

LEGEND	
EXIST. ROW LINE	---
PROP. ROW LINE	----
PROPERTY LINE	----
SURVEY LINE	----
FENCE	---
E.P.C.P.R. - EL PASO COUNTY PLAT RECORDS	---
E.P.C.D.R. - EL PASO COUNTY DEED RECORDS	---
O.P.R.P.E.C. - OFFICIAL PUBLIC	---
RECORDS OF REAL PROPERTY EL PASO COUNTY	---
SET 5/8" I.R. W/TXDOT ROW ALUMINUM	●
CAP UNLESS NOTED. MAY BE REPLACED	○
WITH A TXDOT TYPE II MONUMENT AT	○
A LATER DATE.	○
PROPERTY CORNER FOUND AS NOTED.	○
PARCEL NUMBER	○

SUN RIDGE SUBDIVISION

UNIT I

VOL. 2674, PG. 797

E.P.C.P.R.

SECTION 4 BLOCK 79, TSP 3

TEXAS AND PACIFIC

RAILROAD COMPANY SURVEYS

MONTWOOD SUBDIVISION REPLAT "A"

DOC. NO. 20110026840

E.P.C.P.R.

RIVER OAKS PROPERTIES LTD

(PARCEL ONE)

DOC 20040085894

O.P.R.R.P.E.C.

REMAINDER OF A CALLED

24.044 AC.

SEP. 13, 2004

N 44°25'10" W  
250.67'

MONTWOOD HEIGHTS  
UNIT 9 SUBDIVISION  
FILE NO. 20110030564  
E.P.C.P.R.

BLOCK 1  
LOT 1

RIVER OAKS-MH1, LLC  
DOC 20110009637  
O.P.R.R.P.E.C.  
4.281 AC.  
FEB. 15, 2011

P.O.B.  
PARCEL 14  
STA. 768+52.98  
1250.16' LT.

LOT 4  
BLOCK 1

RIVER OAKS-HD3 LLC  
DOC 20110009650  
O.P.R.R.P.E.C.  
3.645 AC.  
FEB. 15, 2011

PROP.  
R.O.W.

(14)

EXIST. R.O.W. LINE  
N 45°34'50" E 796.92'

NON-EXCLUSIVE  
EASEMENT AGREEMENT  
VOL. 3902, PG. 640,  
O.P.R.R.P.E.C.

F.M. 659 (ZARAGOZA ROAD)  
(100' R.O.W.)

VOL. 609, PG. 386 & VOL. 609, PG. 387  
E.P.C.D.R.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 44°25'10" E	39.38'

MATCH LINE "A"

REVISION	DATE
PARCEL 14 RIGHT OF WAY PLAT SHOWING PROPERTY OF RIVER OAKS-HD3, LLC	
LOOP 375	EL PASO COUNTY
CSJ 2552-03-046	
LANDTECH CONSULTANTS, INC.	JUNE, 2011
PAGE 5 OF 7	SCALE: 1" = 50'

SECTION 4 BLOCK 79, TSP 3  
TEXAS AND PACIFIC  
RAILROAD COMPANY SURVEYS

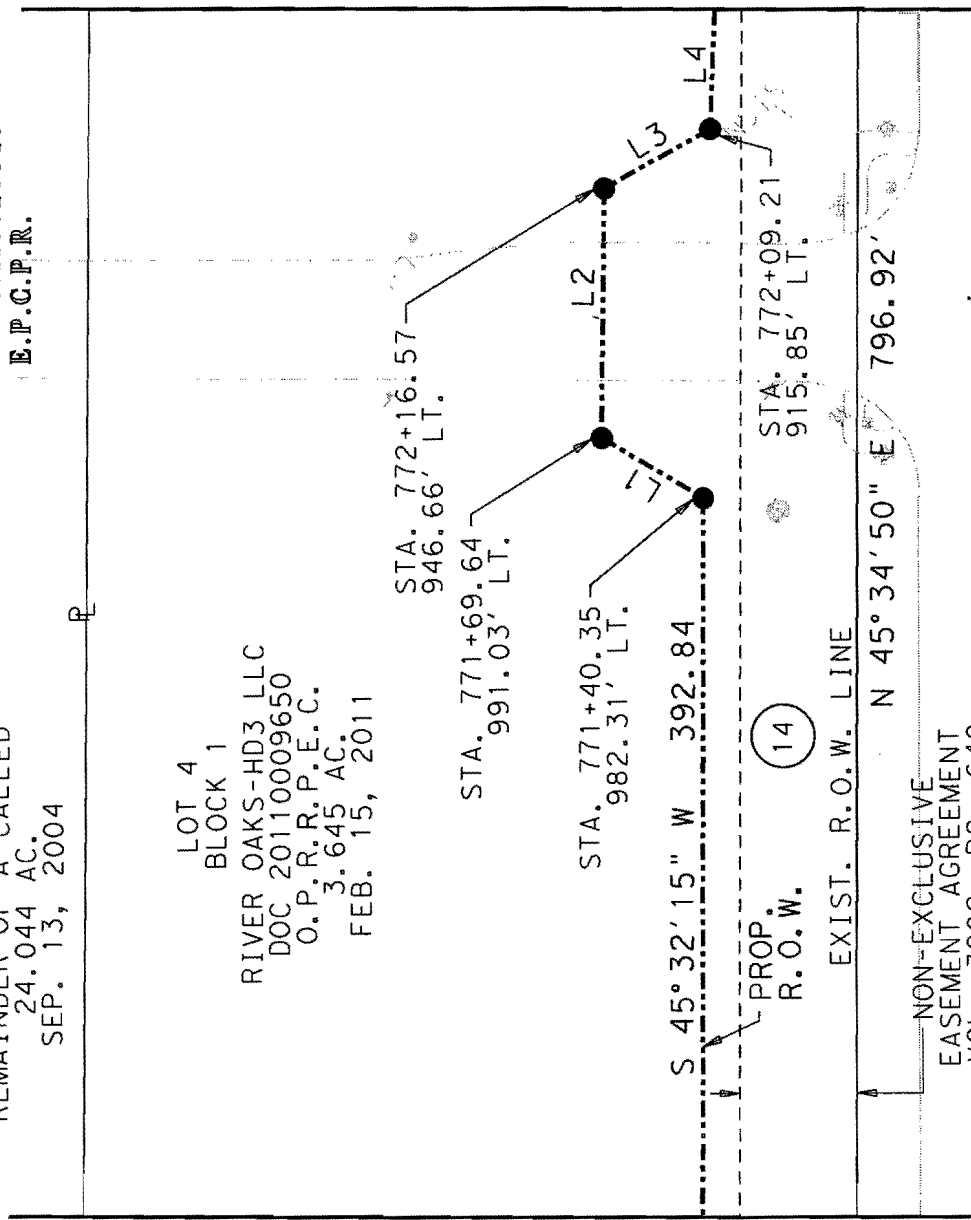
RIVER OAKS PROPERTIES LTD  
(PARCEL ONE)  
DOC 20040085894  
O.P.R.R.P.E.C.  
REMAINDER OF A CALLED  
24.044 AC.  
SEP. 13, 2004

MONTWOOD SUBDIVISION  
REPLAT "A"  
DOC. NO. 20110026840  
E.P.C.P.R.

LOT 4  
BLOCK 1  
RIVER OAKS-HD3 LLC  
DOC 20110009650  
O.P.R.R.P.E.C.  
3.645 AC.  
FEB. 15, 2011

MATCH LINE "A"

MATCH LINE "B"



LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 14° 01' 27" E	30.56'
L2	S 45° 57' 05" W	64.58'
L3	N 74° 01' 27" W	31.67'
L4	S 47° 35' 25" W	308.58'

F.M. 659 (ZARAGOZA ROAD)  
(100' R.O.W.)  
VOL. 609, PG. 386 & VOL. 609, PG. 387  
E.P.C.D.R.

REVISION	DATE

PARCEL 14  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
RIVER OAKS-HD3, LLC  
LOOP 375  
EL PASO COUNTY  
CSJ 2552-03-046  
LANDTECH CONSULTANTS, INC. JUNE, 2011  
PAGE 6 OF 7 SCALE: 1" = 50'

SECTION 4 BLOCK 79, TSP 3  
TEXAS AND PACIFIC  
RAILROAD COMPANY SURVEYS  
MONTWOOD SUBDIVISION  
REPLAT "A"  
DOC. NO. 20110026840  
E.P.C.P.R.

RIVER OAKS PROPERTIES LTD  
(PARCEL ONE)  
DOC 20040085894  
O.P.R.R.P.E.C.  
REMAINDER OF A CALLED  
24.044 AC.  
SEP. 13, 2004

15' GAS EASEMENT  
DOC 20070047008  
O.P.R.R.P.E.C.

20' PRIVATE ACCESS  
& DRAINAGE EASEMENT  
DOC. NO. 20110026840  
E.P.C.P.R.

LOT 4  
BLOCK 1  
RIVER OAKS-HD3 LLC  
DOC 20110009650  
O.P.R.R.P.E.C.  
3.645 AC.  
FEB. 15, 2011

LOT 3  
RIVER OAKS-HD2 LLC  
DOC 20110009649  
O.P.R.R.P.E.C.  
2.502 AC.  
FEB. 15, 2011

STA. 774+27.27  
697.51' LT.

S 47° 35' 25" W 308.58'

PROP.  
R.O.W.

14

EXIST. R.O.W. LINE

N 45° 34' 50" E 796.92'

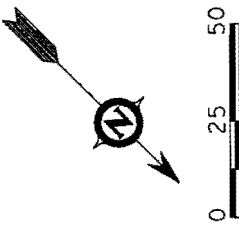
NON-EXCLUSIVE EASEMENT AGREEMENT  
VOL. 3902, PG. 640, O.P.R.R.P.E.C.

F.M. 659 (ZARAGOZA ROAD)

(100' R.O.W.)  
VOL. 609, PG. 386 & VOL. 609, PG. 387  
E.P.C.D.R.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N 44° 25' 23" W	27.25'

REVISION	DATE
PARCEL 14	
RIGHT OF WAY PLAT	
SHOWING PROPERTY OF	
RIVER OAKS-HD3, LLC	
LOOP 375	EL PASO COUNTY
CSJ 2552-03-046	
LANDTECH CONSULTANTS, INC.	JUNE, 2011
PAGE 7 OF 7	SCALE: 1" = 50'



MATCH LINE "B"

HIGHWAY: Loop 375  
LIMITS: From 0.61 Mile Northeast of Loop 375 (on FM 659) to 0.63 Mile South of  
FM 659 (on Loop 375)  
COUNTY: El Paso  
ACCOUNT NO.:  
ROW CSJ: 2552-03-046  
OWNER: River Oaks-HD2, LLC

Property Description for Parcel 15

Being 9,217 square feet or 0.2116 acres of land out of Section 4, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, El Paso County, Texas, being out of a 2.502 acre tract of land described in deed to River Oaks-HD2, LLC, recorded in Document 20110009649, of the Official Public Records of Real Property of El Paso County (O.P.R.R.P.E.C.), same being out of Lot 3, Block 1, of Montwood Subdivision Replat "A", a subdivision recorded in Document 20110026840, El Paso County Plat Records (E.P.C.P.R.), said total 9,217 square feet or 0.2116 acres of land being more particularly described as follows:

COMMENCING at a point for the southeasterly corner of a called 4.281 acre tract of land described in deed to River Oaks-MH1, LLC, recorded in Document 20110009637, O.P.R.R.P.E.C., same being out of Lot 1, Block 1 of Montwood Heights Unit 9 Subdivision, a subdivision recorded in Document 20110030564, E.P.C.P.R., the northeasterly corner of the remainder of a called 24.044 acre tract of land described in deed to River Oaks Properties Ltd. (Parcel One), recorded in Document 20040085894, O.P.R.R.P.E.C., same being out of Lot 4, Block 1, of said Montwood Subdivision Replat "A" and being on the northerly line of the Sun Ridge Subdivision, Unit 1, a subdivision recorded in Volume 2674, Page 797, E.P.C.P.R., from which a found 1/2-inch iron rod with cap, stamped "Bury & Partners", at base of existing rock wall bears North 88 degrees West, 0.5 feet;

THENCE North 44 degrees 25 minutes 10 seconds West, along the line common to said 4.281 acre River Oaks-MH1, LLC tract and said remainder of 24.044 acre River Oaks Properties Ltd. (Parcel One) tract, a distance of 250.67 feet, to a point for the northeasterly corner of a called 3.645 acre tract of land described in deed to River Oaks-HD3, LLC, recorded in Document 20110009650, O.P.R.R.P.E.C., same being out of Lot 4, Block 1, of said Montwood Subdivision Replat "A";

THENCE South 45 degrees 34 minutes 15 seconds West, along the easterly line of said 3.645 acre River Oaks-HD3, LLC tract, passing at a distance of 796.91 feet, a point for the northeasterly corner of said 2.502 acre River Oaks-HD2, LLC tract, continuing for a total distance of 1328.92 feet to a point on the common line of said 2.502 acre River Oaks-HD2, LLC tract and a called 1.330 acre tract of land described in deed to River Oaks-HD1, LLC, recorded in Document 20110009648, O.P.R.R.P.E.C., same being out of Lot 2, Block 1, of said Montwood Subdivision Replat "A";

THENCE North 44 degrees 25 minutes 45 seconds West, along the line common to said 2.502 acre River Oaks-HD2, LLC tract and said 1.330 acre River Oaks-HD1, LLC tract a distance of 93.39 feet to a point;

THENCE North 70 degrees 52 minutes 46 seconds West, continuing along said line common to said 2.502 acre River Oaks-HD2, LLC tract and said 1.330 acre River Oaks-HD1, LLC tract, a distance of 86.09 feet to 5/8-inch iron rod with TxDOT ROW aluminum cap set on the proposed easterly right-of-way of Loop 375, at 309.65 feet left of Loop 375 Proposed Centerline Station 778+45.48 and being the POINT OF BEGINNING of the herein described parcel;

1. THENCE North 70 degrees 52 minutes 46 seconds West, continuing along said line common to said 2.502 acre River Oaks-HD2, LLC tract and said 1.330 acre River Oaks-HD1, LLC tract a distance of 32.49 feet to a point on the existing southerly right-of-way of F.M. 659 (Zaragoza Road; 100 foot wide right-of-way) as recorded in Volume 609, Page 386 and Page 387 El Paso County Deed Records (E.P.C.D.R.);
2. THENCE North 45 degrees 34 minutes 50 seconds East, along the existing right-of-way of said F.M. 659, a distance of 584.85 feet to a point on the line common to said 2.502 acre River Oaks-HD2, LLC tract and said 3.645 acre River Oaks-HD3, LLC tract, for a corner of the herein described parcel;
3. THENCE South 44 degrees 25 minutes 23 seconds East, along said line common to said 2.502 acre River Oaks-HD2, LLC tract and said 3.645 acre River Oaks-HD3, LLC tract, a distance of 27.25 feet, to a 5/8-inch iron rod with TxDOT ROW aluminum cap set on the proposed easterly right-of-way of Loop 375, at 697.51 feet left of Loop 375 Proposed Centerline Station 774+27.27, for a corner of the herein described parcel;
4. THENCE South 47 degrees 35 minutes 25 seconds West, along said proposed easterly right-of-way line of Loop 375, a distance of 78.61 feet to a, "X" cut in concrete set at 641.89 feet left of Loop 375 Proposed Centerline Station 774+82.82 for an angle point of said proposed easterly right-of-way line of Loop 375;
5. THENCE North 87 degrees 44 minutes 06 seconds West, continuing along said proposed easterly right-of-way line of Loop 375, a distance of 14.71 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set at 627.18 feet left of Loop 375 Proposed Centerline Station 774+82.89 for an angle point of said proposed easterly right-of-way line of Loop 375;
6. THENCE South 45 degrees 48 minutes 22 seconds West, continuing along said proposed easterly right-of-way line of Loop 375, a distance of 376.88 feet to a P.K. Nail with washer set in asphalt parking lot for the beginning of a non-tangent curve to the left, at 368.93 feet left of Loop 375 Proposed Centerline Station 777+57.38;
7. THENCE in an southerly direction, continuing along the proposed easterly right-of-way line of Loop 375, with said non-tangent curve to the left, having a radius of 322.50 feet, an arc length of 99.26 feet, a central angle 17 degrees 38 minutes 07 seconds, and a chord which bears South 37 degrees 05 minutes 53 seconds West, 98.87 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set for the end of said curve, at 312.86 feet left of Loop 375 Proposed Centerline Station 778+38.82;

Parcel 15, Page 3 of 7

8. THENCE South 28 degrees 17 minutes 21 seconds West, continuing along said proposed easterly right-of-way line of Loop 375, a distance of 7.39 feet to the POINT OF BEGINNING and containing 9,217 square feet or 0.2116 acres of land

Access will be permitted to the highway facility from the remainder of the property lying easterly of Loop 375.

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

Notes:

Bearings and coordinates are based upon the Texas Coordinate System, Central Zone, NAD 83 (1993 Adjustment) and are referenced to NGS Stations with their respective published coordinates as shown, X1118 (CE0141) X=441,589.99776, Y=10,671,204.27749 and TX004A (AB6216) X=460,426.90951, Y=10,640,364.58281. All distances shown are surface values and may be converted to state plane by dividing by the surface adjustment factor of 1.000231.

I, Scott M. Fertak, a Registered Professional Land Surveyor, do hereby certify that this property description is a true and correct representation of a survey made on the ground, under my direction and supervision.

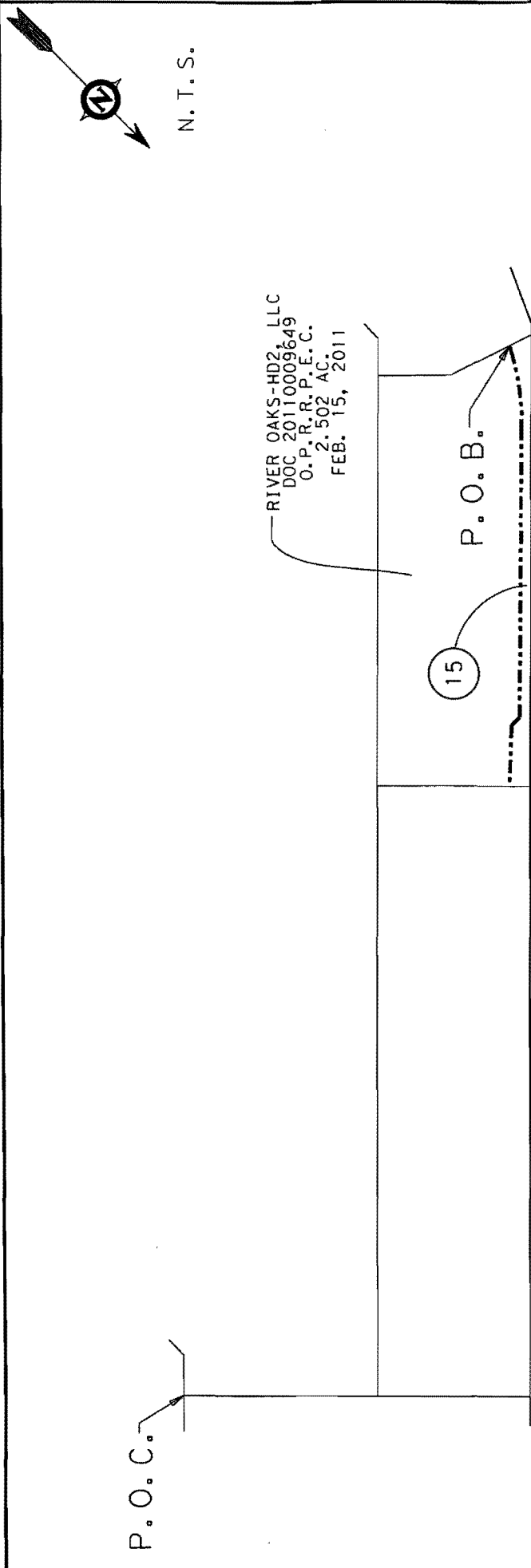


Date: 27 day of June, 2011

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

Scott M. Fertak  
Registered Professional Land Surveyor  
No. 5257





FM 659 (ZARAGOZA RD.)

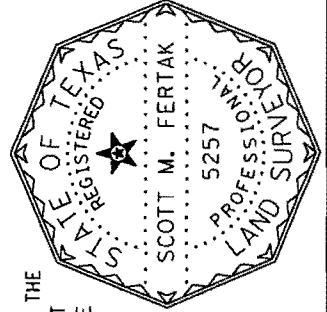
NOTES:

1. Dead research for this project was performed in Jan., 2009 and updated in May 2010.
2. All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983. All distances and coordinates shown hereon are surface feet and may be converted to grid by dividing by the surface adjustment factor of 1.000231.
3. Field work for this project was performed Jan. thru Apr. 2009, May 2010 and May 2011.
4. This Right-of-way map was completed in June, 2010, updated June 2011.

AREA TABLE (ACRES)			
EXISTING	ACQUIRING	REMAINDER	
		LEFT	RIGHT
2.502	0.2116	2.2904	

LEGEND

- EXIST. ROW LINE
- PROP. ROW LINE
- PROPERTY LINE
- SURVEY LINE
- FENCE
- E.P.C.P.R. - EL PASO COUNTY PLAT RECORDS
- E.P.C.D.R. - EL PASO COUNTY DEED RECORDS
- O.P.R.P.E.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY EL PASO COUNTY
- SET 5/8" I.R. W/TXDOT ROW ALUMINUM CAP UNLESS NOTED. MAY BE REPLACED WITH A TXDOT TYPE II MONUMENT AT A LATER DATE.
- PROPERTY CORNER FOUND AS NOTED.
- PARCEL NUMBER



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  
SURVEY DATE: JUNE, 2010

SCOTT M. FERTAK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5257  
27 June 2011

REVISION	DATE

PARCEL 15  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
RIVER OAKS-HD2, LLC  
LOOP 375 EL PASO COUNTY  
CSJ 2552-03-046  
LANDTECH CONSULTANTS, INC. JUNE, 2011  
PAGE 4 OF 7 SCALE: N.T.S.

SUN RIDGE SUBDIVISION  
UNIT 1  
VOL. 2674, PG. 797  
E.P.C.P.R.

RIVER OAKS PROPERTIES LTD  
(PARCEL ONE)  
DOC 20040085894  
O.P.R.R.P.E.C.  
REMAINDER OF A CALLED  
24.044 AC.  
SEP. 13, 2004

SECTION 4 BLOCK 79, TSP 3  
TEXAS AND PACIFIC  
RAILROAD COMPANY SURVEYS



MONTWOOD SUBDIVISION  
REPLAT "A"  
DOC. NO. 20110026840  
E.P.C.P.R.

20' PRIVATE ACCESS  
& DRAINAGE EASEMENT  
DOC. NO. 20110026840  
E.P.C.P.R.

PARCEL 15  
FND. 1/2" IR. W/ CAP  
STAMPED "BURY AND PARTNERS"  
AT BASE OF EXISTING ROCK WALL  
BRS N 88° W, 0.5'

15' GAS EASEMENT  
DOC 20070047008  
O.P.R.R.P.E.C.

LOT 4  
BLOCK 1  
RIVER OAKS-HD3 LLC  
DOC 20110009650  
O.P.R.R.P.E.C.  
3.645 AC.  
FEB. 15, 2011

LOT 3  
RIVER OAKS-HD2 LLC  
DOC 20110009649  
O.P.R.R.P.E.C.  
2.502 AC.  
FEB. 15, 2011

LINE TABLE	
NO.	BEARING
L1	S 44° 25' 23" E
L2	S 47° 35' 25" W
L3	N 87° 44' 06" W
L4	S 45° 48' 22" W

REVISION	DATE

STA. 774+27.27  
697.51' LT.  
STA. 774+82.82  
627.18' LT.  
STA. 774+82.82  
627.18' LT.  
N 45° 34' 50" E 584.85'  
EXIST. R.O.W. LINE  
PROP. R.O.W.  
L2  
L4  
15

F.M. 659 (ZARAGOZA ROAD)  
(100' R.O.W.)  
VOL. 609, PG. 386 & VOL. 609, PG. 387  
E.P.C.D.R.

NON-EXCLUSIVE  
EASEMENT AGREEMENT  
VOL. 3902, PG. 640  
O.P.R.R.P.E.C.

PARCEL 15  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
RIVER OAKS-HD2, LLC

LOOP 375  
EL PASO COUNTY  
CSJ 2552-03-046  
LANDTECH CONSULTANTS, INC. JUNE, 2011  
PAGE 5 OF 7  
SCALE: 1" = 50'

SECTION 4 BLOCK 79, TSP 3  
TEXAS AND PACIFIC  
RAILROAD COMPANY SURVEYS

RIVER OAKS PROPERTIES LTD  
(PARCEL ONE)  
DOC 20040085894  
O.P.R.R.P.E.C.  
REMAINDER OF A CALLED  
24.044 AC.  
SEP. 13, 2004

MONTWOOD SUBDIVISION  
REPLAT "A"  
DOC. NO. 20110026840  
E.P.C.P.R.

S 45° 34' 15" W 1328.92'  
532.01'

LOT 3, BLOCK 1

RIVER OAKS-HD2 LLC  
DOC 20110009649  
O.P.R.R.P.E.C.  
2.502 AC.  
FEB. 15, 2011

MATCH LINE "A"

MATCH LINE "B"

STA. 777+57.38  
368.93' LT.  
SET PK NAIL W/WASHER

PROP.  
R.O.W.

S 45° 48' 22" W 376.88'  
EXIST. R.O.W. LINE  
N 45° 34' 50" E 584.85'

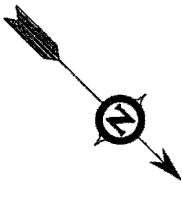
NON-EXCLUSIVE EASEMENT AGREEMENT  
VOL. 3902, PG. 640, O.P.R.R.P.E.C.

F.M. 659 (ZARAGOZA ROAD)  
(100' R.O.W.)

VOL. 609, PG. 386 & VOL. 609, PG. 387  
E.P.C.D.R.

CURVE TABLE

NO.	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DIST.
C1	322.50'	99.26'	17° 38' 07"	S 37° 05' 53" W	98.87'



REVISION	DATE
<p>PARCEL 15 RIGHT OF WAY PLAT SHOWING PROPERTY OF RIVER OAKS-HD2, LLC EL PASO COUNTY LOOP 375 CSJ 2552-03-046 LANDTECH CONSULTANTS, INC. JUNE, 2011 PAGE 6 OF 7 SCALE: 1" = 50'</p>	

SECTION 4 BLOCK 79, TSP 3  
TEXAS AND PACIFIC  
RAILROAD COMPANY SURVEYS

RIVER OAKS PROPERTIES LTD  
(PARCEL ONE)  
DOC 20040085894  
O.P.R.R.P.E.C.  
REMAINDER OF A CALLED  
24.044 AC.  
SEP. 13, 2004

MONTWOOD SUBDIVISION  
REPLAT "A"  
DOC. NO. 20110026840  
E.P.C.P.R.

LOT 2  
BLOCK 1  
RIVER OAKS-HD1 LLC  
DOC 20110009648  
O.P.R.R.P.E.C.  
1.330 AC.  
FEB. 15, 2011

20' PRIVATE ACCESS &  
DRAINAGE EASEMENT  
DOC. NO. 20110026840  
E.P.C.P.R.

N 70° 52' 46" W  
86.09'  
P.O.B.  
PARCEL 15  
STA. 778+45.48  
309.65' LT.

PROP.  
R.O.W.

EXIST. R.O.W. LINE  
STA. 778+38.82  
312.86' LT.

F.M. 659 (ZARAGOZA ROAD)  
(100' R.O.W.)  
VOL. 609, PG. 386 & VOL. 609, PG. 387  
E.P.C.D.R.

NON-EXCLUSIVE  
EASEMENT AGREEMENT  
VOL. 3902, PG. 640  
O.P.R.R.P.E.C.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 45° 34' 15" W	1328.92'
L2	N 70° 52' 46" W	32.49'
L3	N 45° 34' 50" E	584.85'
L4	S 28° 17' 21" W	7.39'

REVISION	DATE

PARCEL 15  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
RIVER OAKS-HD2, LLC  
EL PASO COUNTY  
LOOP 375  
CSJ 2552-03-046  
LANDTECH CONSULTANTS, INC. JUNE, 2011  
PAGE 7 OF 7 SCALE: 1" = 50'

CURVE TABLE			
NO.	RADIUS	ARC LENGTH	DELTA
C1	322.50'	99.26'	17° 38' 07"

CURVE TABLE			
NO.	RADIUS	CHORD BEARING	CHORD DIST.
C1	322.50'	S 37° 05' 53" W	98.87'

HIGHWAY: Loop 375  
LIMITS: From 0.61 Mile Northeast of Loop 375 (on FM 659) to 0.63 Mile South of FM 659 (on Loop 375)  
COUNTY: El Paso  
ACCOUNT NO.:  
ROW CSJ: 2552-03-046  
OWNER: River Oaks-HD1, LLC

**Property Description for Parcel 16**

Being 7,110 square feet or 0.1632 acres of land out of Section 4, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, El Paso County, Texas, being out of a 1.330 acre tract of land described in deed to River Oaks-HD1, LLC, recorded in Document 20110009648, of the Official Public Records of Real Property of El Paso County (O.P.R.R.P.E.C.), same being out of Lot 2, Block 1, of Montwood Subdivision Replat "A", a subdivision recorded in Document 20110026840, El Paso County Plat Records (E.P.C.P.R.), said total 7,110 square feet or 0.1632 acres of land being more particularly described as follows:

COMMENCING at a point for the southeasterly corner of a called 4.281 acre tract of land described in deed to River Oaks-MH1, LLC, recorded in Document 20110009637, O.P.R.R.P.E.C., same being out of Lot 1, Block 1 of Montwood Heights Unit 9 Subdivision, a subdivision recorded in Document 20110030564, E.P.C.P.R., the northeasterly corner of the remainder of a called 24.044 acre tract of land described in deed to River Oaks Properties Ltd. (Parcel One), recorded in Document 20040085894, O.P.R.R.P.E.C., same being out of Lot 4, Block 1, of said Montwood Subdivision Replat "A" and being on the northerly line of the Sun Ridge Subdivision, Unit 1, a subdivision recorded in Volume 2674, Page 797, E.P.C.P.R., from which a found 1/2-inch iron rod with cap, stamped "Bury & Partners", at base of existing rock wall bears North 88 degrees West, 0.5 feet;

THENCE North 44 degrees 25 minutes 10 seconds West, along the line common to said 4.281 acre River Oaks-MH1, LLC tract and said remainder of 24.044 acre River Oaks Properties Ltd. (Parcel One) tract, a distance of 250.67 feet, to a point for the northeasterly corner of a called 3.645 acre tract of land described in deed to River Oaks-HD3, LLC, recorded in Document 20110009650, O.P.R.R.P.E.C., same being out of Lot 4, Block 1, of said Montwood Subdivision Replat "A";

THENCE South 45 degrees 34 minutes 15 seconds West, along the easterly line of said 3.645 acre River Oaks-HD3, LLC tract, passing at a distance of 796.91 feet, a point for the northeasterly corner of a called 2.502 acre tract of land described in deed to River Oaks-HD2, LLC, recorded in Document 20110009649, O.P.R.R.P.E.C., same being out of Lot 3, Block 1, of said Montwood Subdivision Replat "A", continuing for a total distance of 1328.92 feet to a point on the common line of said 2.502 acre River Oaks-HD2, LLC tract and a said 1.330 acre River Oaks-HD1, LLC, tract;

THENCE North 44 degrees 25 minutes 45 seconds West, along the line common to said 2.502 acre River Oaks-HD2, LLC tract and said 1.330 acre River Oaks-HD1, LLC tract a distance of 93.39 feet to a point;

THENCE North 70 degrees 52 minutes 46 seconds West, continuing along said line common to said 2.502 acre River Oaks-HD2, LLC tract and said 1.330 acre River Oaks-HD1, LLC tract, a distance of 86.09 feet to 5/8-inch iron rod with TxDOT ROW aluminum cap set on the proposed easterly right-of-way of Loop 375, at 309.65 feet left of Loop 375 Proposed Centerline Station 778+45.48 and being the POINT OF BEGINNING of the herein described parcel;

1. THENCE South 28 degrees 17 minutes 21 seconds West, along said proposed easterly right-of-way line of Loop 375, a distance of 186.92 feet to a 5/8-inch iron rod with TxDOT ROW aluminum cap set for the beginning of a non-tangent curve to the left, at 228.49 feet left of Loop 375 Proposed Centerline Station 780+13.85;
2. THENCE in an southerly direction, continuing along the proposed easterly right-of-way line of Loop 375, with said non-tangent curve to the left, having a radius of 292.50 feet, an arc length of 117.99 feet, a central angle 23 degrees 06 minutes 45 seconds, and a chord which bears South 16 degrees 43 minutes 25 seconds West, 117.19 feet to a P.K. Nail with washer set in concrete driveway for the end of said curve, being on the existing easterly right-of-way line Loop 375 (width varies) (Joe Battle Boulevard), called Parcel 7, as recorded in Volume 554, Page 903, El Paso County Deed Records (E.P.C.D.R.) at 199.80 feet left of Loop 375 Proposed Centerline Station 781+27.48;
3. THENCE North 01 degrees 57 minutes 50 seconds East, along the existing easterly right-of-way line of said Loop 375, the west line of Lot 2, Block 1, of said Montwood Subdivision Replat "A", and the west line of said 1.330 acre River Oaks-HD1, LLC tract, a distance of 108.79 feet to a broken TxDOT monument, from which a 1/2-inch iron rod with cap, bears South 03 degrees West, 0.8 feet;
4. THENCE North 24 degrees 52 minutes 12 seconds East, continuing along the existing easterly right-of-way line of said Loop 375, a distance of 187.08 feet to a 1/2-inch iron rod found on the existing southerly right-of-way of F.M. 659 (Zaragoza Road; 100 foot wide right-of-way) as recorded in Volume 609, Page 386 and Page 387 E.P.C.D.R.;
5. THENCE North 45 degrees 34 minutes 50 seconds East, along the existing right-of-way of said F.M. 659, a distance of 12.89 feet to a point on said line common to said 2.502 acre River Oaks-HD2, LLC tract and said 1.330 acre River Oaks-HD1, LLC tract, for a corner of the herein described parcel;
6. THENCE South 70 degrees 52 minutes 46 seconds East, continuing along said common line a distance of 32.49 feet to the POINT OF BEGINNING and containing 7,110 square feet or 0.1632 acres of land

Parcel 16, Page 3 of 6

Access will be permitted to the highway facility from the remainder of the property lying easterly of Loop 375.

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

Notes:

Bearings and coordinates are based upon the Texas Coordinate System, Central Zone, NAD 83 (1993 Adjustment) and are referenced to NGS Stations with their respective published coordinates as shown, X1118 (CE0141) X=441,589.99776, Y=10,671,204.27749 and TX004A (AB6216) X=460,426.90951, Y=10,640,364.58281. All distances shown are surface values and may be converted to state plane by dividing by the surface adjustment factor of 1.000231.

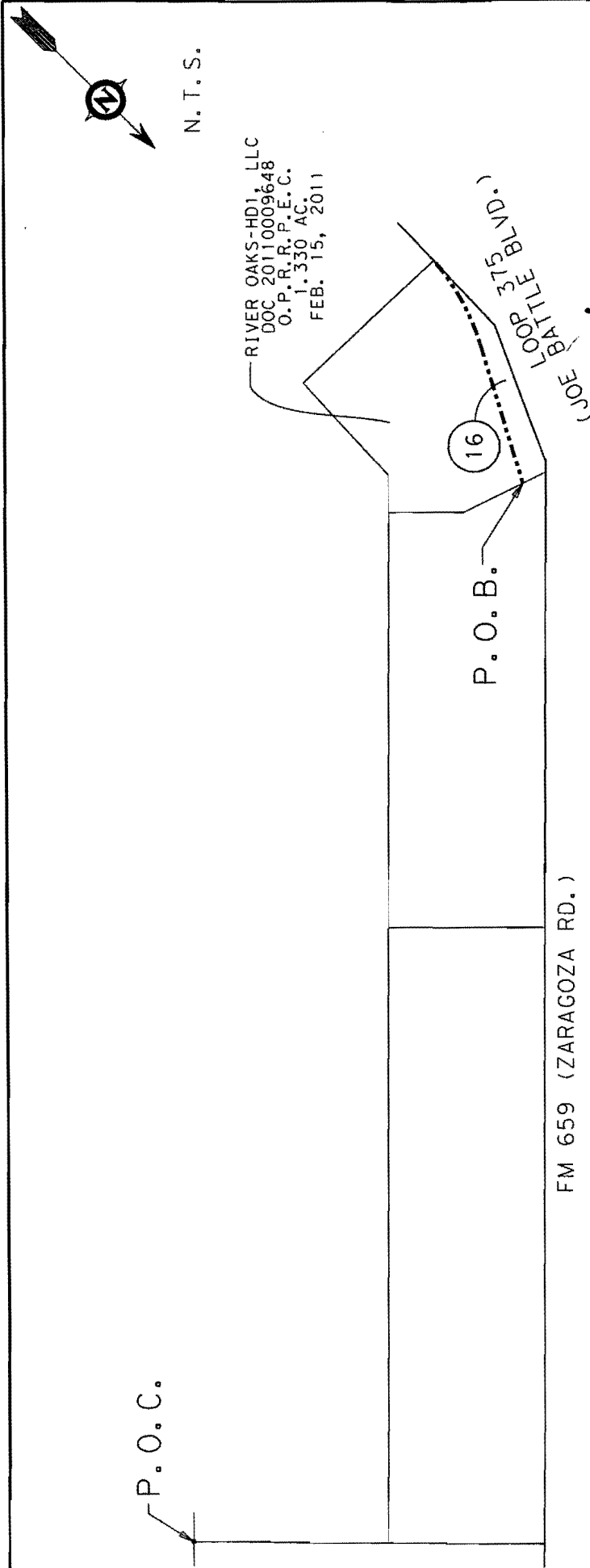
I, Scott M. Fertak, a Registered Professional Land Surveyor, do hereby certify that this property description is a true and correct representation of a survey made on the ground, under my direction and supervision.



Date: 27 day of June, 2011

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

Scott M. Fertak  
Registered Professional Land Surveyor  
No. 5257



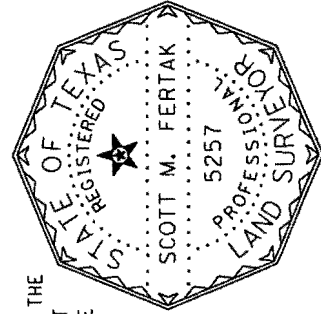
NOTES:

1. Deed research for this project was performed in Jan., 2009 and updated in May 2010.
2. All coordinates and bearings shown hereon are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983. All distances and coordinates shown hereon are surface feet and may be converted to grid by dividing by the surface adjustment factor of 1.000231.
3. Field work for this project was performed Jan. thru Apr. 2009, May 2010 and May 2011.
4. This Right-of-way map was completed in June, 2010, updated June 2011.

AREA TABLE (ACRES)			
EXISTING	ACQUIRING	REMAINDER	
		LEFT	RIGHT
1.330	0.1632	1.1668	

LEGEND

- EXIST. ROW LINE
- PROP. ROW LINE
- PROPERTY LINE
- SURVEY LINE
- FENCE
- E.P.C.P.R. - EL PASO COUNTY PLAT RECORDS
- E.P.C.D.R. - EL PASO COUNTY DEED RECORDS
- O.P.R.P.E.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY EL PASO COUNTY
- SET 5/8" I.R. W/TXDOT ROW ALUMINUM CAP UNLESS NOTED. MAY BE REPLACED WITH A TXDOT TYPE II MONUMENT AT A LATER DATE.
- PROPERTY CORNER FOUND AS NOTED.
- PARCEL NUMBER



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  
SURVEY DATE: JUNE, 2010

SCOTT M. FERTAK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5257

REVISION	DATE
<p>PARCEL 16 RIGHT OF WAY PLAT SHOWING PROPERTY OF RIVER OAKS-HD1, LLC</p> <p>LOOP 375 EL PASO COUNTY CSJ 2552-03-046 LANDTECH CONSULTANTS, INC. JUNE, 2011 PAGE 4 OF 6 SCALE: N.T.S.</p>	



SUN RIDGE SUBDIVISION  
UNIT 1  
VOL. 2674, PG. 797  
P.O.C.  
E.P.C.P.R.

PARCEL 16  
FND. 1/2" IR. W/ CAP  
STAMPED "BURY AND PARTNERS"  
AT BASE OF EXISTING ROCK WALL  
BRS N 88° W, 0.5'

RIVER OAKS-MH1, LLC  
DOC 20110009637  
O.P.R.P.E.C.  
4.281 AC.  
FEB. 15, 2011

SECTION 4 BLOCK 79, TSP 3  
TEXAS AND PACIFIC  
RAILROAD COMPANY SURVEYS

MONTWOOD SUBDIVISION  
REPLAT "A"  
DOC. NO. 20110026840  
E.P.C.P.R.

RIVER OAKS PROPERTIES LTD  
(PARCEL ONE)  
DOC 20040085894  
O.P.R.P.E.C.  
REMAINDER OF A CALLED  
24.044 AC.  
SEP. 13, 2004

MONTWOOD HEIGHTS UNIT 9 SUBDIVISION

FILE NO. 20110030564  
E.P.C.P.R.

LOT 1, BLOCK 1

LOT 4

RIVER OAKS-HD3 LLC  
DOC 20110009650  
O.P.R.P.E.C.  
3.645 AC.  
FEB. 15, 2011

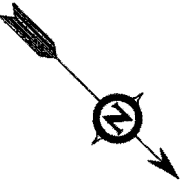
LOT 3

RIVER OAKS-HD2 LLC  
DOC 20110009649  
O.P.R.P.E.C.  
2.502 AC.  
FEB. 15, 2011

BLOCK 1

796.91' S 45° 34' 15" W 532.01' 1328.92'

MATCH LINE "A"



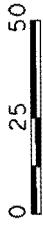
0 25 50

REVISION	DATE
<p>PARCEL 16 RIGHT OF WAY PLAT SHOWING PROPERTY OF RIVER OAKS-HD1, LLC LOOP 375 EL PASO COUNTY CSJ 2552-03-046 LANDTECH CONSULTANTS, INC. JUNE, 2011 PAGE 5 OF 6 SCALE: 1" = 50'</p>	

SECTION 4 BLOCK 79, TSP 3  
TEXAS AND PACIFIC  
RAILROAD COMPANY SURVEYS

MONTWOOD SUBDIVISION  
REPLAT "A"  
DOC. NO. 20110026840  
E.P.C.P.R.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N 01° 57' 50" E	108.79'
L2	N 45° 34' 50" E	12.89'
L3	S 70° 52' 46" E	32.49'



LOT 1, BLOCK 1

RIVER OAKS PROPERTIES LTD  
(PARCEL ONE)  
DOC 20040085894  
O.P.R.R.P.E.C.  
REMAINDER OF A CALLED  
24.044 AC.  
SEP. 13, 2004

LOT 2  
BLOCK 1

RIVER OAKS-HD1, LLC  
DOC 20110009648  
O.P.R.R.P.E.C.  
1.330 AC.  
FEB. 15, 2011

SET PK NAIL W/WASHER  
STA. 781+27.48  
199.80' LT.

15' WIDE U.E.  
VOL. 3016, PG. 1169  
O.P.R.R.P.E.C.  
CALLED 0.200 AC.

20' PRIVATE ACCESS &  
DRAINAGE EASEMENT  
DOC. NO. 20110026840  
E.P.C.P.R.

STA. 780+13.85  
228.49' LT.

P.O.B.  
PARCEL 16  
STA. 778+45.48  
309.65' LT.

PROPR.  
R.O.W.  
186.92'  
S 28° 17' 21" W 186.92'  
1 1/2" IR 187.08'

F.M. 659 (ZARAGOZA ROAD)  
(100' R.O.W.)  
VOL. 609, PG. 387  
VOL. 609, PG. 386 & VOL. 609, PG. 387  
E.P.C.D.R.

NON-EXCLUSIVE  
EASEMENT AGREEMENT  
VOL. 3902, PG. 640  
O.P.R.R.P.E.C.

CURVE TABLE

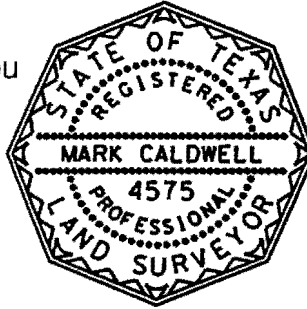
NO.	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DIST.
C1	292.50'	117.99'	23° 06' 45"	S 16° 43' 25" W	117.19'

MATCH LINE "A"

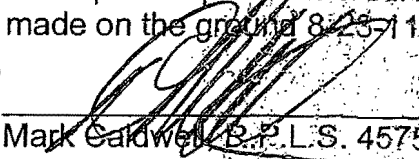
REVISION	DATE

PARCEL 16  
RIGHT OF WAY PLAT  
SHOWING PROPERTY OF  
RIVER OAKS-HD1, LLC  
LOOP 375  
EL PASO COUNTY  
CSJ 2552-03-046  
LANDTECH CONSULTANTS, INC. JUNE, 2011  
PAGE 6 OF 6 SCALE: 1" = 50'

HIGHWAY: US 59  
COUNTY: Cass  
PROJECT LIMITS  
FROM: 0.3 Mi. N. of Jim's Bayou  
TO: Marion County Line  
CCSJ NO. 0062-04-035  
RCSJ NO. 0062-04-047



I, Mark Caldwell, Registered Professional Land Surveyor, do hereby certify that this property description represents a survey made on the ground 8-28-11.

  
Mark Caldwell, R.P.L.S. 4575  
October 13, 2011

### PROPERTY DESCRIPTION FOR PARCEL 115

Being 0.405 of an acre tract of land in the Kinchen Wellborn Survey, A-1099 in Cass County, Texas, being part of a called 489.124 acre tract of land conveyed to George Guinn, Et Al recorded in File No. 2006001092 dated February 22, 2006 of the Deed Records of Cass County, Texas, said 0.405 of an acre tract of land being more particularly described as follows:

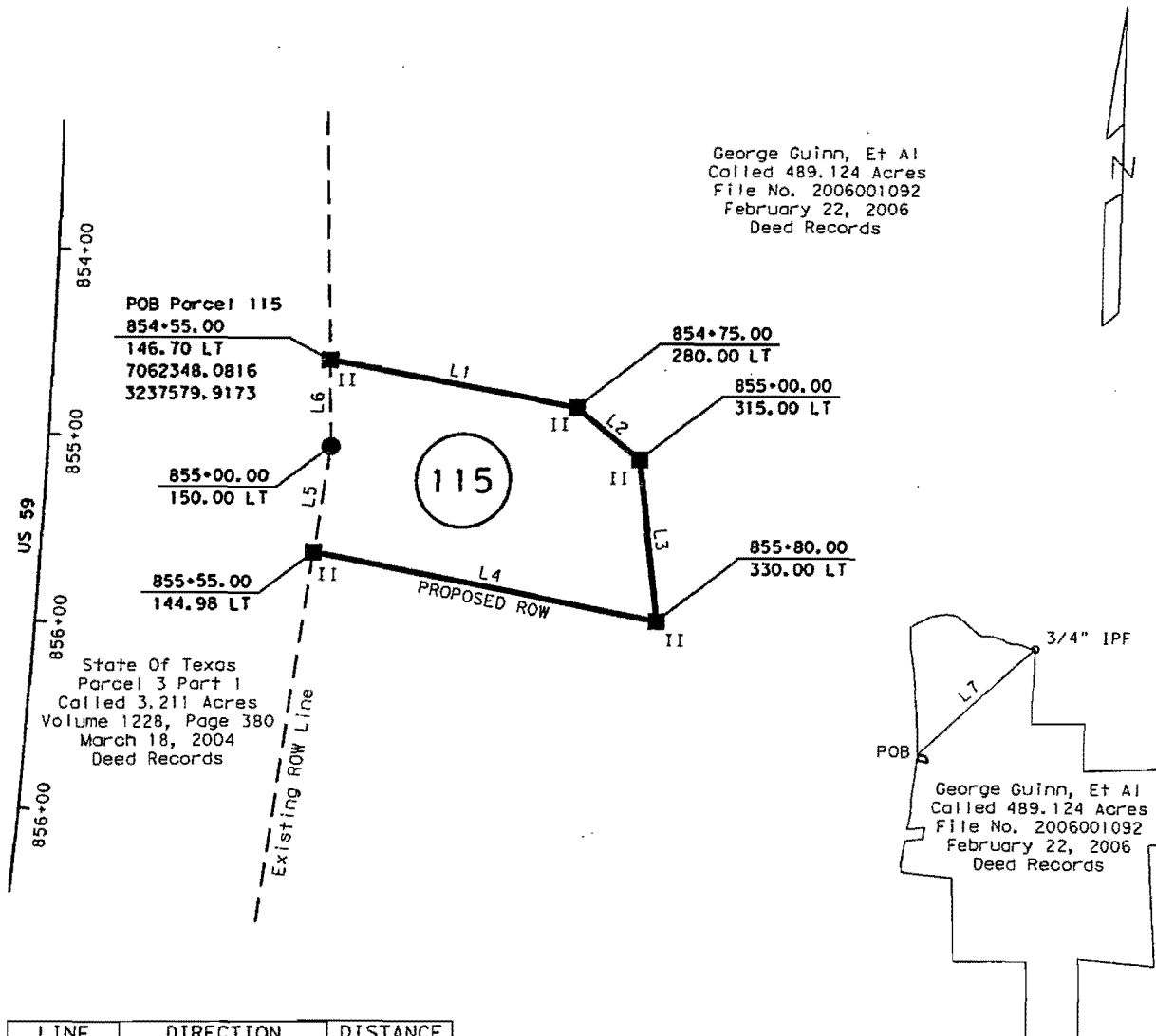
BEGINNING at a 5/8" Iron Rod Set with a 3/4" Aluminum Cap stamped "Texas Department of Transportation" (II = This monument may be replaced with a TxDOT Type II Concrete Right-of-Way Monument with Bronze Disk Set upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, whether employed or retained by TxDOT), on the existing East right-of-way line of US 59, the East boundary line of a called 3.211 acre tract of land called Parcel 3 Part 1 conveyed to the State of Texas recorded in Volume 1228, Page 380 dated March 18, 2004 of the Deed Records, and the West boundary line of a said 489.124 acre tract, being 146.70 Lt. of US 59 Survey Centerline Station 854+55.00 and being located at the coordinates of 7062348.0816 North and 3237579.9173 East, from which a 3/4" Iron Pipe Found at a Fence Corner Post for the most Northerly Northeast corner of said 489.124 acre tract bears N 48° 12' 01" E - 2827.14';

1. THENCE: S 78° 56' 36" E, along the proposed East ROW line of US 59, distance of 134.94' to a 5/8" Iron Rod Set with a 3 1/4" Aluminum Cap stamped "Texas Department of Transportation" (II) being 280.00 Lt. of Survey Centerline Station 854+75.00;
2. THENCE: S 50° 17' 32" E, along the proposed East ROW line of US 59, a distance of 44.00' to a 5/8" Iron Rod Set with a 3 1/4" Aluminum Cap stamped "Texas Department of Transportation" (II) being 315.00 Lt. of Survey Centerline Station 855+00.00;
3. THENCE: S 6° 50' 18" E, along the proposed East ROW line of US 59, a distance of 87.06' to a 5/8" Iron Rod Set with a 3 1/4" Aluminum Cap stamped "Texas Department of Transportation" (II) being 330.00 Lt. of Survey Centerline Station 855+80.00;

4. THENCE: N 78° 28' 03" W, along the proposed East ROW line of US 59, a distance of 186.88' to a 5/8" Iron Rod Set with a 3 1/4" Aluminum Cap stamped "Texas Department of Transportation" (II) on the existing East ROW line of US 59 being 144.98 Lt. of Survey Centerline Station 855+55.00;
5. THENCE: N 7° 58' 24" E, along said existing East ROW line, a distance of 57.03' to a 5/8" Iron Rod Set with a 3 1/4" Aluminum Cap stamped "Texas Department of Transportation" being 150.00 Lt. of Survey Centerline Station 855+00.00;
6. THENCE: N 1° 46' 43" W, along said existing East ROW line, a distance of 46.61' to the POINT OF BEGINNING containing 0.405 acres of land, more or less;

Note: All coordinates shown are surface coordinates based on the Texas State Plane Coordinate System of 1983 (NAD83), North Central Zone (4202), based on TxDOT's VRS System, and bearings shown are based on the US 59 ROW Map (CSJ 0062-04-035) dated April of 2001, a Type II Concrete ROW Monument Found 100.17' Left of Survey Centerline Station 825+00, and a Type II Concrete ROW Monument Found 150.00' Left of Survey Centerline Station 848+00, and can be converted to grid coordinates by dividing by a combined scale factor of 1.000120.

KINCHEN WELLBORN SURVEY  
A-1099



LINE	DIRECTION	DISTANCE
L1	S 78° 56' 36" E	134.94'
L2	S 50° 17' 32" E	44.00'
L3	S 6° 50' 18" E	87.06'
L4	N 78° 28' 03" W	186.88'
L5	N 7° 58' 24" E	57.03'
L6	N 1° 46' 43" W	46.61'
L7	N 48° 12' 01" E	2827.14'

0 100 200  
SCALE IN FEET

NOTE: ALL COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE (4202), BASED ON TXDOT'S VRS SYSTEM, AND BEARINGS SHOWN ARE BASED ON THE US 59 ROW MAP (CSJ 0062-04-035) DATED APRIL OF 2001, A TYPE II CONCRETE ROW MONUMENT FOUND 100.17' LEFT OF SURVEY CENTERLINE STATION 825+00 AND A TYPE II CONCRETE ROW MONUMENT FOUND 150' LEFT OF SURVEY CENTERLINE STATION 848+00, AND CAN BE CONVERTED TO GRID COORDINATES BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000120.

- INDICATES A 5/8" IRON ROD SET WITH A 3 1/4" ALUMINUM CAP STAMPED TEXAS DEPARTMENT OF TRANSPORTATION
- II (NOTE: THIS MONUMENT MAY BE REPLACED BY A TXDOT TYPE II BRONZE R.O.W. MARKER SET AFTER CONSTRUCTION IS COMPLETED)
- INDICATES A 5/8" IRON ROD SET WITH A 3 1/4" ALUMINUM CAP STAMPED TEXAS DEPARTMENT OF TRANSPORTATION
- INDICATES A 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED

I, MARK CALDWELL, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROPERTY DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND 8-23-11.

MARK CALDWELL  
OCTOBER 13, 2011



EXHIBIT "A"  
Page 3 of 3

PARCEL 115  
GEORGE GUINN, ET AL  
U.S. HIGHWAY 59  
CCSJ 0062-04-035  
RCSJ 0062-04-047  
CASS COUNTY, TEXAS

CALLED ACRES	ACRES TO BE ACQUIRED	APPROX. ACRES REMAINING
489.124	0.405	488.719

TEXAS DEPARTMENT OF TRANSPORTATION  
701 EAST MAIN STREET  
ATLANTA, TEXAS 75551  
(903) 796-2851

County: Nueces  
Highway: SH 358  
RCSJ: 0617-01-172  
CCSJ: 0617-01-170  
Project Limits From: Staples Street  
To: Ayers Street

Page 1 of 5  
Revision Date: May 1, 2011

**Field Notes for Parcel 65**

Being 0.154 of an acre (6,720 square feet) of land, more or less, situated in the "Rincon Del Oso" Enriquez Villareal Survey (Abstract No. 1) in Nueces County, Texas and being out of and a part of Block AR and Block D (6.780 acres total) of the Block AR & Block D Lexington Village Unit II, a Subdivision of the City of Corpus Christi, Nueces County, Texas, recorded in Volume 44, Page 60 of the Map Records of Nueces County, said Block D conveyed by Warranty Deed from Michael T. Meaney, et ux to Earl Tom Pyle, et ux, dated January 30, 1992, recorded in Volume 2349, Page 586 of the Official Records of Nueces County, said Block AR conveyed by Warranty Deed from Michael T. Meaney, et ux to Earl Tom Pyle, et ux, dated January 30, 1992, recorded in Volume 2349, Page 588 of said Official Records of Nueces County. All deed references herein are to said Official Records of Nueces County, Texas unless otherwise noted. All references herein to Centerline Stations are to the reestablished centerline of the Texas Highway Department SH 358 (Lexington Boulevard) Right-of-Way Map dated October, 1957. All lot references herein are to said Lexington Village Unit II unless otherwise noted. Metes and bounds description of said 0.154 of an acre parcel is as follows:

**COMMENCING** at a 5/8" steel rod found for the southeast corner of said Block D, same being the interior northwesterly corner of said Block AR, thence as follows:

North 61 deg. 47 min. 32 sec. West (called North 61 deg. 28 min. 00 sec. West) along a line common to said Blocks D and AR, a distance of 120.00 feet to a point for the southwest corner of Block D, said point being the northwest corner of Block AR and in the southeasterly right-of-way line of Richter Street (Volume 44, Page 60 of said Map Records);

and North 28 deg. 40 min. 28 sec. East (called North 29 deg. 00 min. 00 sec. East) along the northwest line of said Block D and along said southeasterly right-of-way line of Richter Street, a distance of 112.54 feet to a TxDOT Type II right-of-way marker set for the southwest corner of said 0.154 of an acre parcel, same being 183.00 feet left of SH 358 Right-of-Way Centerline Station 546 + 67.10, same also having State Plane Coordinates of  $x = 1,333,573.20$  and  $y = 17,156,643.06$  and being the **POINT OF BEGINNING**;

- 1) **THENCE** North 28 deg. 40 min. 28 sec. East continuing along said northwest line of Block D and along said southeasterly right-of-way line of Richter Street, a distance of 3.08 feet to a point of curvature for a second southwesterly corner of said 0.154 of an acre parcel, said point being a northerly corner of said Block D;

Parcel 65  
Page 2 of 5  
Revision Date: May 1, 2011

- 2) **THENCE** along the curved northerly line of said Block D and along said southeasterly right-of-way line of Richter Street with a circular curve to the right, whose radius is 10.00 feet, whose long chord bears North 73 deg. 26 min. 28 sec. East 14.08 feet, an arc length of 15.63 feet to a point of tangency for a second northerly corner of said Block D, said point being the northwest corner of said 0.154 of an acre parcel and in the existing southwesterly right-of-way line of SH 358;
- 3) **THENCE** South 61 deg. 47 min. 32 sec. East along said existing southwesterly right-of-way line of SH 358 and along the northeast line of said Block D, at 110.08 feet pass a point for the northeast corner of said Block D, said point being the North corner of said Block AR, and then continuing along the northeast line of said Block AR, for a total distance of 660.08 feet to a TxDOT Type II right-of-way marker set for the southeast corner of said 0.154 of an acre parcel, same being 170.00 feet left of SH 358 Right-of-Way Centerline Station 539 + 96.99 and the northeast corner of Block AR, same also being the northwest corner of Lot 7 of the Lexington Village Subdivision (Volume 12, Page 29 of said Map Records);
- 4) **THENCE** North 64 deg. 14 min. 56 sec. West along the proposed southwesterly right-of-way line of SH 358 and severing said Block AR, a distance of 303.29 feet to a TxDOT Type II right-of-way marker set for an angle corner in said proposed right-of-way line, same being an angle corner in the southwest line of said 0.154 of an acre parcel and 183.00 feet left of SH 358 Right-of-Way Centerline Station 543 + 00.00;
- 5) **THENCE** North 61 deg. 47 min. 32 sec. West along said proposed southwesterly right-of-way line of SH 358, a distance of 367.10 feet to the **POINT OF BEGINNING**, containing 0.154 of an acre (6,720 square feet) of land, more or less. All bearings are on the Texas State Plane Coordinate System, NAD 83 (1993 Adj.) South Zone. All distances and coordinates are surface and may be converted to grid by dividing by TxDOT conversion factor of 1.00002.

Access will be permitted to the highway facility from the remainder of the property lying southwest of SH 358 at the approximate location of existing legally permitted driveway locations (which will be rebuilt and reestablished at the new right of way property line by the State of Texas as part of the highway improvement project associated with this right of way parcel's acquisition).

Access will also be permitted to the highway facility from the remainder of the property lying southwest of SH 358 at such additional future locations as may be authorized by the driveway permit application process, provided such future requested locations comply with design and access management manual guidelines.

Parcel 65  
Page 3 of 5  
Revision Date: May 1, 2011

I hereby certify the foregoing legal description was prepared from a survey performed on the ground and that it correctly represents the facts found at the time of the survey. A survey plat of even date herewith accompanies this legal description.



Patrick C. Matusek  
Patrick C. Matusek  
Registered Professional Land Surveyor  
License No. 4518, State of Texas  
Surveyed July 15, 2006



BLOCK AR & BLOCK D  
VILLAGE UNIT, II  
LEXINGTON M.R.,  
(VOL. 44, PG. 60,

EARL TOM PYLE, ET UX  
(VOL. 2349, PG. 588)

**BLOCK AR**

COMMERCIAL  
// BUILDING //

30.8' TO  
PROPOSED

N64° 14' 56" W 303.29'

STA. 543+00.00  
183.00' LT.

367, 10'

0.154 OF AN ACRE  
(6,720 SQ. FT.)

(VOL. 708, PG. 412 &  
VOL. 719, PG. 388 OF  
NUECES COUNTY DEED RECORDS)

SH 358 (S.P. I.D.)

REVISION DATE: MAY 1, 2011

GENERAL NOTES








1. ALL DEED REFERENCES ARE TO NUECES COUNTY OFFICIAL RECORDS UNLESS

OTHERWISE NOTED.

2. ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (1993 ADJ.) SOUTH ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR OF 1.00002.

3. CURVE LENGTHS SHOWN ARE ARC LENGTHS.

**LEGEND.**

	EASEMENT LINE	• SET 1x20' TYPE II ROW MARKER
	LINE NOT TO SCALE	• SET 1x20' TYPE III ROW MARKER
	EXISTING FENCE	
	EXISTING R.O.W. LINE	M.R. • MAP RECORDS OF NUECES COUNTY, TEXAS
	PROPOSED R.O.W. LINE	R.O.W. • RIGHT-OF-WAY
	PROPERTY LINE	P.O.B. • POINT OF BEGINNING
	• PARCEL NUMBER	P.O.C. • POINT OF COMMENCING


DIST. NAME CORPUS CHRISTI	SURVEY PLAT OF PARCEL 65	COUNTY NUECES
	CCSJ 0617-01-170	HWY. NO. SH 358
	RCSJ 0617-01-172	
ROW ACQUISITION	0.154 OF AN AC. (6,720 SQ. FT.)	
		SHEET 5

Seal of the State of Texas, Professional Land Surveyor. The seal is octagonal with a decorative border. Inside, it reads: "STATE OF TEXAS" at the top, "LICENSED" on the left, "PATRICK C. MATUSZEK" in the center, "4518" on the right, and "PROFESSIONAL LAND SURVEYOR" at the bottom. A five-pointed star is positioned to the left of the name.

I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.


*Patrick C. Matuszek*  
PATRICK C. MATUSZEK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4518, STATE OF TEXAS  
SURVEYED JULY 15, 2006

GRAPHIC SCALE

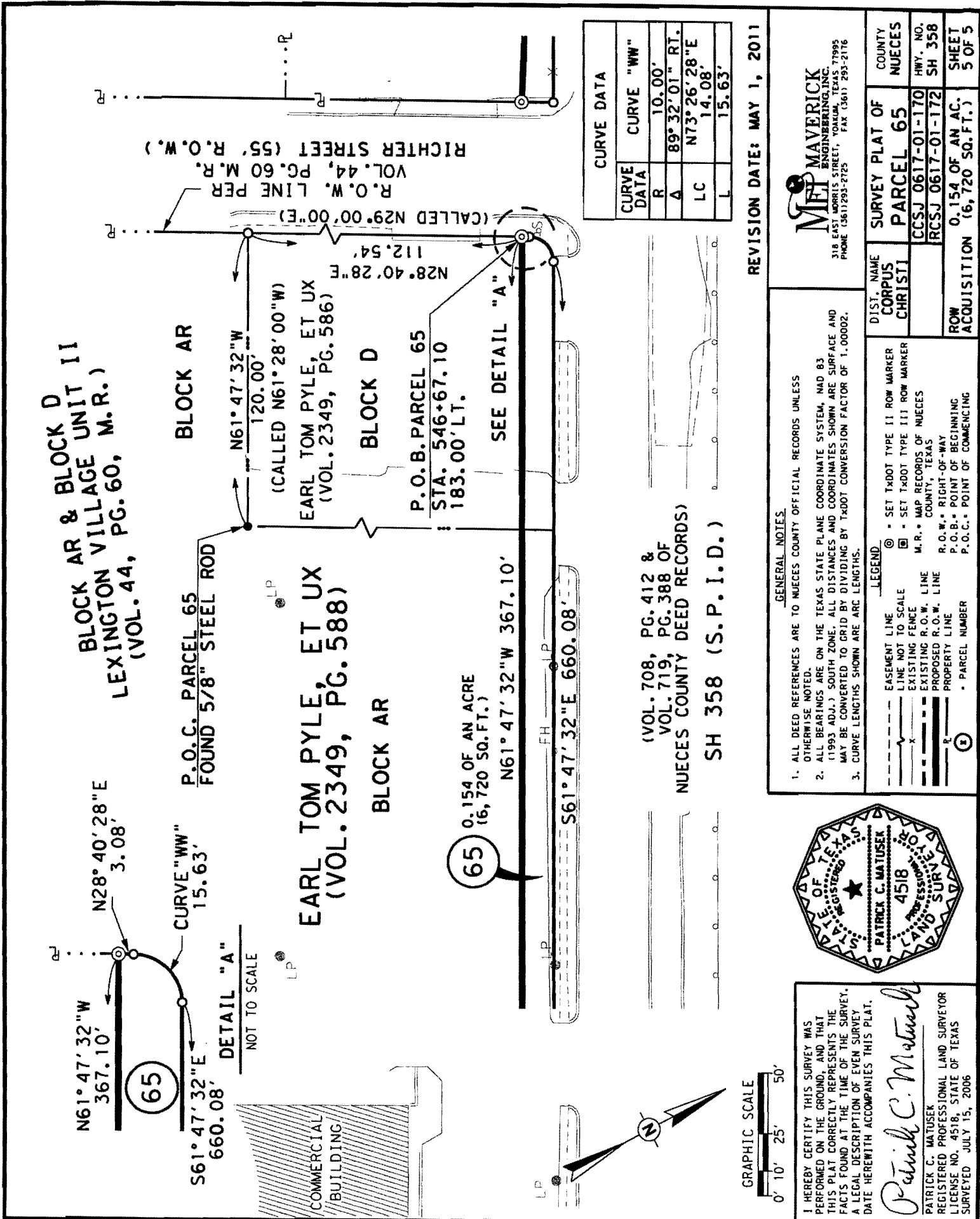


0' 10' 25' 50'

GRAPHIC SCALE



0' 10' 25' 50'



January, 2010  
Parcel 30  
Page 1 of 4

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

**PROPERTY DESCRIPTION FOR PARCEL 30**

Being a 0.733 acre (31,920 square feet) parcel of land, part of and out of Lots 10 and 11, Peek Addition as recorded in Volume 5, Page 59 of the Map or Plat Records, Jefferson County, Texas and being a portion of that certain tract of land as conveyed by deed dated July 2, 1974 from Lucius Whitlow to Charles Modiste and wife, Vera Modiste, recorded in Volume 1839, Page 96 of the Deed Records of Jefferson County; said 0.733 acre parcel also being situated in and a part of the T. & N.O.R.R. Survey, Section 7, Abstract No. 239, Jefferson County, Texas and being more particularly described as follows;

**COMMENCING** at a point marking the Southwest corner of said Modiste tract and the Southeast corner of that certain tract of land as conveyed by deed dated January 5, 1988 from Alex Vasquez to Big 9 Tank Cleaning, Inc., recorded in Film Code No. 102-12-1111 of the Real Property Records of Jefferson County; thence as follows:

North 53 deg. 22 min. 10 sec. West (North 48 deg. 47 min. West - Deed), along the common line of said Modiste and Big 9 Tank Cleaning, Inc. tracts, a distance of 166.90 feet to an "x" on concrete base for manhole found located on the proposed Southerly Right-of-Way line of F.M. Highway No. 365 marking the Southwest corner and **POINT OF BEGINNING** of the herein described parcel, this point also being located 251.88 feet right, radial distance from Engineers Baseline Station 800 + 55.43 of F.M. Highway No. 365, said Point Of Beginning having coordinates of (X=3,546,772.3086, Y=13,916,334.4753);

- (1) **THENCE**, North 53 deg. 22 min. 10 sec. West (North 48 deg. 47 min. West - Deed), continuing along said common line with the West line of this parcel, passing at 43.10 feet the Northeast corner of said Big 9 Tank Cleaning, Inc. tract and the Southeast corner of that certain tract of land as conveyed by deeds (1) dated December 29, 2000 from Mary Lavelly to Henry Brantley Reynolds and wife, Alvina Eula Reynolds, recorded in Clerk's File No. 2001003360 of the Official Public Records of Jefferson County; and (2) dated April 25, 2000 from First National Bank of Chicago to Henry B. Reynolds, Sr. and Eula A. Reynolds, recorded in Clerk's File No. 2000020370 of the Official Public Records of Jefferson County, continuing for a total distance of 190.00 feet to a point located on the existing Southerly Right-of-Way line of F.M. Highway No. 365 (120 feet wide - Volume 741, Page 71, Volume 741, Page 76 and Volume 888, Page 259, Deed Records of Jefferson County) marking the common Northerly corner of said Modiste and Reynolds tracts, the Northwest corner of the herein described parcel;

January, 2010  
Parcel 30  
Page 2 of 4

- (2) **THENCE**, North 36 deg. 37 min. 50 sec. East, along said existing Southerly Right-of-Way line of F.M. Highway No. 365 with the North line of said Modiste tract and this parcel, a distance of 168.00 feet to a point marking the Northeast corner of said Modiste tract and the herein described parcel, said point also marks the intersection of said existing Southerly Right-of-Way line of F.M. Highway No. 365 with the Westerly Right-of-Way line of Wilson Avenue (60 feet wide public dedicated Right-of-Way per Volume 5, Page 59 of the Map or Plat Records, Jefferson County);
- (3) **THENCE**, South 53 deg. 22 min. 10 sec. East (South 48 deg. 47 min. East - Deed), along said Westerly Right-of-Way line of Wilson Avenue with the East line of said Modiste tract and this parcel, a distance of 190.00 feet to a concrete monument with TxDOT bronze disk set located on said proposed Southerly Right-of-Way line of F.M. Highway No. 365 marking the Southeast corner of the herein described parcel;
- (4) **THENCE**, South 36 deg. 37 min. 50 sec. West, along said proposed Southerly Right-of-Way line of F.M. Highway No. 365 with the South line of this parcel, a distance of 168.00 feet to the **POINT OF BEGINNING** and containing 0.733 acre (31,920 square feet) parcel of land.

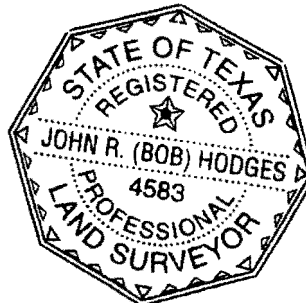
Revised: January 2010 by Landtech Constants, Inc.  
Surveyed: April 2001  
Job No. 00-CAI-020

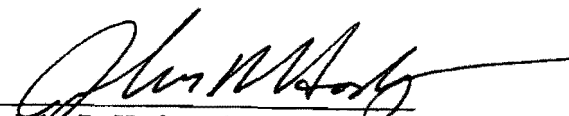
**SURVEYOR'S CERTIFICATE:**

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

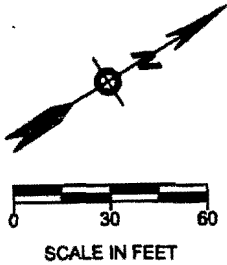
This field note description is being submitted along with a plat of even date based on this survey.

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



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

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



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

HENRY BRANTLEY  
REYNOLDS, ET UX

12/29/2000  
CF#2001003360  
04/25/2000  
CF#2000020370  
O.P.R.J.C.

10' CITY OF PORT ARTHUR  
WATER & SEWER ESM'T.  
VOL. 1536 PG. 232 D.R.J.C.

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

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

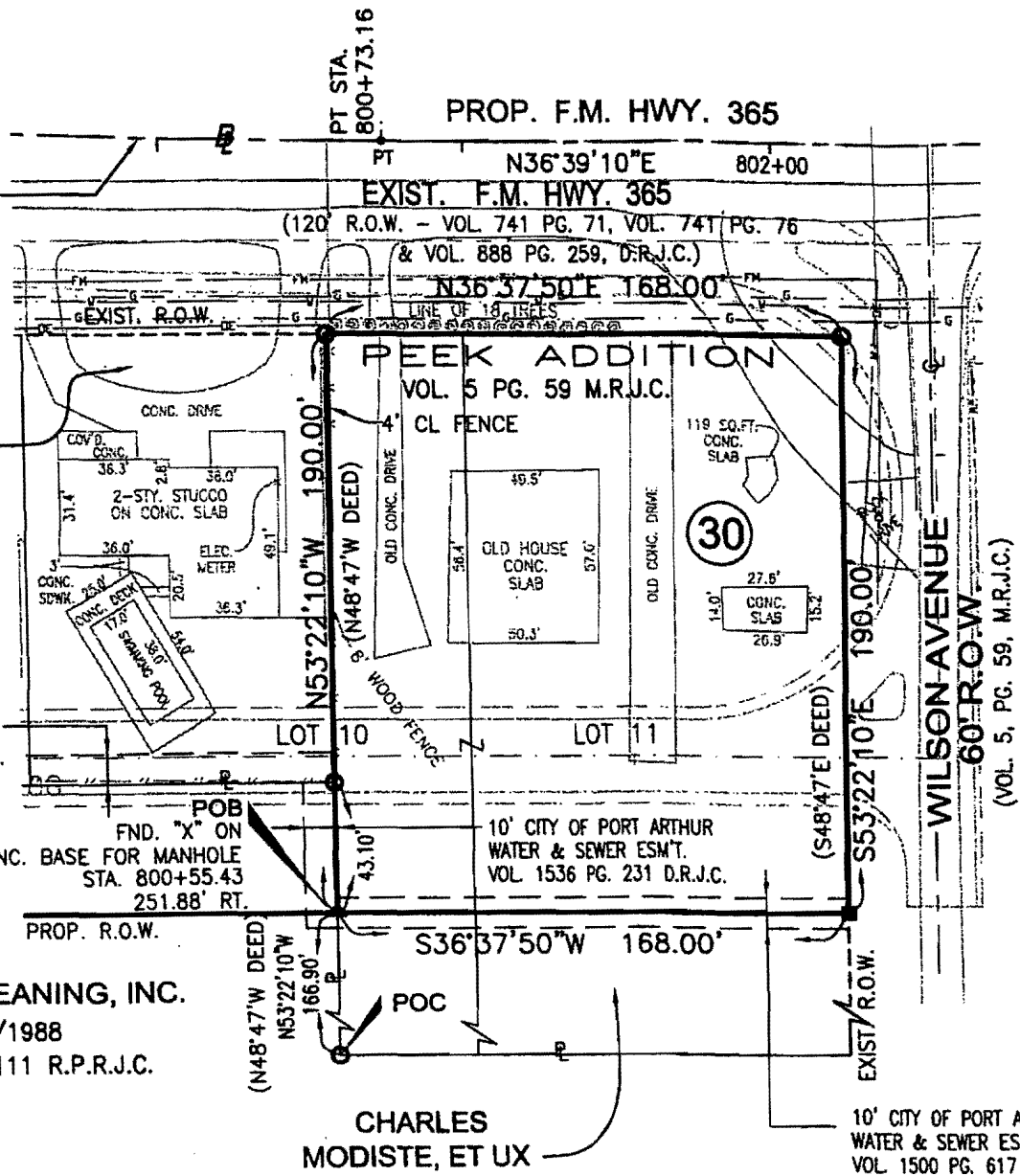
DATE OF SURVEY: APRIL 2001

PARCEL PLAT  
SHOWING PARCEL 30

F.M. HWY. 365  
JEFFERSON COUNTY, TEXAS

PAGE 3 OF 4

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



**LEGEND**

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

**NOTES**

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

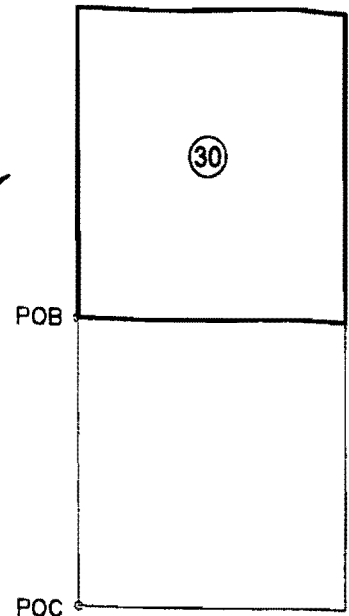
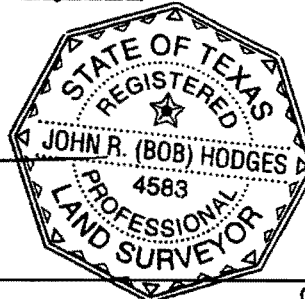
SCALE FACTOR=0.9999161

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

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

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

  
JOHN R. HODGES, RPLS NO. 4583



INSET PARCEL 30

SCALE: N.T.S.

DATE OF SURVEY: APRIL 2001

POINT OF BEGINNING		CONVEYANCE DATA CHART					
Y - NORTHING	X - EASTING	STATION		CURRENT TRACT AC.	NEW ACQUIRED AC./S.F.	APPROX. REMAINDER	
		FROM	TO			LEFT(AC.)	RIGHT(AC.)
		800+54.35	802+22.07	1.377	0.733/31,920	-	0.644
13916334.4753	3546772.3086	-	-	-	-	-	-
		-	-	-	-	-	-



**Chica & Associates, Inc.**

595 Orleans, Suite 508 Beaumont, Texas 77701  
Ph: (409) 833-4343 Fax: (409) 833-8326

**PARCEL PLAT  
SHOWING PARCEL 30**  
F.M. HWY. 365  
JEFFERSON COUNTY, TEXAS

PAGE 4 OF 4



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

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

September 2005  
Page 1 of 3

County: Shelby  
Construction CSJ: 3315-01-016  
ROW Account No: 8011-02-022  
ROW CSJ: 3315-01-017  
Highway: Loop 500  
Parcel Limits: From: 657+05.54 100.00' Left  
To: 660+16.72 100.00' Left

FIELD NOTES FOR PARCEL 21

Being 0.4583 of an acre of land situated in the Wesley Hill Survey, Abstract No. 279, Shelby County, Texas and being a part of a called 38.23 acre tract described in deed from Virginia Smith Keating and others to Phil Worsham and wife Debrah Worsham, dated January 22, 2004, and recorded in Volume 981, Page 695, in the Deed Records of Shelby County, Texas, said 0.4583 of an acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8" iron rod found for the Northwest corner of said 38.23 acre tract and the Northeast corner of a called 13.39 acre tract described in a Deed of Trust to Larry Crawford Russell and wife, Barbara Gayle Russell, dated February 11, 1994, and recorded in Volume 764, Page 450, in the Real Property Records of Shelby County, Texas;

THENCE S 20°17'49" W, with the West line of said 38.23 acre tract and the East line of said 13.39 acre tract, a distance of 873.07 feet to a 5/8" iron rod with TX DOT aluminum cap set at its intersection with the proposed Northeasterly right-of-way line of Loop 500 (width varies), in a curve to the left and being the POINT OF BEGINNING of the parcel herein described and being 100.00 feet left of proposed centerline station 657+05.99' and having surface coordinates of X = 4,211,186.44, Y = 10,677,122.16; (All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, NAD 83, 93 Adjustment. All distances and coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.99991681.)

1. THENCE in a Southeasterly direction with said proposed Northeasterly right-of-way line of Loop 500 (width varies) and with an Access Denial Line, along said curve to the left, having a radius of 2,192.00 feet, a central angle of 07°43'27", an arc length of 295.50 feet, and a chord bearing of S 42°13'59" E, and distance of 295.28 feet to a 5/8" iron rod with TX DOT aluminum cap set at its intersection with the South line of said 38.23 acre tract and the North line of the 6.25 acre remainder of a called 8.25 acre tract described in a General Warranty Deed from Mark Miller and wife Rhonda Miller, to Robert E. Mooney, Sr., dated January 8, 2002, and recorded in Volume 930, Page 734, in the Official Public Records of Shelby County, Texas;

September 2005

Parcel 21

Page 2 of 3

County: Shelby  
Construction CSJ: 3315-01-016  
ROW Account No: 8011-02-022  
ROW CSJ: 3315-01-017  
Highway: Loop 500  
Parcel Limits: From: 657+05.54 100.00' Left  
To: 660+16.72 100.00' Left

2. THENCE N 74°52'04" W, with said South line of said 38.23 acre tract and said North line of said 8.25 acre tract, a distance of 263.06 feet to a 1/2" iron rod with yellow plastic cap found for the Southwest corner of said 38.23 acre tract and the Southeast corner of said 13.39 acre tract;
3. THENCE N 20°17'49" E, with said West line of said 38.23 acre tract and said East line of said 13.39 acre tract, a distance of 159.89 feet to the POINT OF BEGINNING containing 0.4583 acres of land.

**NOTE:** Access is prohibited across the "Access Denial Line" to the Transportation Facility from the adjacent property.

(A parcel sketch was prepared in conjunction with this field note description.)



9-30-2005





WESLEY HILL  
SURVEY A-279

# THE TEXAS DEPARTMENT OF TRANSPORTATION

SHELBY  
COUNTY, TEXAS

WESLEY HILL  
A-279

RP  
PARCEL 21  
FND 1/2" IR

3/4" IRON ROD WITH 3 1/4" ALUMINUM  
DISK MARKED "TEXAS DEPT. OF  
TRANSPORTATION CONTROL OF ACCESS"

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

13.39 CALLED ACRES  
LARRY CRAWFORD RUSSELL  
VOL 764 PAGE 450  
R.P.R.S.C.T.  
02-11-1994

CALLED 38.23 ACRES  
PHIL WORSHAM  
AND WIFE DEBRAH WORSHAM  
VOL 981 PAGE 695  
O.P.R.S.C.T.  
01-22-2004

RP

38.23 CALLED ACRES

P.O.B.  
PARCEL 21  
3/4" IR W/CAP SET  
657°05.99'  
+100.00'  
X=4,211, 186.44  
Y=10,677, 122.16

POB 21

DELTA=07°43'27"  
DOC=02°36'50"  
T=147.98'  
L=295.50'  
R=2,192.00'  
CHB=542°13'59"E  
CHL=295.28'

PARCEL 21  
PARENT TRACT INSET  
N.T.S.

6.25 ACRE REMAINDER  
OF CALLED 8.25 ACRES  
ROBERT E. MOONEY, SR.  
VOL 930 PAGE 734  
O.P.R.S.C.T.  
01-08-2002

## LEGEND

- IRON ROD AS NOTED
- IRON PIPE AS NOTED
- CONC MON AS NOTED
- △ 3/4" IRON ROD WITH 3 1/4" ALUMINUM  
DISK MARKED "TEXAS DEPT. OF  
TRANSPORTATION R.O.W. MONUMENT"
- EXISTING RIGHT-OF-WAY
- SURVEY LINE (APPROX.)
- PROPOSED RIGHT-OF-WAY
- PROPERTY LINE
- PROPOSED CENTERLINE

BASE LINE  
CURVE DATA  
P.I. STA. = 658+29.20  
X=4,211,058.40  
Y=10,676,897.70  
DELTA= 39°17'12"  
DOC= 02°29'59"  
T= 818.10'  
L= 1,571.58'  
R= 2,292.00'  
CHB= 540°38'36"E  
CHL= 1,540.97'  
P.C. Sta. = 650+11.10  
P.T. Sta. = 665+82.69

NOTE: All bearings and coordinates are based on the Texas  
State Plane Coordinate System, Central Zone, North American 1983  
Datum, 1993 adjustment. All Distances and Coordinates shown are  
surface and may be converted to grid by multiplying by a combined  
scale factor of 0.99996766

TAKING= 0.4583      REMAINING= 37.77 LT.

SCALE: 1"=100'      SHEET: 3 OF 3

SEE PROPERTY DESCRIPTION AND RIGHT OF WAY MAP

I, RICHARD O. FAVIELL, REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4470 DO HEREBY CERTIFY  
THAT THE INFORMATION SHOWN ON THIS PLAT  
REPRESENTS THE FACTS AS FOUND BY AN ON  
THE GROUND SURVEY.

RICHARD O. FAVIELL, REGISTERED PROFESSIONAL  
LAND SURVEYOR, NO. 4470



COUNTY:	SHELBY
CONSTRUCTION CSJ:	3315-01-016
ROW ACCOUNT NO.:	8011-02-022
ROW CSJ NO.:	3315-01-017
PARCEL NO.:	21
GRANTOR:	PHIL WORSHAM AND WIFE DEBRAH WORSHAM
HIGHWAY NO.	LOOP 500
PROJECT LIMITS:	
PARCEL LIMITS: FROM:	657°05.99'
TO:	660°14.98'

BARWIN CONSULTANTS  
300 E. MAIN STREET, SUITE 300  
NACOGDOCHES, TEXAS 75961  
PHONE: (936) 569-0668

September 2005  
Page 1 of 6

County: Shelby  
Construction CSJ: 3315-01-016  
ROW Account No: 8011-02-022  
ROW CSJ: 3315-01-017  
Highway: Loop 500  
Parcel Limits: From: 530+89.79 135.00' Right  
To: 543+94.31 137.72' Left

FIELD NOTES FOR PARCEL 4

Being 6.332 acres of land situated in the John Forsythe Survey, Abstract No. 203, Shelby County, Texas and being part of a 115 acre residue described as the FIRST, SECOND and THIRD tracts in deed to Dalton S. Jones and wife Eva Jean Jones, dated July 5, 1973, and recorded in Volume 565, Page 924, in the Deed Records of Shelby County, Texas, the said 6.332 acre tract being out of the FIRST and THIRD tracts and more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with orange plastic cap set (Point of Reference) in the West line of the said 115 acre residue and being in the East line of a called 5-3/4 acre tract described in deed from Alvord Singleton, et al, to Jack Singleton, dated July 3, 1985, and recorded in Volume 666, Page 691, in the Deed Records of Shelby County, Texas, said 5/8" iron rod with plastic cap set also being on the recognized West line of said John Forsythe Survey and the recognized East line of the Estevan Carzenava Survey, Abstract 96;

THENCE N 13°21'19" W, with said West line of the said 115 acre residue, the East line of said 5-3/4 acre tract, said recognized West line of the John Forsythe Survey and said recognized East line of the Estevan Carzenava Survey, a distance of 5.01 feet to a 5/8" iron rod with TX DOT aluminum cap set at its intersection with the proposed South right-of-way line of Loop 500 (width varies) and being the POINT OF BEGINNING of the parcel herein described and being 135.00 feet right of proposed centerline station 530+89.79', having surface coordinates of X = 4,202,228.92, Y = 10,683,551.00; (All bearings and coordinates are based on the Texas State Plane Coordinate System, Central Zone, NAD 83, 93 Adjustment. All distances and coordinates shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.99996766.)

1. THENCE N 13°21'19" W, continuing with said West line of the said 115 residue, the East line of said 5-3/4 acre tract, said recognized West line of the John Forsythe Survey and said recognized East line of the Estevan Carzenava Survey, a distance of 260.03 feet to a 5/8" iron rod with TX DOT aluminum cap set at its intersection with the proposed North right-of-way line of Loop 500 (width varies);

September 2005

Parcel 4

Page 2 of 6

County: Shelby  
Construction CSJ: 3315-01-016  
ROW Account No: 8011-02-022  
ROW CSJ: 3315-01-017  
Highway: Loop 500  
Parcel Limits: From: 530+89.79 135.00' Right  
To: 543+94.31 137.72' Left

2. THENCE N 75°50'00" E, with said proposed North right-of-way line of Loop 500 (width varies), at 19.53 feet pass a 5/8" iron rod with aluminum cap stamped "Texas Department of Transportation Control of Access Point" set for beginning of an Access Denial Line at station 531+13.00 continuing with an Access Denial Line a total distance of 306.53 feet to a 5/8" iron rod with TX DOT aluminum cap set\*\* at an angle point;
3. THENCE N 89°52'10" E, continuing with said proposed North right-of-way line of Loop 500 (width varies) and with an Access Denial Line, a distance of 103.08 feet to a 5/8" iron rod with TX DOT aluminum cap set\*\* at an angle point;
4. THENCE N 75°50'00" E, continuing with said proposed North right-of-way line of Loop 500 (width varies) and with an Access Denial Line, a distance of 17.27 feet to a 5/8" iron rod with TX DOT aluminum cap set\*\* at the beginning of a curve to the right;
5. THENCE in a Northeasterly direction with said proposed North right-of-way line of Loop 500 (width varies) and with an Access Denial Line, along said curve to the right having a radius of 3,920.00 feet, a central angle of 07°40'00", an arc length of 524.53 feet, and a chord bearing of N 79°40'00" E, and distance of 524.14 feet to a 5/8" iron rod with TX DOT aluminum cap set\*\* at the end of said curve to the right;
6. THENCE N 83°30'00" E, continuing with said proposed North right-of-way line of Loop 500 (width varies) and with an Access Denial Line, a distance of 271.58 feet to a 5/8" iron rod with TX DOT aluminum cap set\*\*;
7. THENCE N 61°41'55" E, continuing with said proposed North right-of-way line of Loop 500 (width varies) and with an Access Denial Line, a distance of 101.58 feet to a 5/8" iron rod with TX DOT aluminum cap set\*\* at its intersection with the West right-of-way line of the Burlington Northern Railroad (200-foot Right of Way recorded in the deed to Texas & Gulf Railway Co., dated May 7, 1908, and recorded in Vol 58, Pg. 196 in the Deed Records, Shelby County, Texas), and being in a curve to the left;

September 2005  
Parcel 4  
Page 3 of 6

County: Shelby  
Construction CSJ: 3315-01-016  
ROW Account No: 8011-02-022  
ROW CSJ: 3315-01-017  
Highway: Loop 500  
Parcel Limits: From: 530+89.79 135.00' Right  
To: 543+94.31 137.72' Left

8. THENCE in a Southerly direction with said West right-of-way line of Burlington Northern Railroad, along said curve to the left having a radius of 2,009.86 feet, a central angle of  $07^{\circ}23'14''$ , an arc length of 259.13 feet, and a chord bearing of  $S 08^{\circ}20'37'' W$ , and distance of 258.95 feet to a  $5/8''$  iron rod with TX DOT aluminum cap set\*\* at its intersection with said proposed South right-of-way line of Loop 500 (width varies);
9. THENCE  $N 72^{\circ}16'20'' W$ , with said proposed South right-of-way line of Loop 500 (width varies) and with an Access Denial Line, a distance of 30.67 feet to a  $5/8''$  iron rod with TX DOT aluminum cap set\*\* at an angle point;
10. THENCE  $S 83^{\circ}30'00'' W$ , continuing with said proposed South right-of-way line of Loop 500 (width varies) and with an Access Denial Line, a distance of 271.58 feet to a  $5/8''$  iron rod with TX DOT aluminum cap set\*\* at the beginning of a curve to the left;
11. THENCE in a Southwesterly direction with said proposed South right-of-way line of Loop 500 (width varies) and with an Access Denial Line, along said curve to the left, having a radius of 3,720.00 feet, a central angle of  $07^{\circ}40'00''$ , an arc length of 497.77 feet, and a chord bearing of  $S 79^{\circ}40'00'' W$ , and distance of 497.40 feet to a  $5/8''$  iron rod with TX DOT aluminum cap set\*\* at the end of said curve to the left;
12. THENCE  $S 75^{\circ}50'00'' W$ , continuing with said proposed South right-of-way line of Loop 500 (width varies) and with an Access Denial Line, a distance of 17.27 feet to a  $5/8''$  iron rod with TX DOT aluminum cap set\*\* at an angle point;
13. THENCE  $S 56^{\circ}32'36'' W$ , continuing with said proposed South right-of-way line of Loop 500 (width varies) and with an Access Denial Line, a distance of 105.95 feet to a  $5/8''$  iron rod with TX DOT aluminum cap set\*\* at an angle point;

September 2005  
Parcel 4  
Page 4 of 6

County: Shelby  
Construction CSJ: 3315-01-016  
ROW Account No: 8011-02-022  
ROW CSJ: 3315-01-017  
Highway: Loop 500  
Parcel Limits: From: 530+89.79 135.00' Right  
To: 543+94.31 137.72' Left

14. THENCE S 75°50'00" W, continuing with said proposed South right-of-way line of Loop 500 (width varies) and with an Access Denial Line, at 285.00 feet pass a 5/8" iron rod with aluminum cap stamped "Texas Department of Transportation Control of Access Point" set for end of an Access Denial Line at station 531+15.00, a total distance of 310.21 feet to the POINT OF BEGINNING containing 6.332 acres of land of which approximately 0.0588 of an acre is within CR 3754.

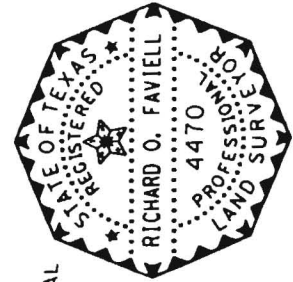
**NOTE:** Access is prohibited across the "Access Denial Line" to the Transportation Facility from the adjacent property.

\*\* "This monument may be replaced with a TXDOT Type II Right of Way marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, whether employed or retained by TXDOT".


(A parcel sketch was prepared in conjunction with this field note description.)

  
9-30-2005



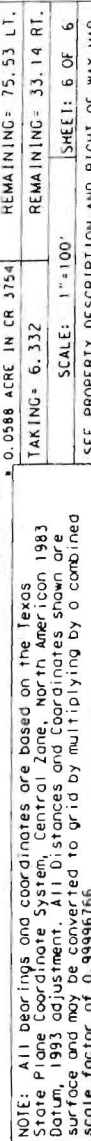


RICHARD O. FAVIELL, REGISTERED PROFESSIONAL  
LAND SURVEYOR, NO. 4470


 3/4" IRON ROD WITH 3 1/4" ALUMINUM  
 DISK MARKED "TEXAS DEPT. OF  
 TRANSPORTATION R.O.W. MONUMENT"  
 EXISTING RIGHT-OF-WAY  
 SURVEY LINE (APPROX.)  
 PROPOSED RIGHT-OF-WAY  
 PROPERTY LINE  
 PROPOSED CENTERLINE

**BARWIN CONSULTANTS**  
300 E. MAIN STREET, SUITE 300  
INACOGDOCHES, TEXAS 75961  
PHONE: (936) 569-0668





LEGEND

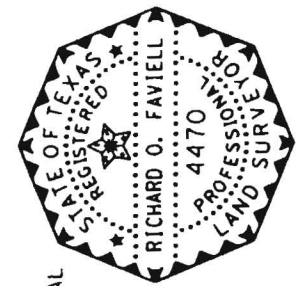
IRON ROD AS NOTED

IRON PIPE AS NOTED

CONC MON AS NOTED

3/4" IRON ROD WITH 3 1/4" ALUMINUM DISK MARKED "TEXAS DEPT. OF TRANSPORTATION R.O.W. MONUMENT- EXISTING RIGHT-OF-WAY SURVEY LINE (APPROX.)

PROPOSED RIGHT-OF-WAY  
PROPERTY LINE  
PROPOSED CENTERLINE



I, RICHARD O. FAVIELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4470 DO HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT REPRESENTS THE FACTS AS FOUND BY AN ON THE GROUND SURVEY.

*[Signature]* 9-30-2005

RICHARD O. FAVIELL, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4470

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

Page 1 of 3  
Oct. 24, 2008

**Description for Parcel 11**

BEING a 56,136 square feet tract of land situated in the W. Love Survey, Abstract No. 135, Rockwall County, Texas, and being a part of that tract conveyed to IH30 Hickory Hill L.P. as recorded in Volume 4657, Page 273 of the Deed Records of Rockwall County, Texas, said 56,136 square feet being more particularly described by metes and bounds as follows:

COMMENCING on the northern line of said IH30 Hickory Hill L.P. tract and being at the western most southwest corner of a tract conveyed to Royse City Plaza Partners, LLC as recorded in Volume 5224, Page 94 of said Deed Records;

THENCE North 89 degrees 14 minutes 25 seconds East, along the common line of said IH30 Hickory Hill L.P. and said Royse City Plaza Partners, LLC tract, a distance of 110.03 feet to a 5/8" iron rod with TxDOT aluminum cap set on the new northern right of way line of Interstate Highway 30 and being the POINT OF BEGINNING;

1) THENCE North 89 degrees 14 minutes 25 seconds East, continuing along the common line of said IH30 Hickory Hill L.P. and said Royse City Plaza Partners, LLC tract, for a distance of 48.79 feet to the existing northern right of way line of Interstate Highway 30;

2) THENCE South 53 degrees 27 minutes 24 seconds West, along the existing northern right of way line of Interstate Highway 30 for a distance of 27.72 feet to an angle point from which a concrete right of way post bears South 64 degrees 12 minutes 51 seconds East a distance of 1.35 feet;

3) THENCE South 48 degrees 41 minutes 23 seconds West, along the existing northern right of way line of Interstate Highway 30 for a distance of 301.54 feet to an angle point in said existing right of way line;

4) THENCE South 53 degrees 21 minutes 46 seconds West, along the existing northern right of way line of Interstate Highway 30 for a distance of 300.07 feet to an angle point from which a concrete right of way post bears North 88 degrees 30 minutes 52 seconds East a distance of 0.90 feet;

5) THENCE South 58 degrees 19 minutes 28 seconds West, along the existing northern right of way line of Interstate Highway 30 for a distance of 299.89 feet to an angle point from which a concrete right of way post bears North 04 degrees 54 minutes 45 seconds East a distance of 0.78 feet;

6) THENCE South 53 degrees 26 minutes 44 seconds West along the existing northern right of way line of Interstate Highway 30 for a distance of 334.25 feet to the existing eastern right of way line of Hickory Hill Road from which a concrete right of way post bears South 35 degrees 55 minutes 01 seconds East a distance of 0.73 feet;



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

Page 2 of 3  
Oct. 24, 2008

Description for Parcel 11

7) THENCE North 01 degrees 12 minutes 26 seconds West along the existing eastern right of way line of Hickory Hill Road for a distance of 181.44 feet to a 5/8" iron rod with TxDOT aluminum cap set at the intersection of the existing eastern right of way line of Hickory Hill Road and the new northern right of way line of Interstate Highway 30 and being the beginning of a Control of Access Line;\*\*

8) THENCE South 42 degrees 53 minutes 58 seconds East along the new northern right of way line of Interstate Highway 30 and Control of Access Line for a distance of 120.18 feet to a 5/8" iron rod with TxDOT aluminum cap set;\*\*


9) THENCE North 53 degrees 27 minutes 01 seconds East along the new northern right of way line of Interstate Highway 30 and Control of Access Line, at a distance of 520.00 feet passing the end of said Control of Access Line and at a distance of 620.00 feet passing the beginning of a Control of Access Line, in all a total distance of 1,103.53 feet to the end of said Control of Access Line and the POINT OF BEGINNING and containing an area of 56,136 square feet or 1.2887 acres more or less.

A plat at even survey date herewith accompanies this legal description.

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

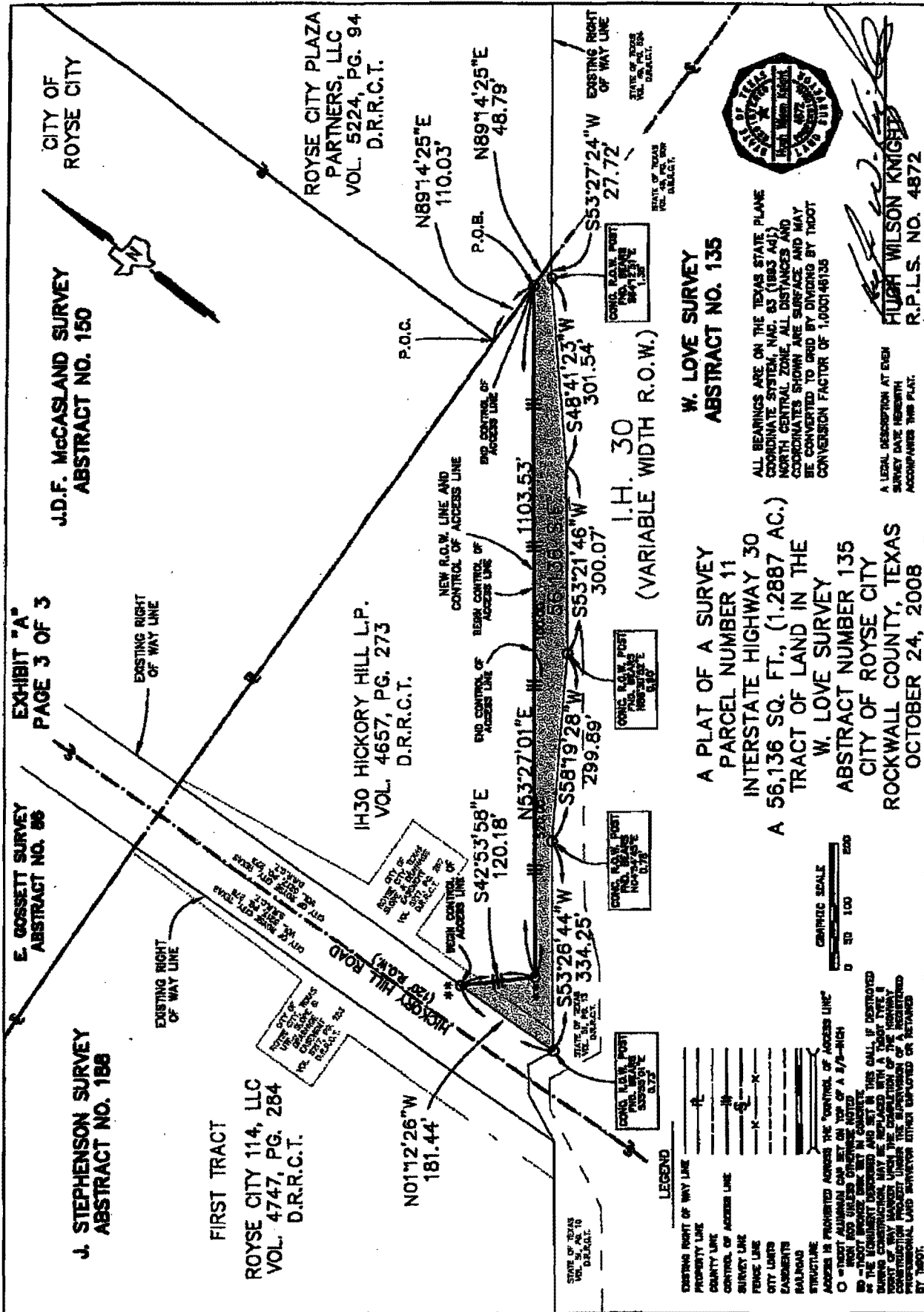
Access is prohibited across the "Control of Access Line" to the highway facility from the adjacent property.

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

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

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





ROW CSJ: 0009-12-077

W. LOVE SURVEY  
ABSTRACT NO. 135

A PLAT OF A SURVEY  
PARCEL NUMBER 11  
INTERSTATE HIGHWAY 30  
A 56,136 SQ. FT., (1.2887 AC.)  
TRACT OF LAND IN THE  
W. LOVE SURVEY  
ABSTRACT NUMBER 135  
CITY OF ROYSE CITY  
ROCKWALL COUNTY, TEXAS  
OCTOBER 24, 2008



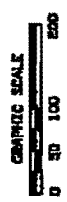
*Hugh Wilson Knight*  
HUGH WILSON KNIGHT  
R.P.L.S. NO. 4872

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

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

LEGEND

- EXISTING RIGHT OF WAY LINE
- PROPERTY LINE
- COUNTY LINE
- CONTROL OF ACCESS LINE
- SURVEY LINE
- FENCE LINE
- CITY LIMITS
- EASEMENTS
- RAILROAD
- STRUCTURE
- ACCESS IS PROHIBITED ACROSS THE "CONTROL OF ACCESS LINE"
- IF "NOT" ALUMINUM CAN BE SET ON TOP OF A 3/8"-HIGH IRON ROD UNLESS OTHERWISE NOTED
- IF THE NEAREST DISBURSED AND SET IN THIS CALL IF DESTROYED SURVEY CORNER MARKING, HAVE BEEN CHANGED BY A SURVEYOR, CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TROOT.



County:	Dallas	Page 1 of 6	Revised May 22, 2009
Highway:	State Highway 121		
ROW CSJ No.:	0364-02-020		
Station:	From: 1975+79.86		
	To: 1994+86.81		

**FIELD NOTES-PARCEL 11**

Being 6.925 acres of land more or less situated in the John E. Holland Survey, Abstract No. 614, City of Coppell, Dallas County, Texas, being a part of a called 54.769 acre tract of land, conveyed by William G. Thompson, Trustee to the Ferguson Realty Company by deed dated April 4, 1979 and recorded in Volume 79085, Page 2171, Deed Records of Dallas County, Texas, a part of a called 0.58 acre tract of land, conveyed by Mary O. Autwell, individually and as Independent Executrix of the Estate of Ben S. Autwell to the Ferguson Realty Company by deed dated November 12, 2004 and recorded in Volume 2004221, Page 10586 of said deed records, a part of a called 1.034 acre tract of land, conveyed by Mary Gozzaldi Lacy et al. to the Ferguson Realty Company by deed dated November 2, 2004 and recorded in Volume 2004238, Page 10338 of said deed records, and a part of Lot 1, Block 1, West Sandy Lake Road Addition, an addition to the City of Coppell, Dallas County, Texas, recorded in Volume 2005005, Page 70, Map Records of Dallas County, Texas, said 6.925 acres of land being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with an aluminum cap stamped "TxDOT" set at the intersection of the proposed easterly right of way line of State Highway 121 and the north line of said Lot 1, also being on the south line of a tract of land conveyed to DFW SH-121 Limited Partnership by deed recorded in Volume 84046, Page 4613 of said Deed Records, said iron rod bears South 89°35'59" West, 576.46 feet from an iron pipe found at the southeast corner of said DFW SH-121 tract, also being an angle point of said Lot 1, said beginning point also being 333.66 feet easterly of and at right angles to centerline survey station 1994+86.81; (\*\*)

THENCE the following seven (7) courses and distances along said proposed easterly right-of-way line of said highway:

- (1) South 38°15'31" West, a distance of 390.74 feet to 5/8 inch iron rod set with an aluminum cap stamped "TxDOT"; (\*\*)
- (2) South 41°58'37" West, at 486.40 feet passing a 5/8 inch iron rod set with an aluminum cap stamped "TxDOT" for the Beginning of an Access Denial line, in all a distance of 550.00 feet to a 5/8 inch iron rod set with an aluminum cap stamped "TxDOT"; (\*\*)
- (3) South 47°49'35" West, a distance of 382.68 feet to 5/8 inch iron rod set with an aluminum cap stamped "TxDOT" at the end of said Access Denial line; (\*\*)

County: Dallas  
Highway: State Highway 121  
ROW CSJ No.: 0364-02-020  
Station: From: 1975+79.86  
To: 1994+86.81

Page 2 of 6

Revised May 22, 2009

- (4) South 41°58'37" West, at 246.86 feet passing a 5/8 inch iron rod set with an aluminum cap stamped "TxDOT" for the Beginning of an Access Denial line, in all a distance of 446.86 feet to a 5/8 inch iron rod set with an aluminum cap stamped "TxDOT"; (\*\*)
- (5) South 22°16'10" East, continuing along said Access Denial Line, a distance of 55.51 feet to a 5/8 inch iron rod set with an aluminum cap stamped "TxDOT"; (\*\*)
- (6) South 86°30'57" East, a distance of 55.98 feet to a 5/8 inch iron rod set with an aluminum cap stamped "TxDOT"; (\*\*)
- (7) South 00°16'18" East, a distance of 33.12 feet to a 5/8 inch iron rod with an aluminum cap stamped "TxDOT" set on the north right-of-way line of Sandy Lake Road (variable width ROW), at the end of said Access Denial line; (\*\*)
- (8) THENCE South 89°43'42" West, along said north right-of-way line, a distance of 161.56 feet to the existing easterly right of way line of State Highway 121;  
  
THENCE the following eight (8) courses and distances along said existing easterly right-of-way line of said highway:
  - (9) North 45°51'00" West, a distance of 78.08 feet;
  - (10) North 36°27'48" East, a distance of 552.20 feet to a found 5/8 inch iron rod with an aluminum cap stamped "TxDOT";
  - (11) North 38°50'54" East, a distance of 385.19 feet to a found concrete monument with a brass cap stamped "TxDOT";
  - (12) North 42°18'51" East, a distance of 418.32 feet to a found concrete monument with a brass cap stamped "TxDOT";
  - (13) North 03°24'26" East, a distance of 31.92 feet to a found concrete monument with a brass cap stamped "TxDOT";
  - (14) North 42°30'13" East, a distance of 55.63 feet to a found 1 inch iron rod;
  - (15) North 42°25'30" East, a distance of 173.80 feet to a found 1/2 inch iron rod with a plastic cap stamped "Halff & Assoc. Inc." on the most northerly southwest corner of said Lot 1;

County: Dallas                      Page 3 of 6                      Revised May 22, 2009  
Highway: State Highway 121  
ROW CSJ No.: 0364-02-020  
Station: From: 1975+79.86  
                    To: 1994+86.81

- (16) North 42°22'25" East, a distance of 112.03 feet to a 1/2 inch iron rod with a plastic cap stamped "Halff & Assoc. Inc." found at the northwest corner of said Lot 1;
- (17) THENCE North 89°35'59" East, with the common line between said Lot 1 and said DFW SH-121 tract, a distance of 249.16 feet to the POINT OF BEGINNING and containing 6.925 acres of land more or less.

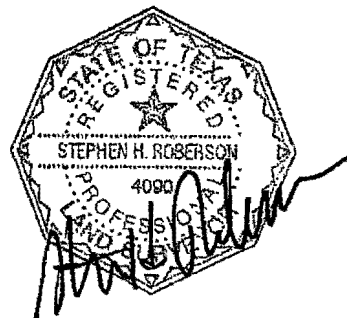
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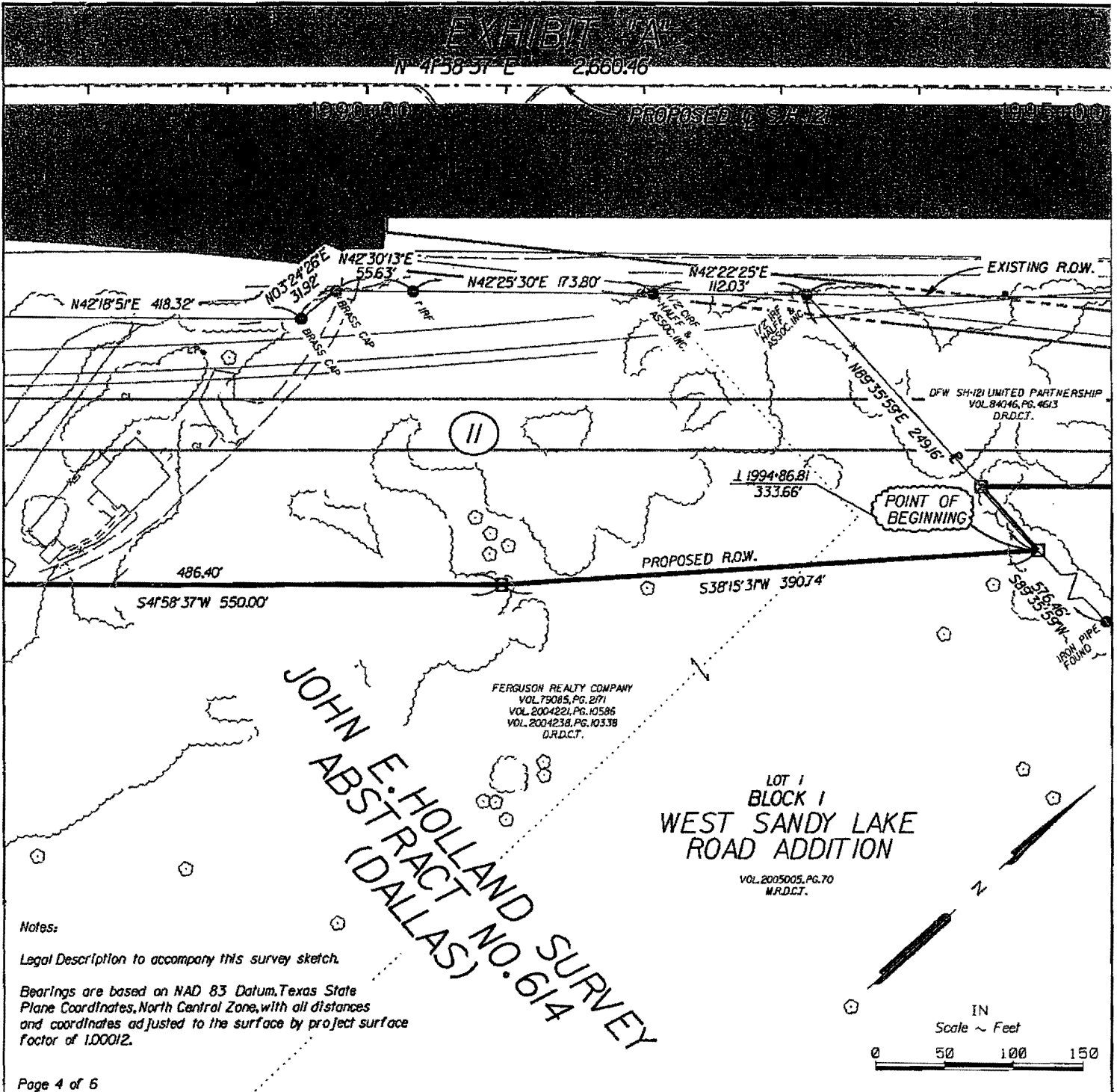
- (\*\*) The monument described and set in this call may be replaced with a TxDOT Type II right of way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor either employed or retained by TxDOT.

Survey sketch to accompany this legal description.

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

Surveyor of Record: Stephen H. Roberson  
Texas Registration Number: 4090  
Release date: 5/22/09

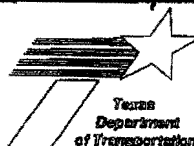
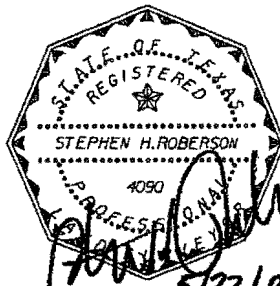




Page 4 of 6

### Legend

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

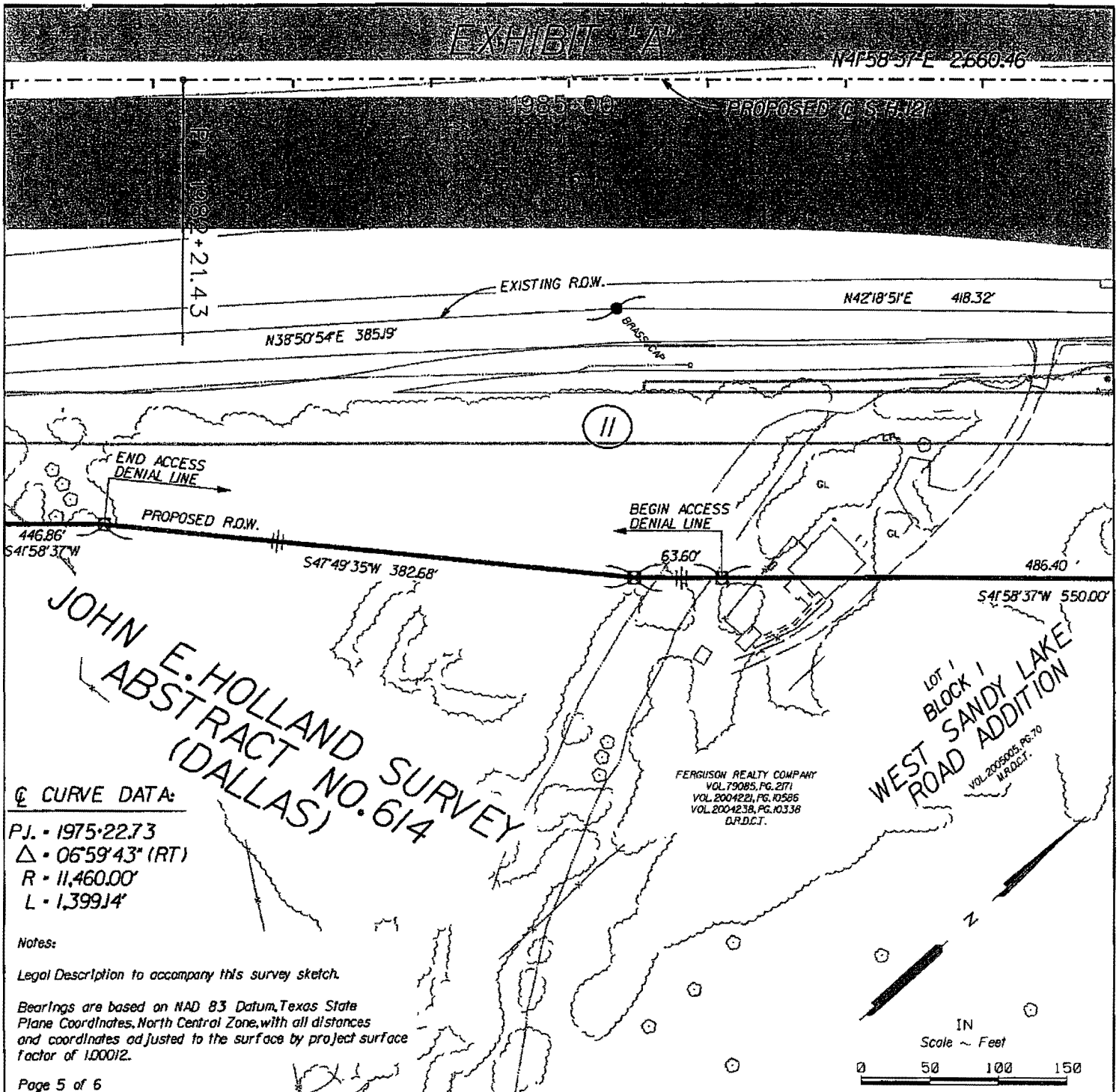


### PARCEL II

THE FERGUSON  
REALTY COMPANY

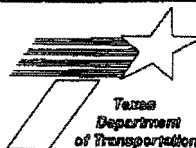
6.925 acres

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



### Legend

- - Marker found "as noted"
- - 5/8" Iron rod w/ aluminum cap stamped "TXDOT"
- - Type II monument to be set at the end of construction
- - 5/8" Iron rod w/ aluminum cap stamped "TXDOT" to be replaced with Type II monument at the end of construction
- ▲ - 60d Nail set
- P.O.B. - Point Of Beginning
- E - Property Line
- Σ - Survey Line
- Z - Fee Hook
- ⌒ - Proposed Centerline
- D.R.D.C.T. - Deed Records, Dallas County, Texas
- P.R.D.C.T. - Plot Records, Dallas County, Texas
- [ ] - Record Information
- - Access Denial Line

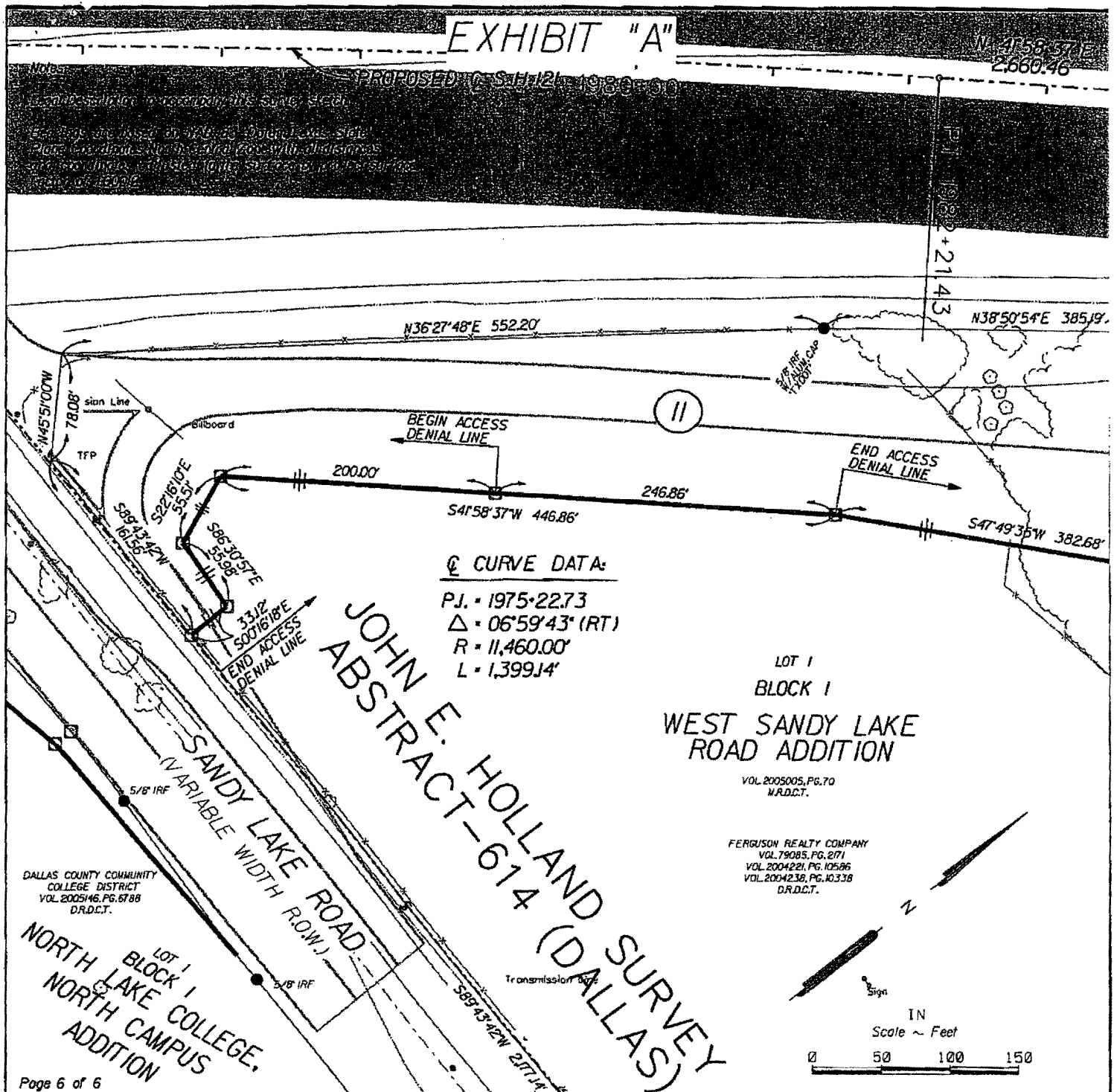


### PARCEL II

THE FERGUSON  
REALTY COMPANY

6.925 acres

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



- # Legend
- - Marker found "as noted"
  - -  $\frac{5}{8}$ " Iron rod w/ aluminum cap stamped "TxDOT"
  - - Type II monument to be set at the end of construction
  - -  $\frac{5}{8}$ " Iron rod w/ aluminum cap stamped "TxDOT" to be replaced with Type II monument at the end of construction
  - ▲ - 60d Nail set
  - D.B. - Point Of Beginning
  - P - Property Line
  - S - Survey Line
  - Z - Fee Hook
  - C— - Proposed Centerline
  - D.C.T. - Deed Records, Dallas County, Texas
  - P.C.T. - Plat Records, Dallas County, Texas
  - E-T - Record Information



PARCEL 11

THE FERGUSON  
REALTY COMPANY

6.925 acres

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



## PARCEL 25

Page 1 of 4 Pages  
C.C.S.J. No.: 0176-02-102  
R.C.S.J. No.: 0176-02-112  
County: Angelina  
Highway: US Highway 59  
Date: December 2010

### Property Description:

**BEING** a 0.461 acre (20075.5 square feet) tract of land out of and a part of that certain Haridarshan, Inc. called 1.49 acre tract of land, more fully described and recorded in Document No. 235213 dated September 20, 2007 of the Real Property Records of Angelina County, Texas. Said 0.461 acre (20075.5 square feet) tract of land being situated in the Vicente Micheli Survey, Abstract No. 29, Angelina County, Texas and being more particularly described as follows:

**COMMENCING** at a 1/2 inch iron rod found at the Southeast corner of said Haridarshan, Inc. tract, same being the Northeast corner of that certain Redland Water Supply Corporation called 3.679 acre tract of land, more fully described and recorded in Volume 504, Page 753 dated June 10, 1980 of the Deed Records of said Angelina County;

Thence South 86 deg. 00 min. 49 sec. West along and with the South line of said Haridarshan, Inc. tract, same being the North line of said Redland Water Supply Corporation tract, a distance of 496.35 feet to a 5/8 inch iron rod with TxDOT aluminum cap stamped "ROW Monument Lufkin District Property Corner" set for corner in a control of access line in the East right-of-way line of proposed US Highway 59 and being at the **PLACE OF BEGINNING** of the tract of land herein described, from which Engineer's Survey Centerline Station 321+59.81 on said proposed US Highway 59 bears South 82 deg. 55 min. 53 sec. West, a distance of 202.05 feet. Said beginning point has a TxDOT Project Coordinate of N. 10,519,464.3986 feet and E. 4,047,176.4300 feet;

- (1) **THENCE South 86 deg. 00 min. 49 sec. West** continuing along and with the South line of said Haridarshan, Inc. tract, same being the North line of said Redland Water Supply Corporation tract, a distance of **202.88 feet** to a point at the Southwest corner of said Haridarshan, Inc. tract, same being the Northwest corner of said Redland Water Supply Corporation tract and being in the East right-of-way line of existing US Highway 59, from which a 1/2 inch iron rod found with cap (unable to read) bears South 86 deg. 00 min. 49 sec. West, a distance of 0.31 feet and also from which Engineer's Survey Centerline Station 321+70.72 on said proposed US Highway 59 bears North 82 deg. 55 min. 53 sec. East, a distance of 0.54 feet;
- (2) **THENCE North 12 deg. 15 min. 08 sec. West** along and with the West line of said Haridarshan, Inc. tract, same being the East right-of-way line of said existing US Highway 59, a distance of **92.81 feet** to a point at the Northwest corner of said Haridarshan, Inc. tract, same being the Southwest corner of that certain Leon Lozana and wife, Lillie Mae Lozana called 1.54 acre tract of land, more fully described and recorded



## PARCEL 25

Page 2 of 4 Pages

C.C.S.J. No.: 0176-02-102

R.C.S.J. No.: 0176-02-112

County: Angelina

Highway: US Highway 59

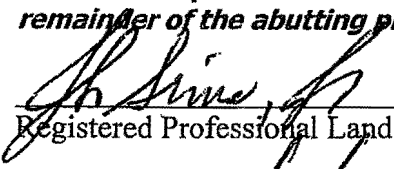
Date: December 2010

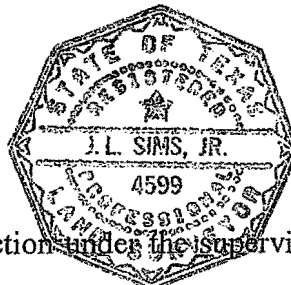
in Volume 506, Page 110 dated July 14, 1980 of said Deed Records, from which a 1/2 inch iron pipe found with cap (unable to read) bears South 86 deg. 00 min. 12 sec. West, a distance of 0.30 feet and also from which Engineer's Survey Centerline Station 322+63.16 on said proposed US Highway 59 bears North 82 deg. 55 min. 53 sec. East, a distance of 8.93 feet;

- (3) **THENCE North 86 deg. 00 min. 12 sec. East** along and with the North line of said Haridarshan, Inc. tract, same being the South line of said Lozana tract, a distance of **234.16 feet** to a 5/8 inch iron rod with TxDOT aluminum cap stamped "ROW Monument Lufkin District Property Corner" set for corner in the East right-of-way line of said proposed US Highway 59, from which Engineer's Survey Centerline Station 322+50.61 on said proposed US Highway 59 bears South 82 deg. 55 min. 53 sec. West, a distance of 224.89 feet;
- (4) **THENCE South 07 deg. 03 min. 11 sec. West** along and with the East right-of-way line of said proposed US Highway 59, at 50.00 feet pass a \*\* 5/8 inch iron rod with TxDOT aluminum cap stamped "Denial of Access Point" set at the end of a control of access line and continue on with said control of access line, a total distance of **93.62 feet** to the **PLACE OF BEGINNING**, containing 0.461 acre (20075.5 square feet) of land, more or less.

*(This description is based upon a survey made on the ground under my direct supervision in December 2010, and is being submitted along with a survey plat showing the property and facts found as described herein. All bearings are referenced to the Texas Coordinate System of 1983, Central Zone. All coordinates, acreages, and distances are TxDOT Project (surface feet) and may be converted to Grid by dividing the north and east coordinate values by a surface adjustment factor of 1.0000295. Then add 311.731 feet to the north coordinate value and 119.245 feet to the east coordinate value.)*

**"ACCESS is prohibited across the access denial line to the highway facility from the remainder of the abutting property."**

  
Registered Professional Land Surveyor

Date Signed: 6/6/11

\*\* This corner will be set after construction under the supervision of a Registered Professional Land Surveyor

# CONVEYANCE DATA CHART

STATION	TO	CURRENT TRACT	FROM	ACQUIRED	APPROX. REMAINDER
STA. 321+39.81	STA. 322+63.16	ENGLISH	ENGLISH	0.461 AC	1.029 AC

## NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL COORDINATES, ACRES, AND DISTANCES ARE TxDOT PROJECT (SURFACE FEET) AND MAY BE CONVERTED TO GRID BY DIVIDING THE NORTH AND EAST COORDINATE VALUES BY A SURFACE ADJUSTMENT FACTOR OF 1.0000295. THEN ADD 311.731 FEET TO THE NORTH COORDINATE VALUE AND 119.245 FEET TO THE EAST COORDINATE VALUE.
2. ALL REMAINING ACRES ARE APPROXIMATE AND CALCULATED FROM INFORMATION OBTAINED FROM THE COUNTY APPRAISAL DISTRICT, THE COUNTY DEED RECORDS, AND FROM ACTUAL ON THE GROUND SURVEY TIES.
3. \*\*\* THIS CORNER WILL BE SET AFTER CONSTRUCTION UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR.

(25)

HARIDARSHAN, INC.  
CALLED 1.49 ACRE TRACT  
DOCUMENT No. 235213

R.P.R.A.C.  
SEPTEMBER 20, 2007  
TAKING

0.461 ACRE (20075.5 SQ. FT.)

HARIDARSHAN, INC.

POB  
PARCEL 25  
N-10,519,464.3986  
E- 4,047,176.4300

POC  
PARCEL 25  
N-10,519,498.9056  
E- 4,047,671.5805

(23)

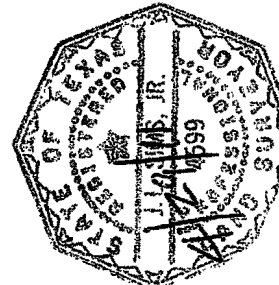
REDLAND WATER SUPPLY  
CORPORATION

KEY MAP  
NOT TO SCALE

## SURVEYOR'S CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY PLAT ACCURATELY REPRESENTS AN ON THE GROUND SURVEY MADE IN MY DIRECT SUPERVISION IN DECEMBER OF 2010, AND IS BEING SUBMITTED ALONG WITH THE SURVEYOR'S FIELD NOTE DESCRIPTION OF THE PROPERTY SHOWN HEREON.

DECEMBER 2010



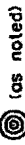
THIS DOCUMENT NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE OF PERSON CERTIFYING

*[Signature]*  
REGISTERED PROFESSIONAL LAND SURVEYOR

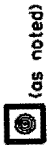
EXHIBIT "A"  
PARCEL PLAT  
SHOWING PROPERTY OF  
HARIDARSHAN, INC.  
PARCEL 25  
US59  
ANGELINA COUNTY, TEXAS

PAGE 3 OF 4

## LEGEND



PROPERTY CORNER



SET 1x20 BRASS DISK  
in CONCRETE



SET 5/8" IRON ROD  
W/1x20 ALUMINUM DISC  
STAMPED ROW MON. LUFKIN  
DISTRICT PROPERTY CORNER



SET 5/8" IRON ROD  
W/1x20 ALUMINUM DISC  
STAMPED "DENIAL OF ACCESS  
POINT"



EXISTING R.O.W. MONUMENT



PARCEL NUMBER

POINT OF BEGINNING

POINT OF COMMENCING

DEED RECORDS ANGELINA COUNTY

REAL PROPERTY RECORDS ANGELINA COUNTY



R.P.R.A.C.

EXIST. ROW LINES

PROP. ROW LINES

PROPERTY LINES

ACCESS DENIAL LINE



**WORTECH**  
LAND SURVEYORS, INC.  
1480 Conversions Court  
Brenham, Texas 77705  
Tel: 409.854.5769 Fax: 409.854.7075  
www.wortech.com

JOB NO:	2010-030	DATE:	1/05/2011
DR BY:	JEC	REV. NO.	0

Texas Department of Transportation  
© 2011 14001

FED. RD. DIV. NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.
	TEXAS		3
STATE DIST.	COUNTY	CONTROL SECTION NO.	JOB NO.
LUFKIN	ANGELINA	0778 02	1/2
			US59

**CORNER NOTES**

POINT FOR CORNER  
1/2" IRON ROD FOUND w/CAP  
(UNABLE TO READ)  
brs. S86°00'49"W 0.31'

POINT FOR CORNER  
1/2" IRON PIPE FOUND w/CAP  
(UNABLE TO READ)  
brs. S86°00'12"W 0.30'

**VICENTE MICHELI SURVEY  
ABSTRACT No. 29**

(27)

LEON LOZANA and  
wife, LILLIE MAE LOZANA  
CALLED 1.54 ACRE TRACT  
VOLUME 506, PAGE 110  
D.R.A.C.

JULY 14, 1980

STA 322+63.16  
O/S 8.93 LT

N86°00'12"E 234.16'

(25)

HARIDARSHAN, INC.  
CALLED 1.49 ACRE TRACT  
DOCUMENT No. 235213  
R.P.R.A.C.  
SEPTEMBER 20, 2007  
TAKING  
0.461 ACRE (20075.5 SQ. FT.)

STA 321+70.72  
O/S 0.54 LT

POB

PARCEL 25  
N=10,519,464.3986  
E= 4,047,176.4300

(23)

REDLAND WATER SUPPLY  
CORPORATION  
CALLED 3.679 ACRE TRACT  
VOLUME 504, PAGE 753  
D.R.A.C.

JUNE 10, 1980

STA 322+50.61  
O/S 224.89 RT

"COA"  
50.00'  
S07°03'11"W 93.62'

STA 321+59.81  
O/S 202.05 RT

EXISTING  
RIGHT-OF-WAY  
US 59

**WORTECH**  
LAND SURVEYORS, INC.  
14001 West Loop South, Suite 100  
Houston, Texas 77040  
Tel: 281.468.7700 Fax: 281.468.7701  
www.wortech.com

JOB NO: 2010-030 DATE: 1/05/2011  
DR. BY: JEC REV. NO: 0

**Texas Department of Transportation**  
© 2011 WTI

FED. RD. DIV. NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.
	TEXAS		4
STATE DIST.	COUNTY	CONTROL SECTION NO.	JOB NO.
LUFKIN	ANGELINA	0176 02	112
			US59

**EXHIBIT "A"**  
**PARCEL PLAT**  
**SHOWING PROPERTY OF**  
**HARIDARSHAN, INC.**  
**PARCEL 25**  
**US59**  
**ANGELINA COUNTY, TEXAS**

0' 25' 50' 100'  
SCALE: 1"=50'

PAGE 4 OF 4

NOTE:  
SEE PAGE 3 OF 4 FOR THE NOTES, LEGEND,  
KEY MAP, AND CONVEYENCE DATA CHART.

County: Angelina  
Highway: US Highway 59  
CSJ: 0176-02-112  
Parcel: 25  
Project limits: US Highway 59 at FM 2021

***AND IN ADDITION THERETO:***

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

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

**Property Description**  
**For Parcel 20**

BEING 1.028 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE NANCY FERGUSON SURVEY, ABSTRACT NO. 322 IN BELL COUNTY, TEXAS AND BEING A PART OF A CALLED 5.719 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO FIKES WHOLESALE, INC. RECORDED IN VOLUME 3941, PAGE 119 OF THE DEED RECORDS OF BELL COUNTY, TEXAS (D.R.B.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a found 1/2" iron rod at the northwest corner of said 5.719 acre tract and on the east line of a called 15.064 acre tract described in deed to Tex-O-Cal Hardwoods, Inc. recorded in Volume 1024, Page 246 of the D.R.B.C.T.;

THENCE South 16°45'59" West 682.86 feet with the west line of said 5.719 acre tract and the east line of said 15.064 acre tract to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the proposed north right-of-way line of Interstate Highway 35 (IH 35) for the **POINT OF BEGINNING**;

- (1) THENCE 24.67 feet along a curve to the right having a radius of 3054.79 feet, a delta angle of 00°27'46" and a chord bears North 66°04'52" East 24.67 feet through said 5.719 acre tract with the proposed north right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1);
- (2) THENCE 218.28 feet along a curve to the right having a radius of 1072.00 feet, a delta angle of 11°40'00" and a chord bears North 72°08'26" East 217.91 feet through said 5.719 acre tract with the proposed north right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1);
- (3) THENCE North 77°58'43" East 41.02 feet through said 5.719 acre tract and the proposed north right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1);
- (4) THENCE North 74°38'18" East 158.56 feet through said 5.719 acre tract with the proposed north right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1) on the east line of said 5.719 acre tract, the west line of a called 0.214 acre tract described in deed to the State of Texas for easement recorded in Volume 1080, Page 563 of the D.R.B.C.T. and the west line of the

remainder of a called 50.9 acre tract described in deed to the Temple Housing Corporation recorded in Volume 615, Page 152 of the D.R.B.C.T.;

- (5) THENCE South  $16^{\circ}43'26''$  West 128.10 feet with the east line of said 5.719 acre tract and the west line of the remainder of said 50.9 acre tract to a set 5/8" iron rod with plastic cap stamped "Landesign" at the southeast corner of said 5.719 acre tract, the northeast corner of a called 0.303 acre tract described in deed to the State of Texas recorded in Volume 1120, Page 54 of the D.R.B.C.T. and the existing north right-of-way line of IH 35;
- (6) THENCE South  $76^{\circ}13'21''$  West 427.69 feet with the south line of said 5.719 acre tract and the existing north right-of-way line of IH 35 to a found Type I Monument at the southwest corner of said 5.719 acre tract the northwest corner of said 0.303 acre tract, the northeast corner of a called 0.860 acre tract described in deed to the State of Texas recorded in Volume 1097, Page 571 and the southeast corner of said 15.064 acre tract;
- (7) THENCE North  $16^{\circ}45'59''$  East 101.47 feet with the west line of said 5.719 acre tract and the east line of said 15.064 acre tract to the **POINT OF BEGINNING**;

This parcel contains 1.028 acres of land, more or less, out of the Nancy Ferguson Survey, Abstract No. 322 in Bell County, Texas.


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

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

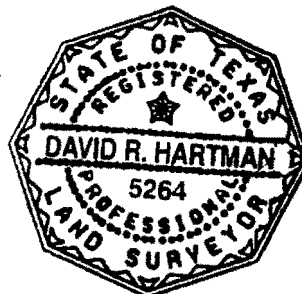
Access is permitted to highway facility from the remainder of the abutting property.

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

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

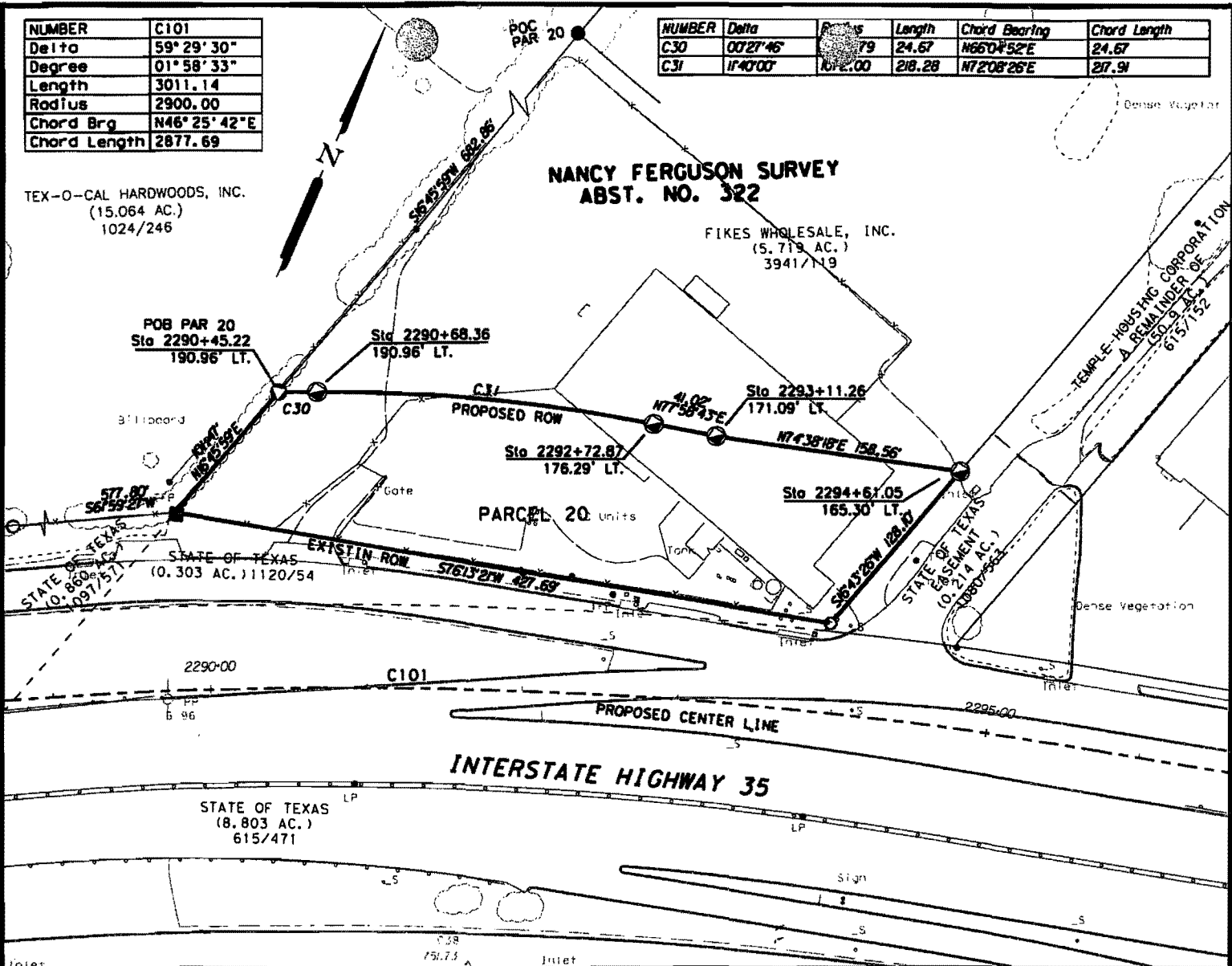
  
David R. Hartman  
Registered Professional Land Surveyor  
State of Texas No. 5264

3/9/11  
Date



NUMBER	C101
Delta	59°29'30"
Degree	01°58'33"
Length	3011.14
Radius	2900.00
Chord Brg	N46°25'42"E
Chord Length	2877.69

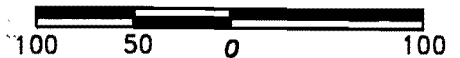
NUMBER	Delta	Length	Chord Bearing	Chord Length
C30	00°27'46"	79	N66°04'52"E	24.67
C31	11°40'00"	1612.00	N72°08'26"E	217.91



### SURVEY LEGEND

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

### SCALE IN FEET



### NOTES:

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

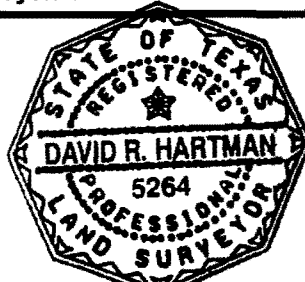
ACCESS IS PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman* 3/9/11

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



**LANDESIGN SERVICES, INC.**

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

PARCEL: 20  
HIGHWAY: IH 35  
ROW CSJ: 0015-14-124  
SCALE: 1" = 100'

ACRES 1.028  
COUNTY: Bell  
DATE: 03/09/11  
SHEET: 3 of 3

PROJECT NAME: IH35 LP 363 JOB NUMBER: 101-07-003



Parcel 20  
Highway No.: IH 35  
CSJ 0015-14-124  
Bell County  
Limits: From Nugent Ave to North LP 363

**CATEGORY I BISECTION CLAUSE**

**AND IN ADDITION THERETO:**

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

Page 1 of 3  
March 31, 2011

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

**Property Description**  
**For Parcel 108**

BEING 0.032 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE AZARIAH G. MOORE SURVEY, ABSTRACT NO. 596 IN BELL COUNTY, TEXAS AND BEING A PART OF A CALLED 0.595 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO NONNIE ROBERSON AND HUSBAND, JOSEPH ROBERSON RECORDED IN VOLUME 4743, PAGE 715 OF THE DEED RECORDS OF BELL COUNTY, TEXAS (D.R.B.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a found 1/2" iron rod on the north line of said 0.595 acre tract and the southeast corner of a called 0.3443 acre tract described in deed to Thomas Henry Edwards recorded in Volume 5971, Page 114 of the D.R.B.C.T.;

THENCE North 73°24'41" West 225.79 feet with the north line of said 0.595 acre tract and the south line of said 0.3443 acre tract to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the proposed east right-of-way line of Interstate Highway 35 (IH 35) for the **POINT OF BEGINNING**;

- (1) THENCE 64.92 feet along a curve to the right having a radius of 5017.00 feet, a delta angle of 00°44'29" and a chord bears South 16°42'47" West 64.92 feet through said 0.595 acre tract with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1);
- (2) THENCE South 16°40'57" West 34.96 feet through said 0.595 acre tract with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap on the south line of said 0.595 acre tract and the north line of a called 1.185 acre tract described in deed to Temple Econo Lodge, Inc. recorded in Document Number 200700049607 of the Official Public Records of Bell County, Texas (O.P.R.B.C.T.);
- (3) THENCE North 73°22'42" West 13.65 feet with the south line of said 0.595 acre tract and the north line of said 1.185 acre tract to a found one inch iron pipe at the south west corner of said 0.595 acre tract, the northwest corner of said 1.185 acre tract, the east line of a called 10.861 acre tract described in deed to the State of Texas recorded in Volume 615, Page 548 of the D.R.B.C.T. and the existing east right-of-way line of IH 35;

- (4) THENCE North 16°38'10" East 99.88 feet with the west line of said 0.595 acre tract and the existing east right-of-way line of IH 35 to a found 1/2" iron rod at the northwest corner of said 0.595 acre tract and the southwest corner of said 0.3443 acre tract;
- (5) THENCE South 73°24'41" East 13.76 feet with the north line of said 0.595 acre tract and the south line of said 0.3443 acre tract to the **POINT OF BEGINNING**.

This parcel contains 0.032 of an acre of land, more or less, out of the Azariah G. Moore Survey, Abstract No. 596 in Bell County, Texas.

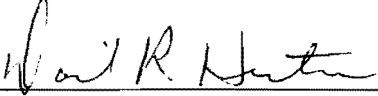
(Note 1) "The monument described as set in this call may be replaced with a Texas Department of Transportation Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by Texas Department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

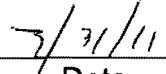
All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00015.

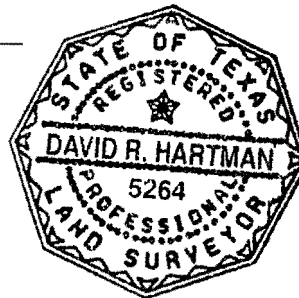
Access is permitted to highway facility from the remainder of the abutting property.

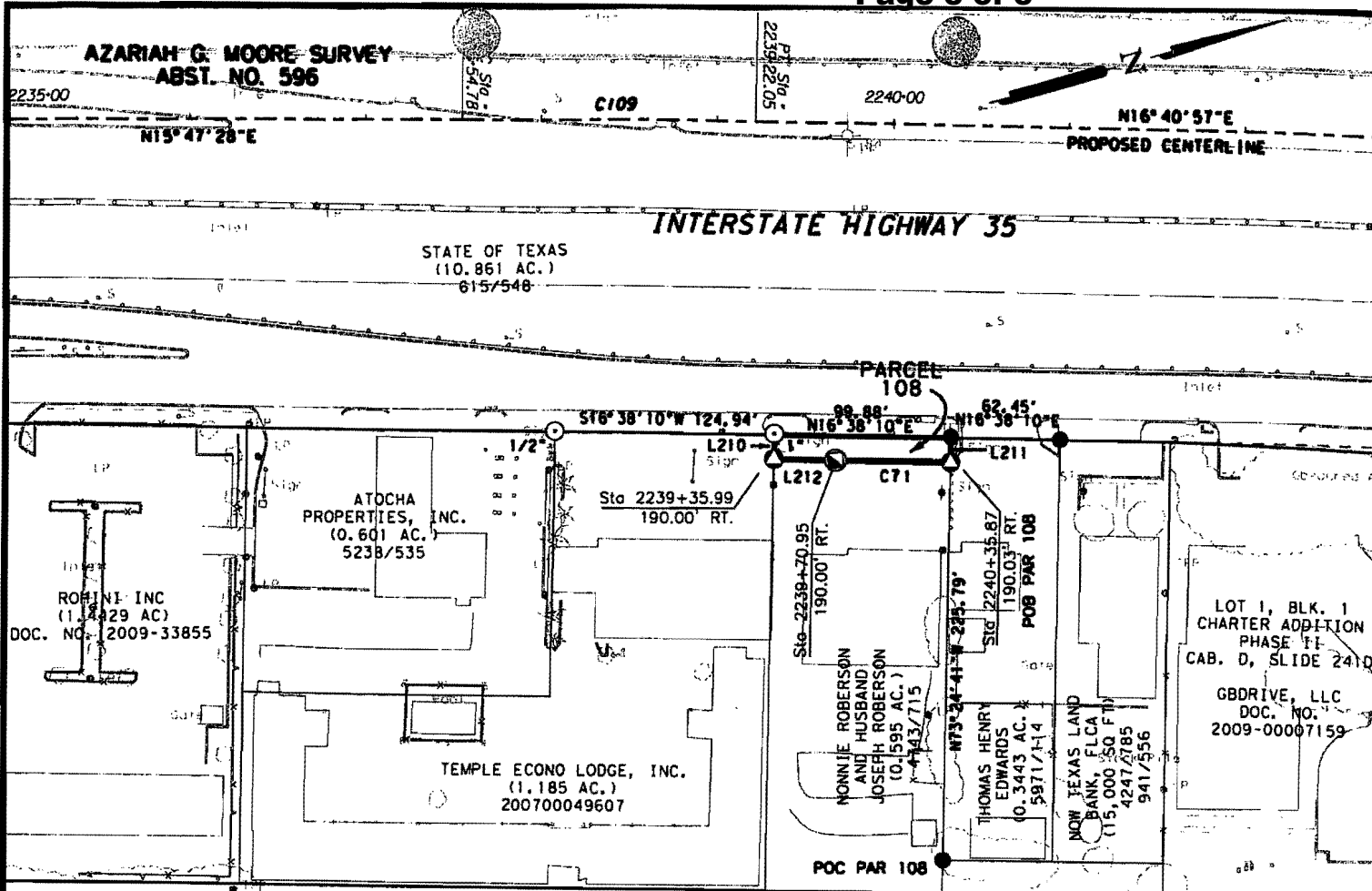
A plat of even survey date herewith accompanies this property description.

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

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

  
\_\_\_\_\_  
Date





NUMBER	DIRECTION	DISTANCE
L210	N73°22'42"W	13.65'
L211	S73°24'41"E	13.76'
L212	S16°40'57"W	34.96'

NUMBER	Delta	Radius	Length	Chord Bearing	Chord Length
C71	00°44'29"	5017.00	64.92	S16°42'47"W	64.92

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

### SURVEY LEGEND

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

### SCALE IN FEET



### NOTES:

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

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman* 7/31/11

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



**LANDESIGN  
SERVICES, INC.**

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

PARCEL: 108 ACRES 0.032  
HIGHWAY: IH 35 COUNTY: BELL  
ROW CSJ: 0015-14-123 DATE: 03/31/11  
SCALE: 1" = 100' SHEET: 3 of 3

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

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

**Property Description**  
**For Parcel 56**

BEING 0.285 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE C. S. MASTERS SURVEY, ABSTRACT NO. 550 IN BELL COUNTY, TEXAS AND BEING A PART OF THE REMAINDER OF LOTS 16 AND 17, BLOCK I OF BENTLEY'S BELLVIEW ADDITION RECORDED IN VOLUME 160, PAGE 638 OF THE DEED RECORDS OF BELL COUNTY, TEXAS (D.R.B.C.T.) AND CONVEYED IN DEED TO A. C. BOSTON RECORDED IN VOLUME 1280, PAGE 16 OF THE D.R.B.C.T.; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap (Note 1) at the southwest corner of said remainder of Lot 17, Block I, in the existing east right-of-way line of Avenue H as shown on said plat of Bentley's Bellview Addition, the existing south right-of-way line of Interstate Highway 35 (IH 35) and the southeast corner of a called 0.534 acre tract described in deed to the State of Texas recorded in Volume 602, Page 380 of the D.R.B.C.T.;

**THENCE** North 22°35'10" West 23.83 feet with the west line of the remainder of said Lot 17, Block I and the existing south right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (note 1) in the proposed south right-of-way line of IH 35 and the **POINT OF BEGINNING**;

- (1) **THENCE** North 22°35'10" West 38.17 feet with the west line of the remainder of said Lot 17, Block I and the existing south right-of-way line of IH 35 to a set 5/8" iron rod with plastic cap stamped "Landesign";
- (2) **THENCE** North 16°14'45" East 72.88 feet with the west line of the remainder of said Lot 17, Block I and the existing south right-of-way line of IH 35 to a set 5/8" iron rod with plastic cap stamped "Landesign";
- (3) **THENCE** North 70°02'45" East 245.68 feet with the west line of the remainder of said Lots 16 and 17, Block I and the existing south right-of-way line of IH 35 to a set 5/8" iron rod with plastic cap stamped "Landesign" at the northeast corner of the remainder of said Lot 16, Block I, the southeast corner of the said 0.534 acres, the northwest corner of a called 10.77 acre tract described in deed to Transit Mix Concrete and Materials Company recorded in Volume 2889, Page

92 of the D.R.B.C.T., and in the south line of a called 5.493 acre tract described in deed to the State of Texas recorded in Volume 615, Page 549 of the D.R.B.C.T. ;

- (4) THENCE South 73°09'57" East 64.25 feet with the east line of said Lot 16, Block I and the west line of said 10.77 acres to a set 5/8" iron rod with plastic cap stamped "Landesign" at the northeast corner of said Lot 16, Block I and the northwest corner of Lot 15, Block I of said Bentley's Bellview Addition;
- (5) THENCE South 16°14'45" West 10.33 feet with the east line of said Lot 16 , Block I and the west line of said Lot 15, Block I to a set 5/8" iron rod with TxDOT aluminum cap on the proposed south right-of-way line of IH 35;
- (6) THENCE 75.12 feet along a curve to the right having a radius of 1237.00 feet, a delta angle of 03°28'45", and chord bears South 74°39'22" West 75.10 feet through said Lot 16, Block I with the proposed south right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1);
- (7) THENCE 100.45 feet along a curve to the left having a radius of 1203.00 feet, a delta angle of 03°02'34", and chord bears South 74°00'13" West 100.44 feet through said Lot 16, Block I with the proposed south right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap stamped "Control of Access Point" at the Beginning of an Access Denial Line;
- (8) THENCE 37.72 feet along a curve to the left having a radius of 1203.00 feet, a delta angle of 01°47'48", and chord bears South 70°42'47" West 37.72 feet through said Lots 16 and 17, Block I with the proposed south right-of-way line of IH 35 and the Access Denial Line to a set 5/8" iron rod with TxDOT aluminum cap (Note 1);
- (9) THENCE 55.42 feet along a curve to the left having a radius of 4027.00 feet, a delta angle of 00°47'19", and chord bears South 70°12'33" West 55.42 feet through said Lot 17, Block I with the proposed south right-of-way line of IH 35 and the Access Denial Line to a set 5/8" iron rod with TxDOT aluminum cap (Note 1);
- (10) THENCE South 25°14'45" West 90.39 feet through said Lot 17, Block I with the proposed south right-of-way line of IH 35 and the Access Denial Line to the **POINT OF BEGINNING** and the End of the Access Denial Line.

This parcel contains 0.285 of an acre of land, more or less, out of the C. S. Masters Survey, Abstract No. 550 in Bell County, Texas.

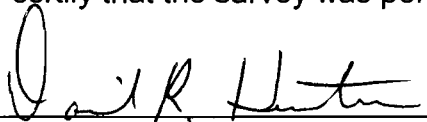
(Note 1) "The monument described as set in this call may be replaced with a Texas Department of Transportation Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by Texas Department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

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

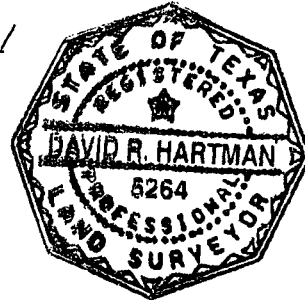
Access is prohibited across the Access Denial Line to highway facility from the remainder of the abutting property.

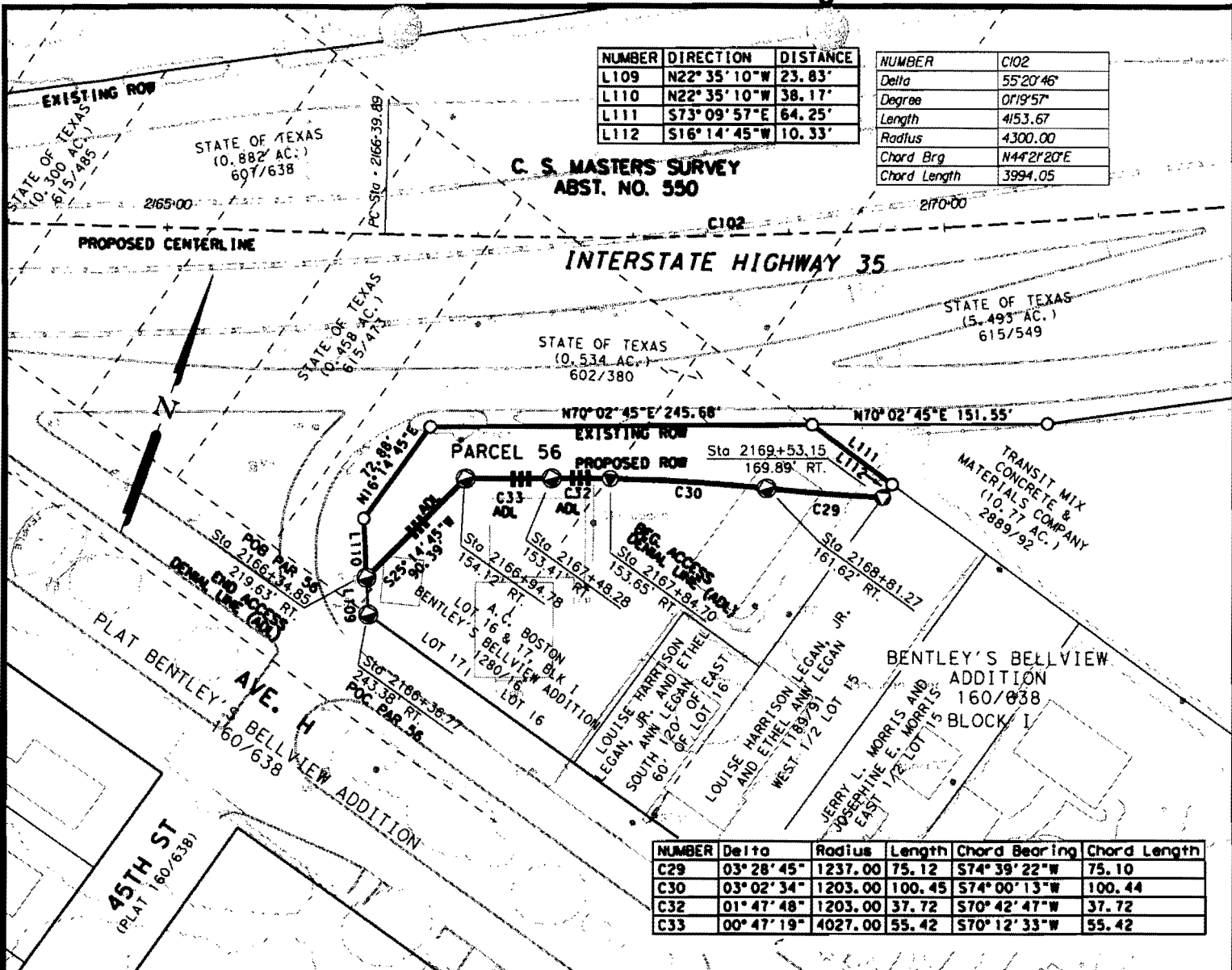
A plat of even survey date herewith accompanies this property description.

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

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

10/10/11  
Date

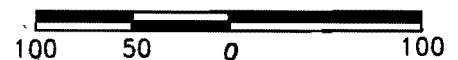




# SURVEY LEGEND

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

# SCALE IN FEET



# NOTES:

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

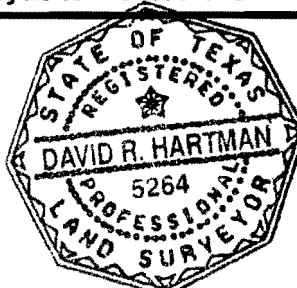
ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

David R. Hartman

Registered Professional Land Surveyor, No. 5264, State of Texas



LANDESIGN  
SERVICES, INC.

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

PARCEL: 56 ACRES 0.285  
HIGHWAY: IH 35 COUNTY: BELL  
ROW CSJ: 0015-14-123 REV: 10/10/11  
SCALE: 1" = 100' DATE: 03/31/11  
SHEET: 4 of 4

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



Parcel 56  
Highway No.: IH 35  
CSJ 0015-14-123  
Bell County  
Limits: From S LP 363 to Nugent Ave

**CATEGORY I BISECTION CLAUSE**

**AND IN ADDITION THERETO:**

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

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

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

Page 1 of 3  
March 31, 2011  
Revised October 10, 2011

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

Property Description  
For Parcel 102

BEING 0.670 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE AZARIAH G. MOORE SURVEY, ABSTRACT NO. 596 IN BELL COUNTY, TEXAS AND BEING A PART OF A CALLED LOT 1, BLOCK 1 OF THE I-35 COMMERCIAL SUBDIVISION RECORDED IN CABINET C, SLIDE 80-A OF THE PLAT RECORDS BELL COUNTY, TEXAS (P.R.B.C.T.) AND PART OF A CALLED 4.584 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO CELLA INVESTMENT GROUP RECORDED IN VOLUME 3059, PAGE 631 OF THE DEED RECORDS OF BELL COUNTY, TEXAS (D.R.B.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a found X in concrete at an angle point in the south line of Lot 1, Block 1 and on the north line of Lot 2, Block 1 of said I-35 Commercial Subdivision;

THENCE North 77°46'36" East 18.61 feet with the south line of Lot 1, Block 1 and the north line of Lot 2, Block 1 to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed west right-of-way line of Interstate Highway 35 (IH 35) for the **POINT OF BEGINNING** and the beginning of an Access Denial Line;

- (1) THENCE North 16°40'57" East 259.78 feet through Lot 1, Block 1 with the proposed west right-of-way line of IH 35 and the Access Denial Line to a set 5/8" iron rod with TxDOT aluminum cap stamped "Control of Access Point" at the end of the Access Denial Line;
- (2) THENCE North 16°40'57" East 39.61 feet through Lot 1, Block 1 with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap on the north line of Lot 1, Block 1 and the south line of a called 3.912 acre tract described in deed to Anaradhar LLC recorded in Document Number 200900017453 of the Official Public Records of Bell County, Texas (O.P.R.B.C.T.);
- (3) THENCE South 72°59'30" East 106.73 feet with the north line of Lot 1, Block 1 and the south line of said 3.912 acre tract to a found 3/4 inch iron pipe at the northeast corner of Lot 1, Block 1, the southeast corner of said 3.912 acre tract, the west line of a called 10.861 acre tract described in deed to the State of

Texas recorded in Volume 615, Page 548 of the D.R.B.C.T. and the existing west right-of-way line of IH 35;

- (4) THENCE South 16°38'10" West 260.85 feet with the east line of said Lot 1, Block 1 and the existing west right-of-way line of IH 35 to a set 5/8" iron rod with plastic cap stamped "Landesign" at the southeast corner of Lot 1, Block 1 and the northeast corner of Lot 2, Block 1;
- (5) THENCE North 73°26'51" West 38.40 feet with the south line of Lot 1, Block 1 and the north line of Lot 2, Block 1 to a set 5/8" iron rod with plastic cap stamped "Landesign";
- (6) THENCE South 77°46'36" West 78.29 feet with the south line of Lot 1, Block 1 and the north line of Lot 2, Block 1 to the **POINT OF BEGINNING**.

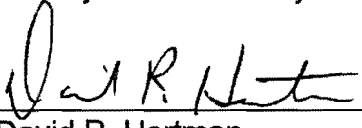
This parcel contains 0.670 of an acre of land, more or less, out of the Azariah G. Moore Survey, Abstract No. 596 in Bell County, Texas.

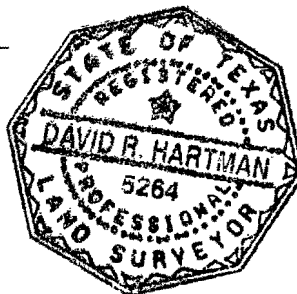
All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00015.

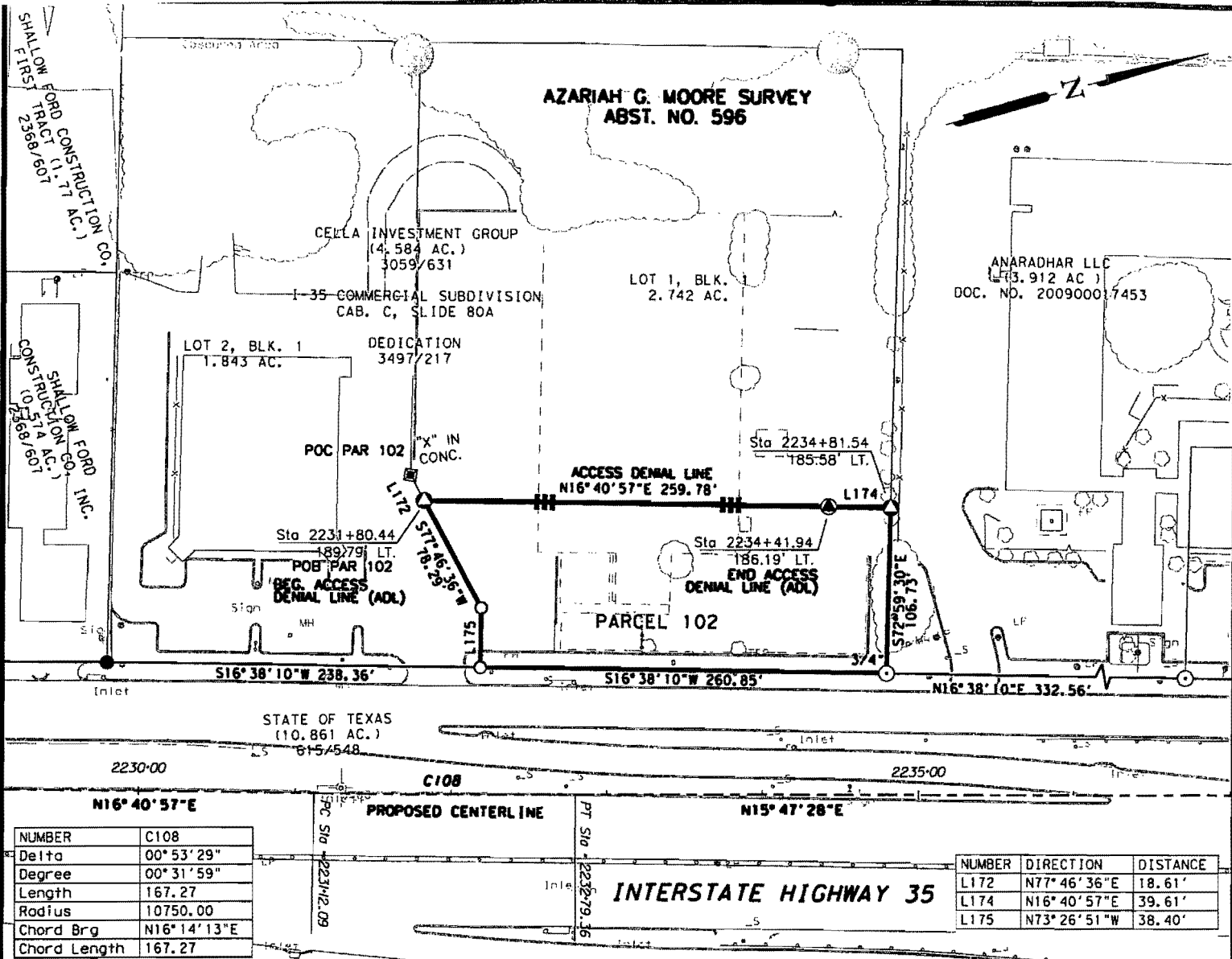
Access is prohibited across the "Access Denial Line" to highway facility from the remainder of the abutting property.

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

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

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

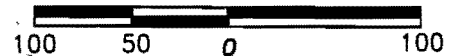




### SURVEY LEGEND

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

### SCALE IN FEET



### NOTES:

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

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

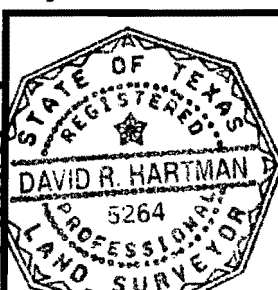
PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman* 10/10/11

David R. Hartman

Registered Professional Land Surveyor, No. 5264, State of Texas



**LANDESIGN  
SERVICES, INC.**

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

PARCEL: 102  
HIGHWAY: IH 35  
ROW CSJ: 0015-14-123  
SCALE: 1" = 100'

ACRES 0.670  
COUNTY: BELL  
REVISED: 10/10/11  
DATE: 03/31/11  
SHEET: 3 of 3

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

Page 1 of 3  
March 31, 2011

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

Property Description  
For Parcel 105

BEING 0.054 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE AZARIAH G. MOORE SURVEY, ABSTRACT NO. 596 IN BELL COUNTY, TEXAS AND BEING A PART OF THE REMAINDER OF A CALLED 0.601 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO ATOCHA PROPERTIES, INC. RECORDED IN DOCUMENT NUMBER 200600050712 OF THE REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a found PK nail at the northeast corner of the remainder of said 0.601 acre tract and on the west line of a called 0.11 acre tract described as Second Tract in deed to Temple Econo Lodge, Inc. recorded in Document Number 200700049607 of the Official Public Records of Bell County, Texas (O.P.R.B.C.T.);

THENCE North 73°25'04" West 109.99 feet with the north line of the remainder of said 0.601 acre tract and the west line of said 0.11 acre tract to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the proposed east right-of-way line of Interstate Highway 35 (IH 35) for the **POINT OF BEGINNING**;

- (1) THENCE South 16°40'57" West 172.99 feet through the remainder of said 0.601 acre tract with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap on the south line of the remainder of said 0.601 acre tract and the north line of a called 1.4429 acre tract described in deed to Rohini Inc. recorded in Document Number 2009-33855 of the Real Property Records of Bell County, Texas;
- (2) THENCE North 73°37'59" West 13.40 feet with the south line of the remainder of said 0.601 acre tract and the north line of said 1.4429 acre tract to a found one inch iron pipe at the southwest corner of the remainder of said 0.601 acre tract, the northwest corner of a said 1.4429 acre tract, the east line of a called 10.861 acre tract described in deed to the State of Texas recorded in Volume 615, Page 548 of the D.R.B.C.T. and the existing east right-of-way line of IH 35;

- (3) THENCE North 16°38'10" East 173.04 feet with the west line of the remainder of said 0.601 acre tract and the existing east right-of-way line of IH 35 to found PK nail at the northwest corner of the remainder of said 0.601 acre tract and on the west line of said 0.11 acre tract;
- (4) THENCE South 73°25'04" East 13.54 feet with the north line of the remainder of said 0.601 acre tract and the west line of said 0.11 acre tract to the **POINT OF BEGINNING**.

This parcel contains 0.054 of an acre of land, more or less, out of the Azariah G. Moore Survey, Abstract No. 596 in Bell County, Texas.

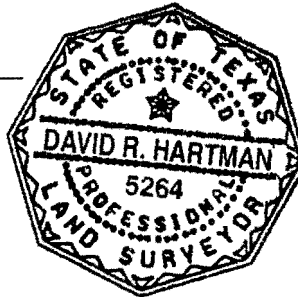
All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00015.

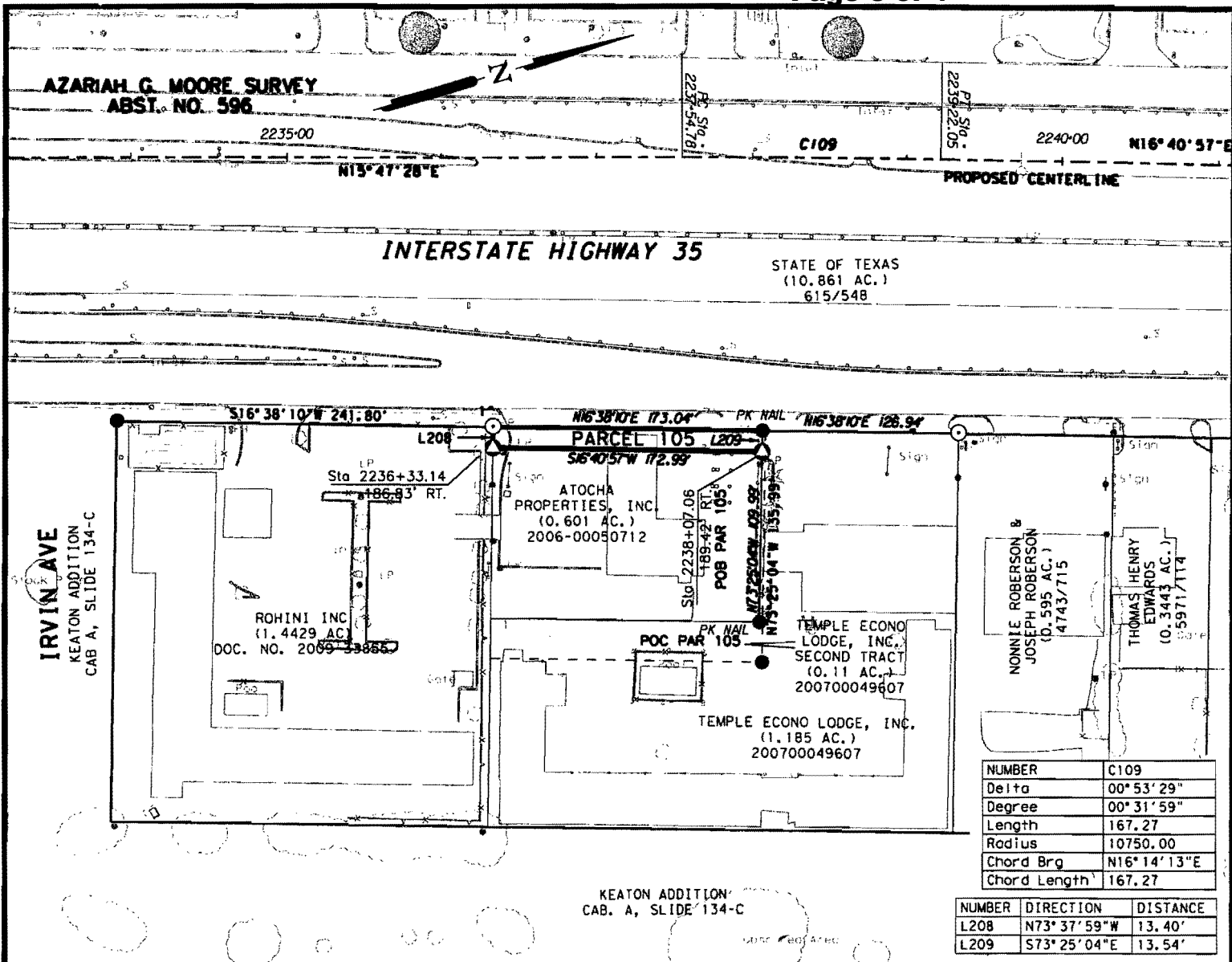
Access is permitted to highway facility from the remainder of the abutting property.

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

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

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

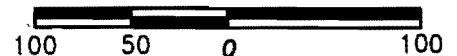




### SURVEY LEGEND

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

### SCALE IN FEET



### NOTES:

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

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

David R. Hartman

Registered Professional Land Surveyor, No. 5264, State of Texas



### LANDESIGN SERVICES, INC.

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

PARCEL: 105 ACRES 0.054  
HIGHWAY: IH 35 COUNTY: BELL  
ROW CSJ: 0015-14-123 DATE: 03/31/11  
SCALE: 1" = 100' SHEET: 3 of 3

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

Parcel 105  
Highway No.: IH 35  
CSJ 0015-14-123  
Bell County  
Limits: From South Loop 363 to Nugent Ave

**CATEGORY I BISECTION CLAUSE**

**AND IN ADDITION THERETO:**

Title to all of that Metal Canopy, said improvement being bisected by the proposed east right of way line, with the result that the portion of the said improvement lying adjacent to the said right of way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvement.

Title to all of that Northerly Metal Sign Pole, said improvement being bisected by the proposed east right of way line, with the result that the portion of the said improvement lying adjacent to the said right of way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvement.

Title to all of Plastic Texaco Sign Facing attached to the Northerly Metal Sign Pole, said improvement being bisected by the proposed east right of way line, with the result that the portion of the said improvement lying adjacent to the said right of way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvement.

Title to all of the Plastic Price Sign Facing attached to the Northerly Metal Sign Pole, said improvement being bisected by the proposed east right of way line, with the result that the portion of the said improvement lying adjacent to the said right of way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvement.



September, 2010  
Parcel 304  
Page 1 of 6 Pages

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

**Property Description for Parcel 304**

Being a 0.1104 acre (4,810 square feet) parcel of land situated in the John Flowers Survey, Abstract 269, Harris County, Texas and being out of the residue of a called 0.5343 acre tract of land conveyed to Rusche Properties I, LLC described in deed dated March 31, 1999 and recorded under File Number T635299, Film Code Number 524-76-3628 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.); said 0.1104 acre tract being more particularly described as follows, with all bearings based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983 (1993 Adjustment). All distances and coordinates are surface and may be converted to grid by dividing by the combined adjustment factor of 1.00013.

COMMENCING at a point for the northeast corner of the residue of said 0.5343 acre tract, the northwest corner of the residue of a called 0.5566 acre tract of land conveyed to Duong Van Dang and Yen Dang described in deed recorded under File Number J795603, Film Code Number 100-92-2015 of said H.C.O.P.R.R.P., and being in the existing southerly right-of-way line of Milwee Street (width varies) as recorded under Volume 7, Page 67 of the Harris County Map Records (H.C.M.R.) and File Numbers N067122 and P981063 of said H.C.O.P.R.R.P., from which a found 5/8-inch iron rod bears North 03°05'09" West, 5.00 feet; thence as follows:

South 03°05'09" East, along the line common to the residue of said 0.5343 acre tract and the residue of said 0.5566 acre tract, a distance of 190.65 feet to a 5/8-inch iron rod with TxDOT aluminum cap set at the point of intersection with the proposed easterly right-of-way line of U.S. 290 (width varies), and being the POINT OF BEGINNING (N=13,865,011.72, E=3,087,925.08), and being at Baseline Station 2838+20.12, 164.75 feet left;

September, 2010  
Parcel 304  
Page 2 of 6 Pages

- 1) THENCE, South 03°05'09" East, continuing along the line common to the residue of said 0.5343 acre tract and the residue of said 0.5566 acre tract, a distance of 36.31 feet to a point for the southeast corner of the residue of said 0.5343 acre tract, also being the southwest corner of the residue of said 0.5566 acre tract, and being in the existing easterly right-of-way line of said U.S. 290 (width varies) as conveyed to the State of Texas in 3 tracts: a tract designated Parcel 10Y described in deed recorded in Volume 4132, Page 70 of the Harris County Deed Records (H.C.D.R.), a tract designated Parcel 11Y described in deed recorded in Volume 4029, Page 250 of said H.C.D.R., and a tract designated Parcel 12Y described in deed recorded in Volume 4427, Page 579 of said H.C.D.R., from which a found 1/2-inch iron rod bears North 03°05'09" West, 1.06 feet;
- 2) THENCE, North 44°55'13" West, along said existing easterly right-of-way line of U.S. 290, a distance of 258.48 feet to a point for the southwest corner of the residue of said 0.5343 acre tract, and being a southerly cut-back corner;
- 3) THENCE, North 03°05'09" West, along an existing cut-back line, a distance of 19.07 feet to a 5/8-inch iron rod with TxDOT aluminum cap set at the point of intersection with the aforementioned proposed easterly right-of-way line of U.S. 290, and being at Baseline Station 2835+77.75, 162.54 feet left;\*\*

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

- 4) South 47°40'48" East, a distance of 200.38 feet to a PK nail set for the beginning of a tangent curve to the right at Baseline Station 2837+75.28, 164.20 feet left;\*\*
- 5) Southeasterly, along the arc of said curve to the right having a Central Angle of 00°51'49"; a Radius of 3,021.00 feet; a Chord Bearing and Distance of South 47°14'53" East, 45.53 feet and an arc distance of 45.53 feet to the POINT OF BEGINNING, containing an area of 0.1104 of one acre (4,810 square feet) of land.

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

September, 2010  
Parcel 304  
Page 3 of 6 Pages

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

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

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



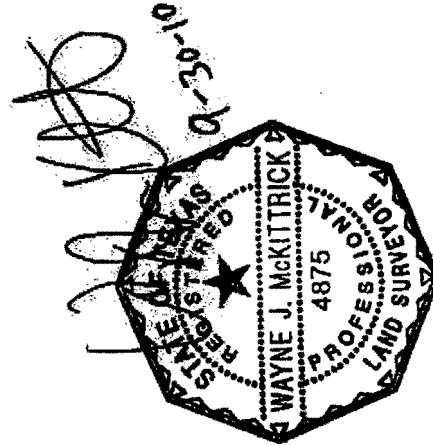
9/30/2010 8:52:17 AM ...\\seg\*3\*213\US290Pdr304A.dgn

**LEGEND**

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

**NOTES:**

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

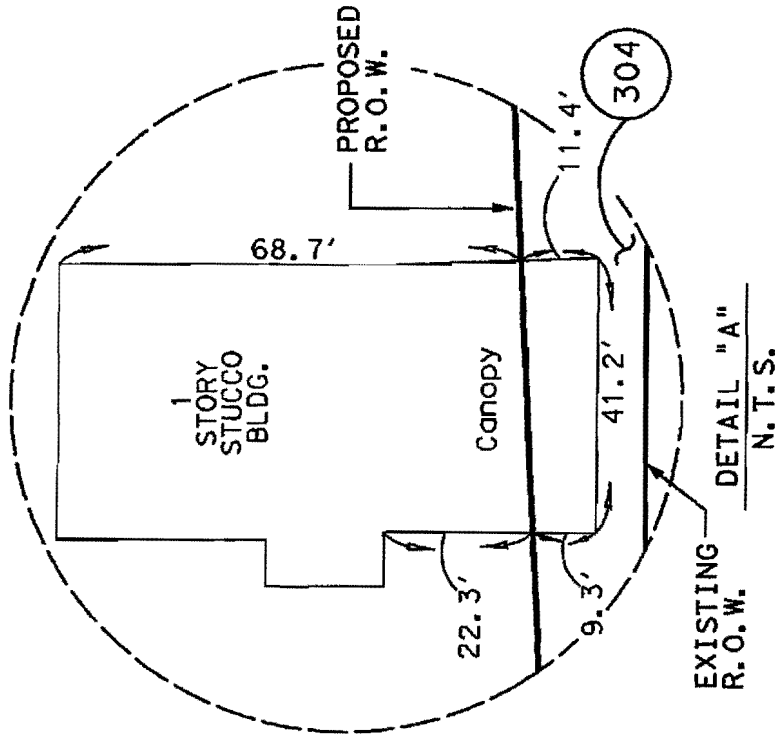
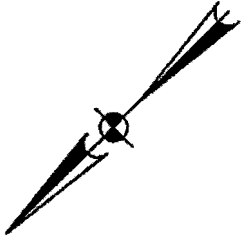


REVISIONS			
No.	DATE	DESCRIPTION	
EXISTING		TAKING	REMAINING
0.5145 AC. (CALC.)	0.1104 AC. 4,810 S.F.	0.4041 AC. LT.	
PARCEL PLAT SHOWING PARCEL 304 RCSJ: 0271-14-225			
COUNTY: HARRIS		DATE: SEPT. 2010	
HIGHWAY: IH 610		SCALE: 1" = 50'	

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



9/30/2010 8:52:59 AM ... \Seg\3\213\Us290P\304C.dgn



PARCEL PLAT SHOWING  
PARCEL 304

RCSJ: 0271-14-225

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



**SURVCON INC.**

PROFESSIONAL SURVEYORS  
5757 WOODWAY, HOUSTON, TEXAS 77057  
PH: (713) 780-4123

SHEET 6 OF 6

County: Harris  
Parcel: 304  
ROW CSJ: 0271-14-225  
I.H. 610: West of West 34<sup>th</sup> St. on US 290  
To North and South of US 290 on IH 610 (Segment 3)

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

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

County: Harris  
Parcel: 304  
ROW CSJ: 0271-14-225  
I.H. 610: West of West 34<sup>th</sup> St. on US 290  
To North and South of US 290 on IH 610 (Segment 3)

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

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



County: Harris  
Parcel: 304  
ROW CSJ: 0271-14-225  
I.H. 610: West of West 34<sup>th</sup> St. on US 290  
To North and South of US 290 on IH 610 (Segment 3)

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

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

County: Harris  
Parcel: 304  
ROW CSJ: 0271-14-225  
I.H. 610: West of West 34<sup>th</sup> St. on US 290  
To North and South of US 290 on IH 610 (Segment 3)

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

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

Revised: April 25, 2011  
September, 2010  
Parcel 311  
Page 1 of 6 Pages

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

Property Description for Parcel 311

Being a 0.5036 acre (21,936 square feet) parcel of land situated in the John Flowers Survey, Abstract 269, Harris County, Texas and being out of the residue of a called 8.6285 acre tract of land conveyed to Treeline Partners, Ltd. in deed dated March 28, 1994 and recorded under File Number P779552, Film Code Number 093-80-0931 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.), also being a portion of Restricted Reserves "A", "C", and "D", Two Ninety-Thirty Fourth Center, a subdivision situated in said Harris County according to the map or plat thereof recorded under Film Code Number 359095 of the Harris County Map Records (H.C.M.R.), said 0.5036 acre tract being more particularly described as follows, with all bearings based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983 (1993 Adjustment). All distances and coordinates are surface and may be converted to grid by dividing by the combined adjustment factor of 1.00013.

COMMENCING at a 5/8-inch iron rod found for the southeast corner of the residue of said 8.6285 acre tract, being the southwest corner of a called 2.4123 acre tract of land conveyed to B&G Realty, Inc. in deed recorded under File Number S005162, Film Code Number 509-06-2361 of said H.C.O.P.R.R.P., and being in the northerly line of a called 0.6192 acre tract of land conveyed to Supreme Interests, Inc. in deed recorded under File Number 20100461817, Film Code Number 074-59-0901 of said H.C.O.P.R.R.P.; thence as follows:

South 86°54'53" West, along the line common to the residue of said 8.6285 acre tract and said 0.6192 acre tract, a distance of 36.31 feet to a 5/8-inch iron rod with TxDOT aluminum cap set at the point of intersection with the proposed easterly right-of-way line of U.S. 290 (width varies), and being the POINT OF BEGINNING (N=13,863,718.66, E=3,089,271.06), and being at Baseline Station 2856+81.80, 200.91 feet left;

Revised: April 25, 2011  
September, 2010  
Parcel 311  
Page 2 of 6 Pages

- 1.) THENCE, South 86°54'53" West, continuing along the line common to the residue of said 8.6285 acre tract and said 0.6192 acre tract, a distance of 86.22 feet to a 5/8-inch iron rod found for the southwesterly corner of the residue of said 8.6285 acre tract, also being the northwesterly corner of said 0.6192 acre tract, and being in the existing easterly right-of-way line of U.S. 290 (width varies) as conveyed to the State of Texas as Parcel 22Y in deed recorded in Volume 7449, Page 576 of the Harris County Deed Records (H.C.D.R.);
- 2.) THENCE, North 44°55'13" West, along said existing easterly right-of-way line of U.S. 290, a distance of 378.30 feet to a point for the most westerly corner of the residue of said 8.6285 acre tract, also being the southwesterly corner of a called 0.6254 acre tract of land conveyed to Morgan Land Company in deed recorded under File Number Y095717, Film Code Number 596-42-1516 of said H.C.O.P.R.R.P.;
- 3.) THENCE, North 45°02'42" East, along the line common to the residue of said 8.6285 acre tract and said 0.6254 acre tract, a distance of 49.87 feet to a PK nail set at the point of intersection with the aforementioned proposed easterly right-of-way line of U.S. 290, being at Baseline Station 2852+45.96, 186.54 feet left;

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

- 4.) South 44°55'13" East, a distance of 86.24 feet to an "X" in concrete set at the beginning of a tangent curve to the left, being at Baseline Station 2853+32.20, 186.54 feet left;\*\*
- 5.) Southeasterly, along the arc of said curve to the left, having a Central Angle of 03°15'14"; a Radius of 2,979.00 feet; a Chord Bearing and Distance of South 46°32'50" East, 169.16 feet and an arc distance of 169.18 feet to an "X" in concrete set for a point of tangency at Baseline Station 2855+01.28, 191.35 feet left;\*\*
- 6.) South 48°10'27" East, passing at a distance of 41.84 feet a 5/8-inch iron rod with TxDOT aluminum cap stamped "ADL" set for the beginning of an Access Denial Line, and continuing along said Access Denial Line for a total distance of 116.05 feet to an "X" in concrete set at the beginning of a tangent curve to the right, being at Baseline Station 2856+17.15, 197.93 feet left;\*\*

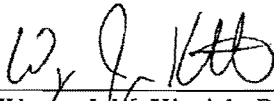
Revised: April 25, 2011  
September, 2010  
Parcel 311  
Page 3 of 6 Pages

- 7.) Southeasterly, along the arc of said curve to the right, and continuing along said Access Denial Line, having a Central Angle of  $01^{\circ}13'39''$ ; a Radius of 3,021.00 feet; a Chord Bearing and Distance of South  $47^{\circ}33'37''$  East, 64.72 feet and an arc distance of 64.72 feet to the POINT OF BEGINNING, containing an area of 0.5036 of one acre (21,936 square feet) of land.

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

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

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

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

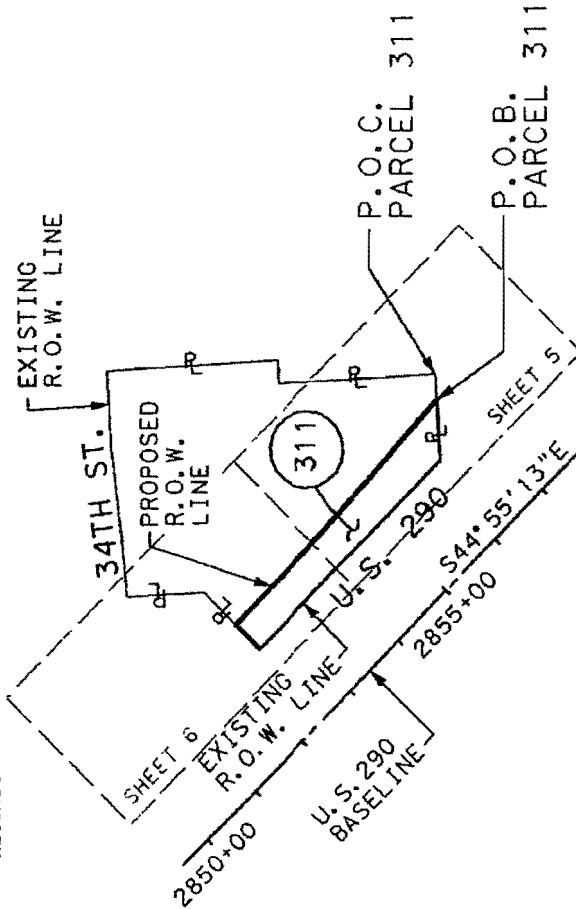
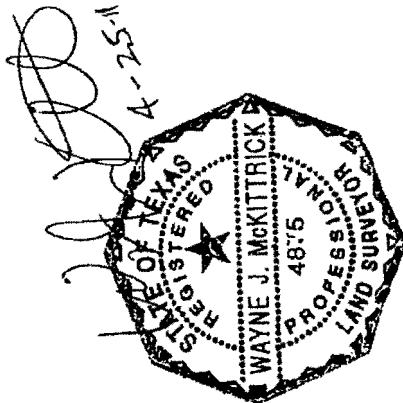


**LEGEND**

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

**NOTES:**

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



WHOLE PROPERTY INSET

N.T.S.

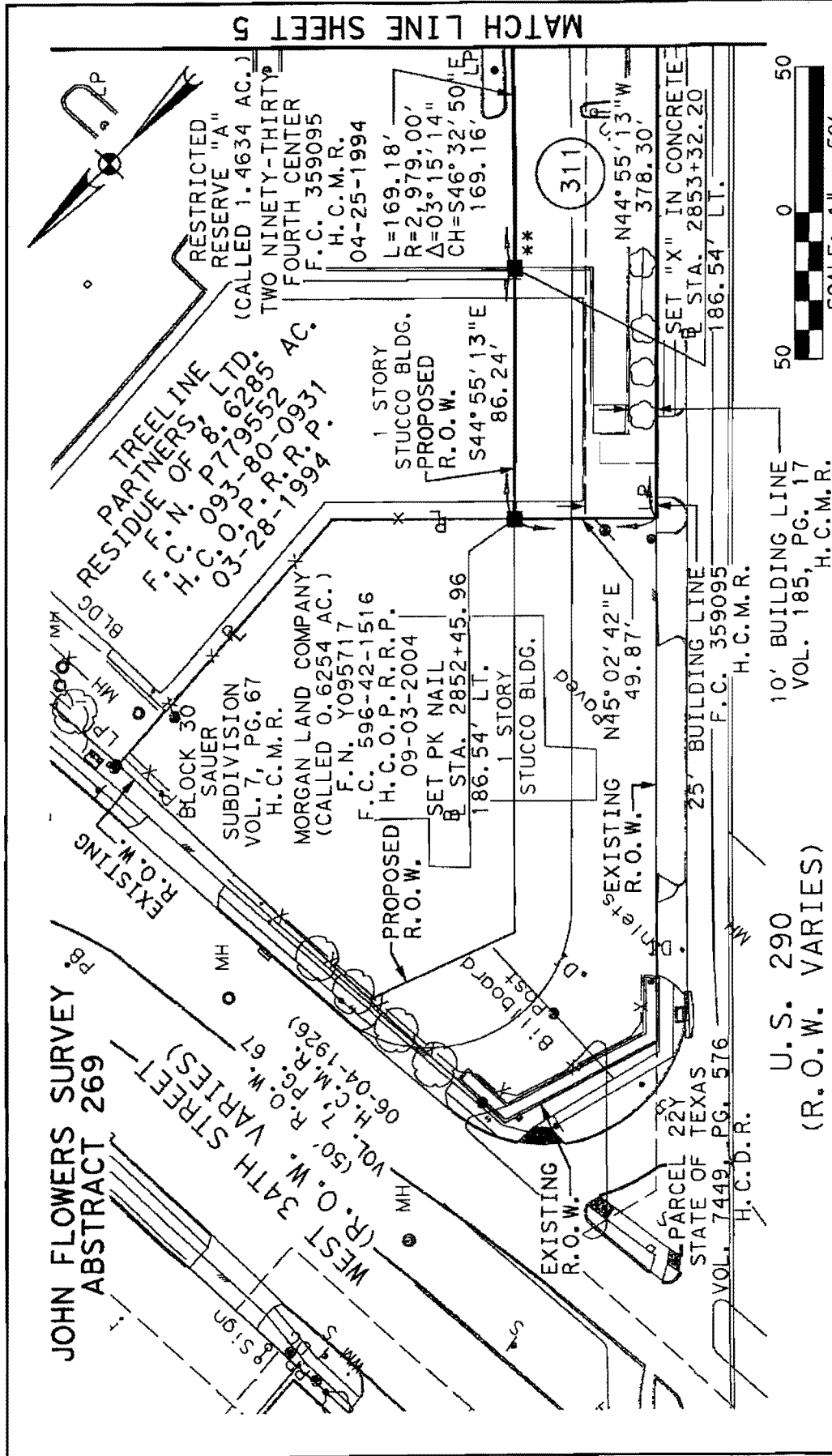
REVISIONS			
No.	DATE	DESCRIPTION	
1	4/25/11	UPDATED ADJOINER DEED INFORMATION	
EXISTING		TAKING	REMAINING
3.181 AC. (CALC.)	0.5036 AC.	21,936 S.F.	2.677 AC. LT.
PARCEL PLAT SHOWING PARCEL 311			
RCSJ: 0271-14-225			

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



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





**PARCEL PLAT SHOWING**  
**PARCEL 311**  
 RCSJ: 0271-14-225

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

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



County: Harris  
Parcel: 311  
ROW CSJ: 0271-14-225  
I.H. 610: West of West 34<sup>th</sup> St. on US 290  
To North and South of US 290 on IH 610 (Segment 3)

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

Title to all of that Masonry Restaurant Building, also referenced as a 1 story stucco bldg. on page 5 of 6 of the foregoing legal description, located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed northeasterly right of way line, with the result that the portion of the said improvement lying adjacent to the said right of way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvements.

County: Harris

Parcel: 311

ROW CSJ: 0271-14-225

Project Limits: West of West 34<sup>th</sup> St. on US 290

To North and South of US 290 on IH 610 (Segment 3)

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

Title to a portion of that Masonry Retail Building, also referenced as a 1 story stucco bldg. on page 6 of 6 of the foregoing legal description, located on the remainder of the herein described parcel, said improvement being bisected by the proposed northeasterly right of way line, with the result that the portion of the said improvement lying between the hereinafter described cut line and the new northeasterly right of way line would be in such a condition that it could not be adequately reconstructed at such location, said cut line being located parallel to and 25 feet northeast of the proposed northeast right of way line, plus the temporary right of enter upon the said remaining property for the sole purpose of making the necessary cut along said cut line and removing all of the described portion of the said improvement.

County: Harris

Parcel: 311

ROW CSJ: 0271-14-225

Project Limits: West of West 34<sup>th</sup> St. on US 290

To North and South of US 290 on IH 610 (Segment 3)

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

Title to a portion of that Masonry Entry Canopy, also referenced as a 1 story stucco bldg. on page 6 of 6 of the foregoing legal description, located on the remainder of the herein described parcel, said improvement being bisected by the proposed northeasterly right of way line, with the result that the portion of the said improvement lying between the hereinafter described cut line and the new northeasterly right of way line would be in such a condition that it could not be adequately reconstructed at such location, said cut line being located parallel to and 25 feet northeast of the proposed northeast right of way line, plus the temporary right of enter upon the said remaining property for the sole purpose of making the necessary cut along said cut line and removing all of the described portion of the said improvement.

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

Page 1 of 3  
9 May 2011

Description of Parcel 7

BEING 0.7063 acre (30,768 square feet) of land situated in the Lowry Cobb Survey, Abstract No. 284, Denton County, Texas and being a portion of a certain tract of land described as "Tract 3" in deed to Ironhorse Properties #1, Ltd. recorded in Document No. 2004-125492 of the Official Records of Denton County, Texas (O.R.D.C.T.), said 0.7063 acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a bent 3/8 inch iron rod found for the southwest corner of Lot 1, Block C of the E.K. Presley Subdivision recorded in Volume 387, Page 525 of the Deed Records of Denton County, Texas (D.R.D.C.T.) and the northwest corner of said "Tract 3";

THENCE, South 89°46'48" East, along the south line of said Block C and the north line of said "Tract 3", at a distance of 313.50 feet passing the southeast corner of Lot 5 of said Block C and the southwest corner of Lot 7R, Block C of the E.K. Presley Subdivision recorded in Cabinet C, Page 147 of the Plat Records of Denton County, Texas (P.R.D.C.T.), from which a found 1/2 inch iron rod with cap bears South 32°36'40" West, 2.20 feet, continuing with the same course along the south line of said Lot 7R and the north line of said "Tract 3" for a total distance of 328.92 feet to a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" set on the proposed westerly right of way line of Interstate Highway 35E, being the northwest corner and the POINT OF BEGINNING of the herein described parcel; \*\*

- 1) THENCE, South 89°46'48" East, continuing along the south line of said Lot 7R and the north line of said "Tract 3", a distance of 215.82 feet to a 1/2 inch iron rod found on the existing westerly right of way line of Interstate Highway 35E, as recorded in Volume 460, Page 486 and Volume 479, Page 602, D.R.D.C.T., being the southeast corner of said Lot 7R, the northeast corner of said "Tract 3", and the northeast corner of the herein described parcel;
- 2) THENCE, South 13°28'06" East, along the existing westerly right of way line of Interstate Highway 35E, a distance of 131.06 feet to a PK nail found for the northeast corner of a certain tract of land described in deed to City of Hickory Creek recorded in Volume 778, Page 849, D.R.D.C.T., the southeast corner of said "Tract 3", and the southeast corner of the herein described parcel, from which a found 1/2 inch iron rod bears North 24°28'57" East, 0.41 feet;
- 3) THENCE, South 81°50'43" West, along the north line of said City of Hickory Creek tract and the south line of said "Tract 3", a distance of 210.30 feet to a 5/8 inch iron rod with TxDOT aluminum cap set on the proposed westerly right of way line of Interstate Highway 35E, being the southwest corner of the herein described parcel; \*\*

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

Page 2 of 3  
9 May 2011

Description of Parcel 7

- 4) THENCE, North  $13^{\circ}34'25''$  West, along the proposed westerly right of way line of Interstate Highway 35E, a distance of 162.66 feet to the POINT OF BEGINNING and containing 0.7063 acre (30,768 square feet) of land.

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

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



Date: 9 day of May, 2011

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

Scott M. Fertak  
Registered Professional Land Surveyor  
No. 5257

A PLAT OF A SURVEY OF PARCEL 7  
FOR INTERSTATE HIGHWAY 35E,  
BEING 0.7063 ACRE (30.768  
SQUARE FEET) OF LAND IN THE  
LOWRY COBB SURVEY.  
ABSTRACT NO.284,  
DENTON COUNTY, TEXAS.

September, 2010  
Parcel 305  
Page 1 of 5 Pages

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

**Property Description for Parcel 305**

Being a 0.0760 acre (3,309 square feet) parcel of land situated in the John Flowers Survey, Abstract 269, Harris County, Texas and being out of the residue of a called 0.5566 acre tract of land conveyed to Duong Van Dang and Yen Dang described in deed dated October 29, 1984 and recorded under File Number J795603, Film Code Number 100-92-2015 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.); said 0.0760 acre tract being more particularly described as follows, with all bearings based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983 (1993 Adjustment). All distances and coordinates are surface and may be converted to grid by dividing by the combined adjustment factor of 1.00013.

COMMENCING at a 5/8-inch iron rod found for the northwest corner of a called 2.4970 acre tract of land conveyed to LAL Investments, LLC described in deed recorded under File Number 20070652234, Film Code Number 051-39-0727 of said H.C.O.P.R.R.P., and being an angle point in the existing southerly right-of-way line of Milwee Street (width varies) as recorded under Volume 7, Page 67 of the Harris County Map Records (H.C.M.R.) and File Number P981063 of said H.C.O.P.R.R.P.; thence as follows:

South 03°08'22" East, along the line common to said existing southerly right-of-way line of Milwee Street and the westerly line of said 2.4970 acre tract, passing at a distance of 5.00 feet an angle point in said existing southerly right-of-way line of Milwee Street and being the northeast corner of the residue of said 0.5566 acre tract, and continuing along the line common to the residue of said 0.5566 acre tract and said 2.4970 acre tract, for a total distance of 290.09 feet to an "X" in concrete set at the point of intersection with the proposed easterly right-of-way line of U.S. 290 (width varies), and being the POINT OF BEGINNING (N=13,864,922.08, E=3,088,016.81), and being at Baseline Station 2839+46.44, 163.74 feet left;

September, 2010  
Parcel 305  
Page 2 of 5 Pages

- 1.) THENCE, South 03°08'22" East, continuing along the line common to the residue of said 0.5566 acre tract and said 2.4970 acre tract, a distance of 38.83 feet to a point for the southeast corner of the residue of said 0.5566 acre tract, also being the most westerly corner of said 2.4970 acre tract, and being in the existing easterly right-of-way line of said U.S. 290 (width varies) as conveyed to the State of Texas as a tract described as Parcel 13Y in deed recorded in Volume 4419, Page 477 of the Harris County Deed Records (H.C.D.R.), from which a found 5/8-inch iron rod bears North 00°40'36" West, 1.21 feet;
- 2.) THENCE, North 44°55'13" West, along said existing easterly right-of-way line of U.S. 290, a distance of 130.14 feet to a point for the southwest corner of the residue of said 0.5566 acre tract, also being the southeast corner of the residue of a called 0.5343 acre tract of land conveyed to Rusche Properties I, LLC described in deed recorded under File Number T635299, Film Code Number 524-76-3628 of said H.C.O.P.R.R.P., from which a found 1/2-inch iron rod bears North 03°05'09" West, 1.06 feet;
- 3.) THENCE, North 03°05'09" West, along the line common to the residue of said 0.5566 acre tract and the residue of said 0.5343 acre tract, a distance of 36.31 feet to a 5/8-inch iron rod with TxDOT aluminum cap set at the point of intersection with the aforementioned proposed easterly right-of-way line of U.S. 290, being the beginning of a non-tangent curve to the right, and being at Baseline Station 2838+20.12, 164.75 feet left;

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

- 4.) Southeasterly, along the arc of said curve to the right having a Central Angle of 01°53'46"; a Radius of 3,021.00 feet; a Chord Bearing and Distance of South 45°52'06" East, 99.97 feet and an arc distance of 99.98 feet to a cotton spindle set for a point of tangency, and being at Baseline Station 2839+18.59, 164.21 feet left;\*\*
- 5.) South 44°55'13" East, a distance of 28.28 feet to the POINT OF BEGINNING, containing an area of 0.0760 of one acre (3,309 square feet) of land.

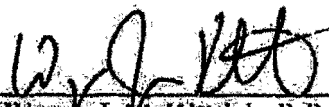
**\*\* The monument described and set in this call may be replaced with a TxDOT Type II Right-of-way marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.**



September, 2010  
Parcel 305  
Page 3 of 5 Pages

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

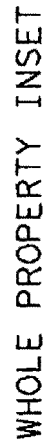
I, Wayne J. McKittrick, a Registered Professional Land Surveyor, hereby certify that the legal description above and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

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



**NOTES:**

- | R <sub>L</sub> | = | PROPERTY LINE                    |
|----------------|---|----------------------------------|
| I. R.          | = | IRON ROD                         |
| I. P.          | = | IRON PIPE                        |
| P. O. B.       | = | POINT OF BEGINNING               |
| P. O. C.       | = | POINT OF COMMENCEMENT            |
| H. C. D. R.    | = | HARRIS COUNTY DEED RECORDS       |
| H. C. M. R.    | = | HARRIS COUNTY MORTGAGE RECORDS   |
| O. P. R. R. P. | = | OFFICIAL PUBLIC RECORDS OF PLATS |
| H. C. C. R.    | = | HARRIS COUNTY CLERK'S RECORDS    |



51-10000

**SHEET 4 OF 5**

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (1993 ADJUSTMENT). (ALL FOUND MONUMENTS HEREON WERE TIED TO THE HORIZONTAL CONTROL POINTS ESTABLISHED FOR TXDOT ALONG THE US 290 CORRIDOR). ALL COORDINATES AND DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

2. DRAWINGS ARE BASED ON ABSTRACTING PERFORMED  
JUNE, 2007.

**3. DRAWINGS ARE BASED ON FIELD SURVEYS PERFORMED JUNE 2007 THROUGH OCTOBER 2008.**

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

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

**SURVCON INC.**

**PROFESSIONAL SURVEYORS**  
5757 WOODWAY, HOUSTON, TEXAS 77055  
PH. (713) 780-4123

MILWEE STREET  
(R.O.W. VARIES)  
VOL. 7, PG. 67  
H.C.M.R.

RUSCHE PROPERTIES I, LLC  
(RESIDUE OF  
CALLED 0.5343 AC.)  
F.N. T635299  
F.C. 524-76-3628  
H.C.O.P.R.P. 03-31-1999

CITY OF HOUSTON  
F.N. P981063  
H.C.O.P.R.P. SEE  
EXISTING  
R.O.W.  
DETAIL "A"

STA. 2838+20.12  
164.75' LT.  
FND. 1 1/2" I.R.  
N03°05'09"W  
1.06'  
PARCEL 11Y  
STATE OF TEXAS  
VOL. 4029  
PG. 250  
H.C.D.R.

DUONG VAN DANG &  
YEN DANG  
(RESIDUE OF  
CALLED 0.5566 AC.)  
F.N. J795603  
F.C. 100-92-2015  
H.C.O.P.R.P.  
10-29-1984

PARCEL 12Y  
STATE OF TEXAS  
VOL. 4427, PG. 579  
H.C.D.R.

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

U.S. 290 BASELINE 2840+00

PARCEL 13Y  
STATE OF TEXAS  
VOL. 4419, PG. 477  
H.C.D.R.

JOHN FLOWERS SURVEY  
ABSTRACT 269

P.O.C. PARCEL 305  
FND. 5/8" I.R.  
SET COTTON SPINDLE  
STA. 2839+18.59

S44°55'13"E  
28.28'

P.O.B. PARCEL 305  
SET "X" IN CONCRETE  
STA. 2839+46.44  
163.74' LT.  
N=13,864,922.08  
E=3,088,016.81

S03°08'22"E  
38.83'

FND. 5/8" I.R.  
N00°40'36"W, 1.21'

LAL INVESTMENTS, LLC  
(CALLED 2.4970 AC.)  
F.N. 20070652234  
F.C. 051-39-0727  
H.C.O.P.R.P.  
10-26-2007

EXISTING  
R.O.W.  
L=99.98'  
R=3,021.00'  
Δ=01°53'46"  
CH=S45°52'06"E  
99.97'

STUCCO  
BLDG.

1 STORY  
STUCCO BLDG.  
PROPOSED  
R.O.W.

EXISTING  
R.O.W.

DETAIL "A"

N.T.S.

DETAIL "A"

N.T.S.

DETAIL "A"

N.T.S.

DETAIL "A"

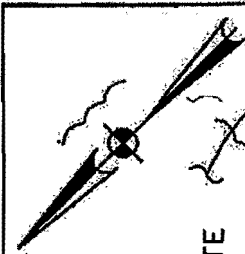
N.T.S.

DETAIL "A"

N.T.S.

DETAIL "A"

N.T.S.



PARCEL PLAT SHOWING  
PARCEL 305  
RCSJ: 0271-14-225

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



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

SHEET 5 OF 5

9:26:23 AM 9/30/2010 \*\*\*\Seg\3\213\US290P\0305B.dgn

County: Harris  
Parcel: 305  
ROW CSJ: 0271-14-225  
I.H. 610: West of West 34<sup>th</sup> St. on US 290  
To North and South of US 290 on IH 610 (Segment 3)

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

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

County: Harris  
Parcel: 305  
ROW CSJ: 0271-14-225  
I.H. 610: West of West 34<sup>th</sup> St. on US 290  
To North and South of US 290 on IH 610 (Segment 3)

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

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

September, 2010  
Parcel 307  
Page 1 of 4 Pages

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

**Property Description for Parcel 307**

Being a 0.0838 acre (3,652 square feet) parcel of land situated in the John Flowers Survey, Abstract 269, Harris County, Texas and being out of a called 0.1376 acre tract of land conveyed to Northbrook Partnership described in deed dated July 27, 2007 and recorded under File Number 20070479140, Film Code Number 048-10-0125 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.); said 0.0838 acre tract being more particularly described as follows, with all bearings based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983 (1993 Adjustment). All distances and coordinates are surface and may be converted to grid by dividing by the combined adjustment factor of 1.00013.

COMMENCING at a 5/8-inch iron rod with plastic cap stamped "SURVCON INC." set for the most easterly corner of said 0.1376 acre tract, being the northwest corner of a called 69,343 square foot tract of land conveyed to Luby's Restaurants Limited Partnership described in deed recorded under File Number S494951, Film Code Number 513-44-1336 of said H.C.O.P.R.R.P., and being in the southerly line of a called 2.4970 acre tract of land conveyed to LAL Investments, LLC described in deed recorded under File Number 20070652234, Film Code Number 051-39-0727 of said H.C.O.P.R.R.P.; thence as follows:

South 03°04'40" East, along the line common to said 0.1376 acre tract and said 69,343 square foot tract, a distance of 69.16 feet to an "X" in concrete set at the point of intersection with the proposed easterly right-of-way line of U.S. 290 (width varies), and being the POINT OF BEGINNING (N=13,864,654.37, E=3,088,291.11), and being at Baseline Station 2843+27.27, 167.75 feet left;

- 1.) THENCE, South 03°04'40" East, continuing along the line common to said 0.1376 acre tract and said 69,343 square foot tract, a distance of 46.58 feet to a point for the most southerly corner of said 0.1376 acre tract, also being a westerly corner of said 69,343 square foot tract, and being in the existing easterly right-of-way line of said U.S. 290 (width varies) conveyed to the State of Texas in two deeds: a tract designated Parcel 19Y described in deed recorded in Volume 4734, Page 487 of the Harris County Deed Records (H.C.D.R.), and a tract designated Parcel 20Y described in deed recorded in Volume 4553, Page 310 of said H.C.D.R.;

September, 2010  
Parcel 307  
Page 2 of 4 Pages

- 2.) THENCE, North 44°55'13" West, along said existing easterly right-of-way line of U.S. 290, a distance of 155.35 feet to a point for the most westerly corner of said 0.1376 acre tract, and being the southwest corner of the aforementioned 2.4970 acre tract;
- 3.) THENCE, North 86°55'20" East, along the line common to said 0.1376 acre tract and said 2.4970 acre tract, a distance of 36.30 feet to a 5/8-inch iron rod with TxDOT aluminum cap set at the point of intersection with said proposed easterly right-of-way line of U.S. 290, being the beginning of a non-tangent curve to the left, and being at Baseline Station 2842+30.83, 163.72 feet left;

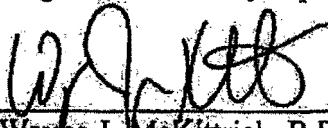
THENCE, along said proposed easterly right-of-way line of U.S. 290, the following courses:

- 4.) Southeasterly, along the arc of said curve to the left, having a Central Angle of 01°07'58"; a Radius of 2,979.00 feet; a Chord Bearing and Distance of South 47°05'33" East, 58.90 feet and an arc distance of 58.90 feet to an "X" in concrete set for a point of tangency, and being at Baseline Station 2842+89.68, 165.95 feet left;\*\*
- 5.) South 47°39'32" East, a distance of 37.63 feet to the POINT OF BEGINNING, containing an area of 0.0838 of one acre (3,652 square feet) of land.

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

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

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

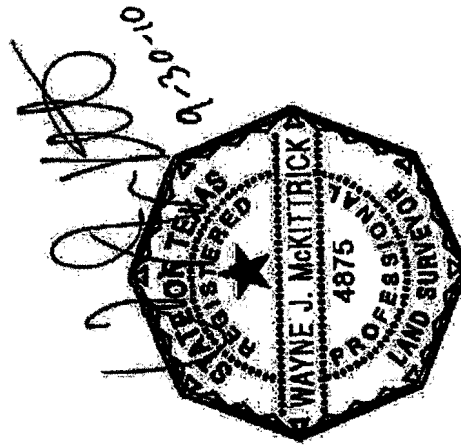
 9-30-10  
Wayne J. McKittrick, R.P.L.S. September, 2010  
Texas Registration No. 4875  
Survcon Inc.  
5757 Woodway Avenue  
Houston, Texas 77057  
713-780-4123  
Job No. 60019718



**NOTES:**

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

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



REVIEWS		
No.	DATE	DESCRIPTION
EXISTING	TAKING	REMAINING
0. 1376 AC.	0. 0838 AC. 3,652 S.F.	0. 0538 AC. LT.
PARCEL PLAT SHOWING PARCEL 307		

RCSJ: 0271-14-225

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



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



# JOHN FLOWERS SURVEY ABSTRACT 269

LAL INVESTMENTS, LLC  
(CALLED 2.4970 AC.)  
F.N. 20070652234  
F.C. 051-39-0727  
H.C.O.P.R.R.P.  
10-26-2007

LUBY'S RESTAURANTS  
LIMITED PARTNERSHIP  
(CALLED 69,343 SQ. FT.)  
F.N. S494951  
F.C. 513-44-1336  
H.C.O.P.R.R.P.  
02-01-1997

PROPOSED  
R.O.W.

BE CURVE DATA

L = 517.78'  
R = 10,750.00'  
 $\Delta$  = 02° 45' 35"  
CB = S46° 18' 00" E  
CD = 517.73'  
PI = 2838+53.07  
N = 13,864,876.08  
E = 3,078,833.12

N86° 55' 20" E  
36.30'  
EXISTING  
R.O.W.  
STA. 2842+30.83  
163.72' LT.

NORTHBROOK PARTNERSHIP  
(CALLED 0.1376 AC.)  
F.N. 20070479140  
F.C. 048-10-0125  
H.C.O.P.R.R.P.  
07-27-2007

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

PARCEL 19Y  
STATE OF TEXAS  
VOL. 4734, PG. 487  
H.C.D.R.

PARCEL 20Y  
STATE OF TEXAS  
VOL. 4553  
PG. 310  
H.C.D.R.

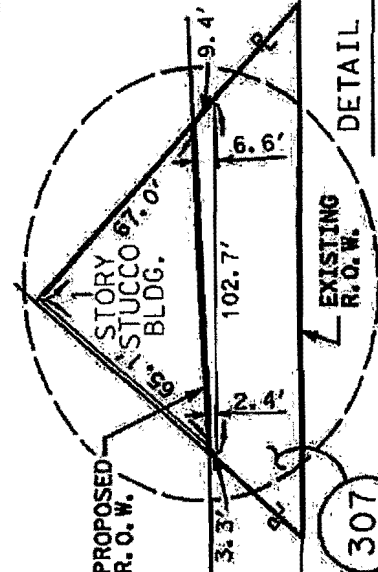
SET "X" IN CONCRETE  
STA. 2842+89.68  
165.95' LT.

P.O.B. PARCEL 307  
SET "X" IN CONCRETE  
STA. 2843+27.27  
167.75' LT.  
N=13,864,654.37  
E=3,088,291.11

S44° 55' 13" E

U.S. 290 BASELINE

2845+00



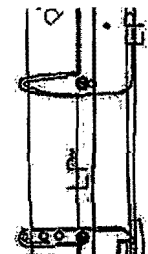
EXISTING  
R.O.W.  
DETAIL "A"  
N.T.S.

SEE  
DETAIL  
"A"

P.O.C. OF  
PARCEL 307

STORY STUCCO BLDG.  
S47° 39' 32" E  
37.63' \*\*

S03° 04' 40" E  
46.58'



PARCEL PLAT SHOWING  
PARCEL 307  
RCSJ:0271-14-225

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



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

SHEET 4 OF 4

**County:** Harris  
**Parcel:** 307  
**ROW CSJ:** 0271-14-225  
**IH 610:** West of West 34<sup>th</sup> St. on US 290  
To North and South of US 290 on IH 610 (Segment 3)

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

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

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

Property Description  
For Parcel 96

BEING 0.246 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE AZARIAH G. MOORE SURVEY, ABSTRACT NO. 596 IN BELL COUNTY, TEXAS AND BEING A PART OF A CALLED 0.574 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO SHALLOW FORD CONSTRUCTION CO., INC. RECORDED IN VOLUME 2368, PAGE 607 OF THE DEED RECORDS OF BELL COUNTY, TEXAS (D.R.B.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a found 1/2" iron rod at the southwest corner of said 0.574 acre tract and on the north line of a called Lot 1, Block 1 of the Texas Roadhouse Addition recorded in Cabinet D, Slide 34-A of the Plat Records Bell County, Texas (P.R.B.C.T.);

THENCE South 73°06'27" East 142.88 feet with the south line of said 0.574 acre tract and the north line of said Lot 1, Block 1 to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the proposed west right-of-way line of Interstate Highway 35 (IH 35) for the **POINT OF BEGINNING**;

- (1) THENCE 15.70 feet along a curve to the right having a radius of 3017.00 feet, a delta angle of 00°17'53" and a chord bears North 16°31'59" East 15.70 feet through said 0.574 acre tract with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1);
- (2) THENCE North 16°40'57" East 84.36 feet through said 0.574 acre tract with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap on the north line of said 0.574 acre tract and the south line of a called Lot 2, Block 1 of the I-35 Commercial Subdivision recorded in Cabinet C, Slide 80-A of the P.R.B.C.T.;
- (3) THENCE South 73°04'30" East 107.13 feet with the north line of said 0.574 acre tract and the south line of said Lot 2, Block 1 to a found 1/2" iron rod at the northeast corner of said 0.574 acre tract, the southeast corner of said Lot 2, Block 1, the west line of a called 10.861 acre tract described in deed to the State of Texas recorded in Volume 615, Page 548 of the D.R.B.C.T. and the existing west right-of-way line of IH 35;

- (4) THENCE South 16°38'10" West 100.00 feet with the east line of said 0.574 acre tract and the existing west right-of-way line of IH 35 to a found Type I Monument at the southeast corner of said 0.574 acre tract, the northeast corner of said Lot 1, Block 1, the southwest corner of said 10.861 acre tract and the northwest corner of a called 17.784 acre tract described in deed to the State of Texas recorded in Volume 615, Page 481 of the D.R.B.C.T.
- (5) THENCE North 73°06'27" West 107.17 feet with the south line of said 0.574 acre tract and the north line of said Lot 1, Block 1 to the **POINT OF BEGINNING**.

This parcel contains 0.246 of an acre of land, more or less, out of the Azariah G. Moore Survey, Abstract No. 596 in Bell County, Texas.

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

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

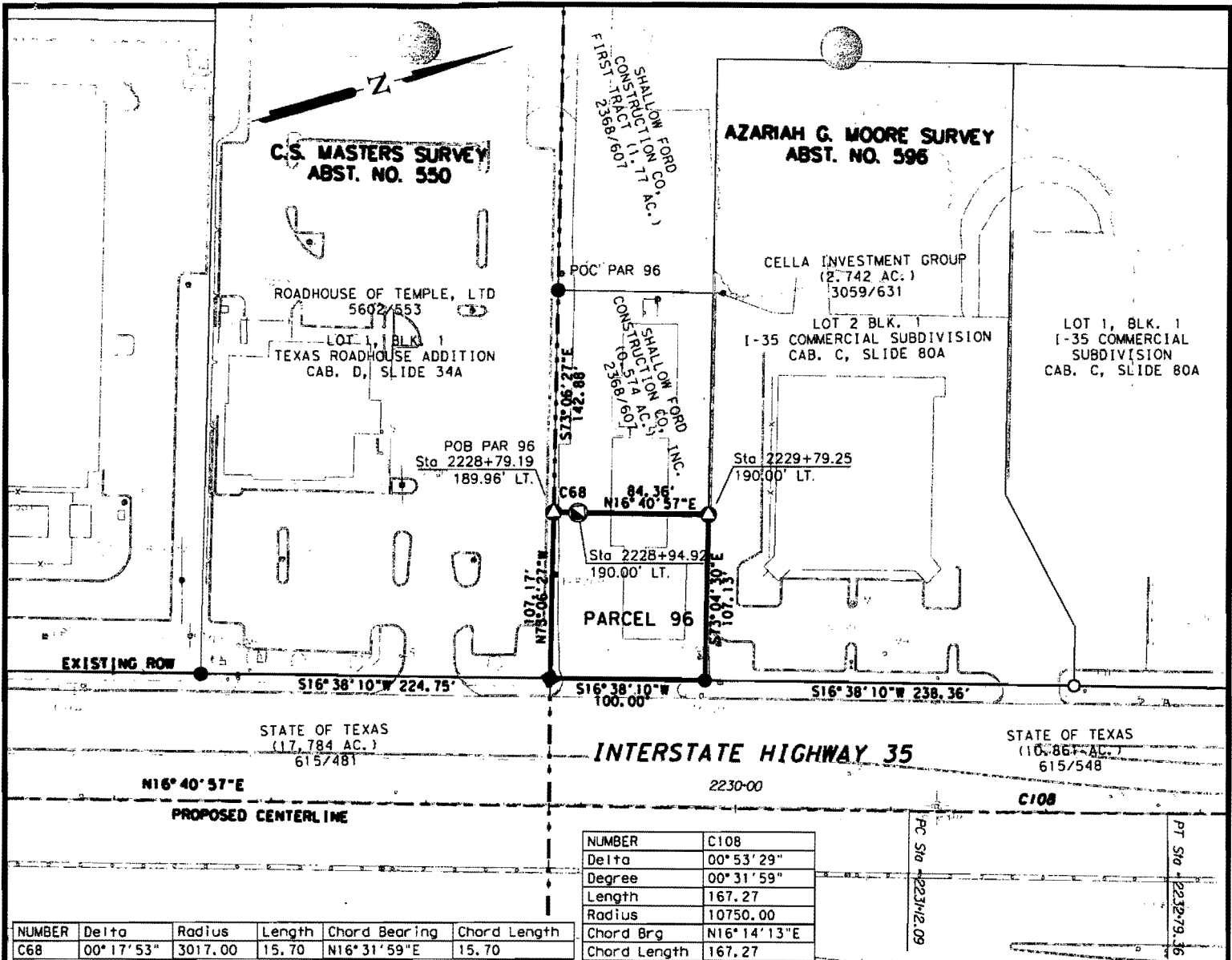
Access is permitted to highway facility from the remainder of the abutting property.

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

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

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

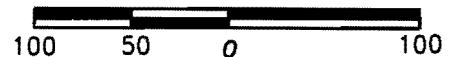




### SURVEY LEGEND

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

### SCALE IN FEET



### NOTES:

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

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman* 7/31/11

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



**LANDESIGN SERVICES, INC.**

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

PARCEL: 96 ACRES 0.246  
HIGHWAY: IH 35 COUNTY: BELL  
ROW CSJ: 0015-14-123 DATE: 03/31/11  
SCALE: 1" = 100' SHEET: 3 of 3

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

Parcel 96  
Highway No.: IH 35  
CSJ 0015-14-123  
Bell County  
Limits: From S LP 363 to Nugent Ave

**CATEGORY I BISECTION CLAUSE**

**AND IN ADDITION THERETO:**

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

Page 1 of 3  
March 31, 2011

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

Property Description  
For Parcel 19

BEING 0.227 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE REDDING ROBERTS SURVEY, ABSTRACT NO. 692 IN BELL COUNTY, TEXAS AND BEING A PART OF A CALLED LOT 10 OF THE HILLSIDE ADDITION VOLUME 397, PAGE 280 OF THE DEED RECORDS OF BELL COUNTY, TEXAS (D.R.B.C.T.) AND CONVEYED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO JOSE MENDEZ FLORES AND FRANCISCO M. CAMARENA RECORDED IN VOLUME 4918, PAGE 461 OF THE D.R.B.C.T.; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap (Note 1) on the east line of said Lot 10 and the west line of a called Lot 11 of said Hillside Addition in the existing south right-of-way line of Ave. K as used and maintained;

THENCE South 19°31'18" East 182.17 feet with the east line of said Lot 10 and the west line of said Lot 11 to a set 5/8" iron rod with TxDOT aluminum cap on the proposed north right-of-way line of Interstate Highway 35 (IH 35) for the **POINT OF BEGINNING**;

- (1) THENCE South 19°31'18" East 174.84 feet with the east line of said Lot 10 and the west line of said Lot 11 to a set 5/8" iron rod with plastic cap stamped "Landesign" at the southeast corner of said Lot 10, the southwest corner of said Lot 11 and the existing north right-of-way line of IH 35 (Old Public Road No Dedication);
- (2) THENCE South 70°33'27" West 56.81 feet with the south line of said Lot 10 and the existing north right-of-way line of IH 35 to a set 5/8" iron rod with plastic cap stamped "Landesign" at the southwest corner of said Lot 10 and the southeast corner of a called Lot 9 of said Hillside Addition;
- (3) THENCE North 19°31'11" West 173.84 feet with west line of said Lot 10 and the east line of said Lot 9 to a set 5/8" iron rod with TxDOT aluminum cap on the proposed north right-of-way line of IH 35;
- (4) THENCE 56.82 feet along a curve to the right having a radius of 21622.00 feet, delta angle of 00°09'02" and a chord bears North 69°32'45" East 56.82 feet

through said Lot 10 with the proposed north right-of-way line of IH 35 to the  
**POINT OF BEGINNING;**

This parcel contains 0.227 of an acre of land, more or less, out of the Redding Roberts Survey, Abstract No. 692 in Bell County, Texas.

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

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

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

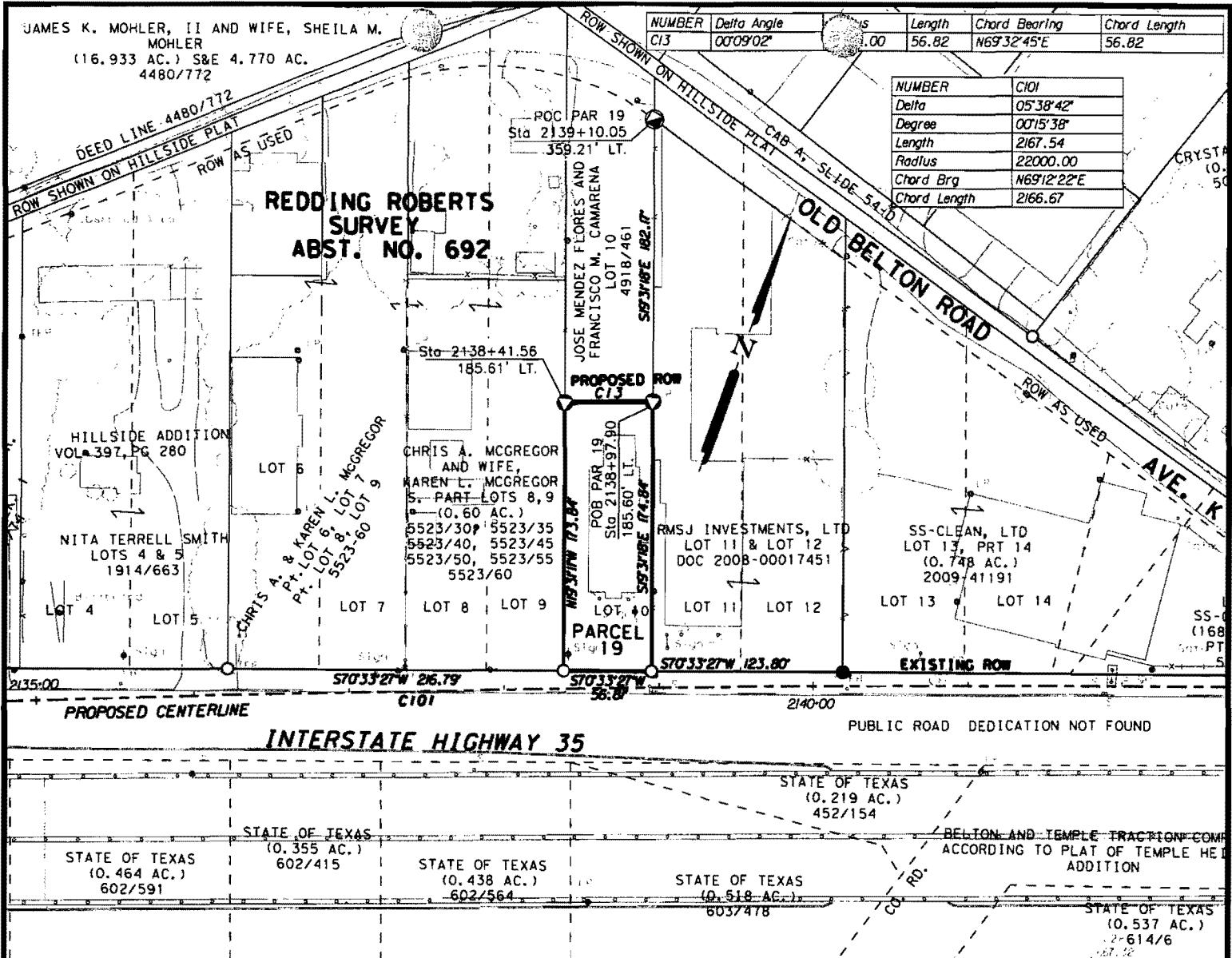
A plat of even survey date herewith accompanies this property description.

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

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



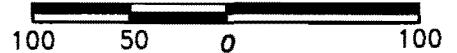




## SURVEY LEGEND

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

## SCALE IN FEET



**NOTES:**

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

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

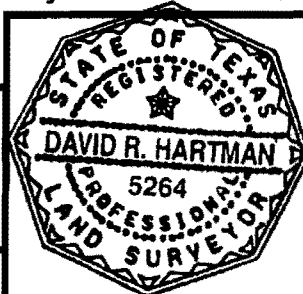
PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

Walter R. Hunter 3/31/11

David R. Hartman

Registered Professional Land Surveyor, No. 5264, State of Texas



**LANDESIGN  
SERVICES, INC.**

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

PARCEL: 19 ACRES 0.227  
HIGHWAY: IH 35 COUNTY: BELL  
ROW CSJ: 0015-14-123 DATE: 03/31/11  
SCALE: 1" = 100' SHEET: 3 of 3

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

Page 1 of 3  
March 31, 2011

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

**Property Description**  
**For Parcel 10**

BEING 0.372 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE REDDING ROBERTS SURVEY, ABSTRACT NO. 692 IN BELL COUNTY, TEXAS AND BEING ALL OF A CALLED 0.373 ACRE TRACT DESCRIBED IN WARRANTY DEED TO RICKY OTIS BECK AND TERRELL DON BECK RECORDED IN VOLUME 5858, PAGE 833 OF THE DEED RECORDS OF BELL COUNTY, TEXAS (D.R.B.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a set 5/8" iron rod with plastic cap stamped "Landesign" at the northeast corner of a called 0.238 acre tract described in deed to James K. Mohler, II recorded in Volume 3017, Page 353 of the D.R.B.C.T. and the south line of a called 16.933 acre tract described in deed to James K. Mohler, II and wife, Sheila M. Mohler recorded in Volume 4480, Page 772 of the D.R.B.C.T.;

THENCE South 48°16'09" West 58.65 feet with the north line of said 0.238 acre tract and the south line of said 16.933 acre tract to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap (Note 1) at the northeast corner of said 0.373 acre tract and the northwest corner of said 0.238 acre tract for the **POINT OF BEGINNING**;

- (1) THENCE South 19°32'27" East 31.60 feet with the east line of said 0.373 acre tract and the west line of said 0.238 acre tract to a set 5/8" iron rod with TxDOT aluminum cap (Note 1);
- (2) THENCE South 19°32'27" East 151.06 feet with the east line of said 0.373 acre tract and the west line of said 0.238 acre tract to a found 1/2 inch iron pipe at the southeast corner of said 0.373 acre tract, the southwest corner of said 0.238 acre tract and on the existing north right-of-way line of Interstate Highway 35 (IH 35)(Old Public Road, no dedication found);
- (3) THENCE South 70°31'17" West 99.99 feet with the south line of said 0.373 acre tract and the existing north right-of-way line of IH 35 to a set 5/8" iron rod with plastic cap stamped "Landesign" at the southwest corner of said 0.373 acre tract and the southeast corner of a called 0.409 acre tract described in deed to Frank Benolken and wife, Lisa Benolken recorded in Volume 2940, Page 404 of the D.R.B.C.T.;

- (4) THENCE North 19°22'22" West 141.82 feet with the west line of said 0.373 acre tract and the east line of said 0.409 acre tract to a set 5/8" iron rod with plastic cap stamped "Landesign" at the northwest corner of said 0.373 acre tract, the northeast corner of said 0.409 acre tract, the southeast corner of a called 4.770 acre tract described in deed to Eakin Commercial Properties, Ltd recorded in Volume 4994, Page 661 of the D.R.B.C.T. and the southwest corner of said 16.933 acre tract;
- (5) THENCE North 48°12'47" East 12.49 feet with the north line of said 0.373 acre tract and the south line of said 16.933 acre tract to a set 5/8" iron rod with TxDOT aluminum cap (Note 1);
- (6) THENCE North 48°12'47" East 95.09 feet with the north line of said 0.373 acre tract and the south line of said 16.933 acre tract to the **POINT OF BEGINNING**;

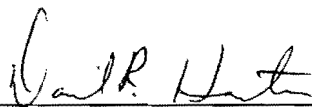
This parcel contains 0.372 of an acre of land, more or less, out of the Redding Roberts Survey, Abstract No. 692 in Bell County, Texas.

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

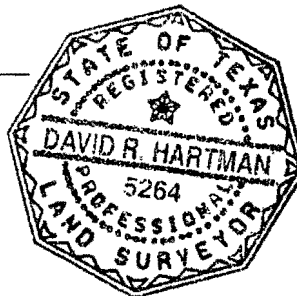
All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00015.

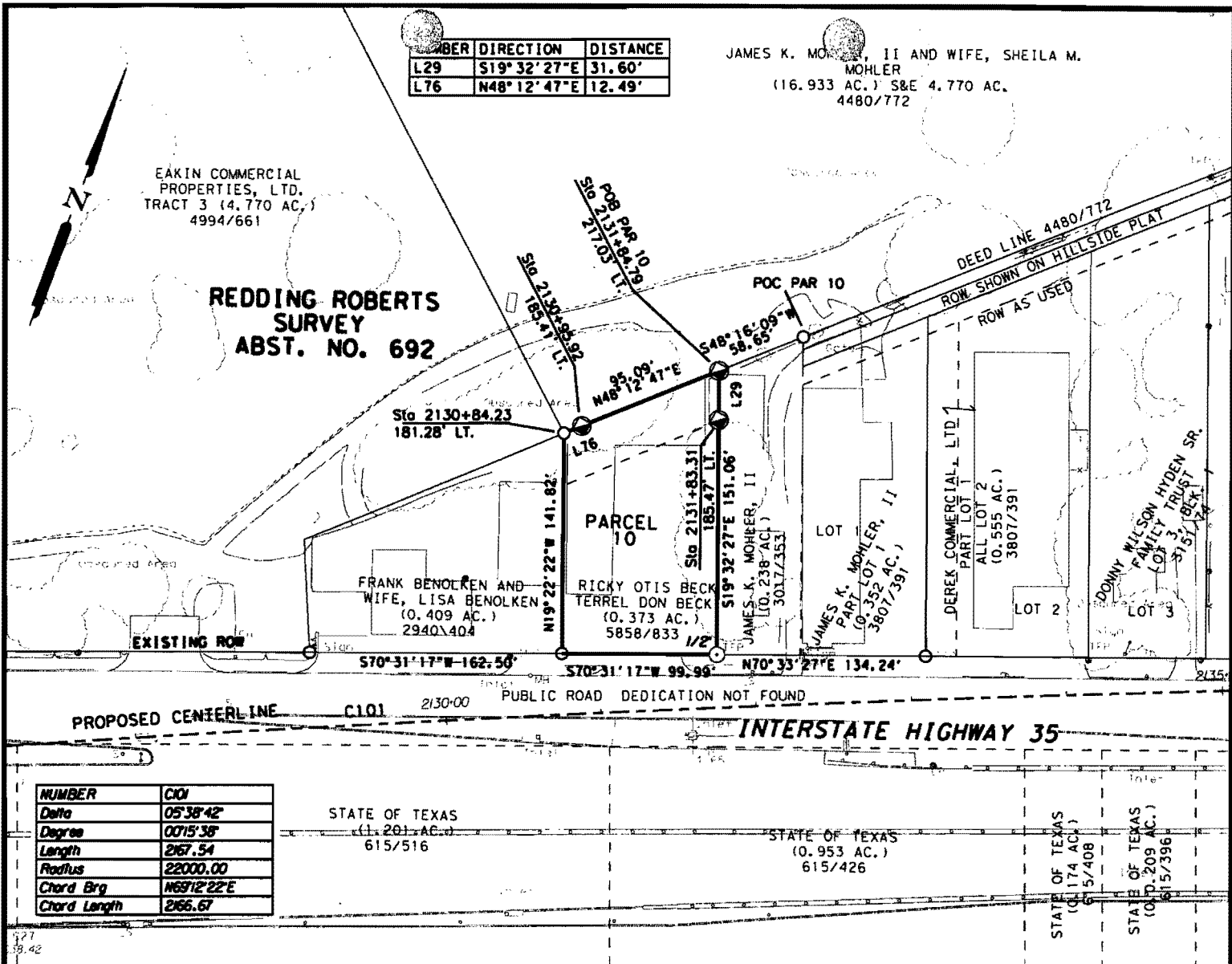
A plat of even survey date herewith accompanies this property description.

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

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

3/31/11  
\_\_\_\_\_  
Date





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

**Property Description**  
**For Parcel 87**

BEING 3.175 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE C. S. MASTERS SURVEY, ABSTRACT NO. 550 IN BELL COUNTY, TEXAS AND BEING ALL OF A CALLED 3.789 ACRE TRACT DESCRIBED IN GENERAL WARRANTY DEED TO JERRY MILLER FAMILY LAND DEVELOPMENT, LLC RECORDED IN VOLUME 5559, PAGE 345 OF THE DEED RECORDS OF BELL COUNTY, TEXAS (D.R.B.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a found 1/2" iron rod at the northwest corner of said 3.789 acre tract and on the southwest corner of a called 2.990 acre tract described in deed to Autos, Etc., LTD recorded in Document Number 2010-14612 of the Real Property Records of Bell County, Texas;

- (1) THENCE South 72°57'33" East 486.15 feet with the north line of said 3.789 acre tract, the south line of said 2.990 acres and the proposed west right-of-way line of Interstate Highway 35 (IH 35) to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap (Note 1) on the proposed west right-of-way line of Interstate Highway 35 (IH 35);
- (2) THENCE South 72°57'33" East 78.59 feet with the north line of said 3.789 acre tract and the south line of said 2.990 acres to a set 5/8" iron rod with plastic cap stamped "Landesign" at the northeast corner of said 3.789 acre tract, the southeast corner of a said 2.990 acres, the west line of a called 0.310 acre tract described in deed to the State of Texas recorded in Volume 1080, Page 43 of the D.R.B.C.T. and the existing west right-of-way line of IH 35;
- (3) THENCE South 18°02'17" West 257.60 feet with the east line of said 3.789 acre tract, the east line of a called 0.275 acre tract described in deed to the State of Texas for easement recorded in Volume 1080, Page 56 of the D.R.B.C.T. and the existing west right-of-way line of IH 35 to a set 5/8" iron rod with plastic cap stamped "Landesign" at the southeast corner of said 3.789 acre tract and the northeast corner of the remainder of a called 33.548 acre tract described in deed to County Developers, Inc. recorded in Volume 1783, Page 498 of the D.R.B.C.T.;
- (4) THENCE North 70°37'17" West 116.75 feet through said 0.275 acre tract with the south line of said 3.789 acre tract and the north line of the remainder of said 33.548

acre tract to a set 5/8" iron rod with TxDOT aluminum cap (Note 1) on the proposed west right-of-way line of IH 35;

- (5) THENCE North 70°37'17" West 442.61 feet through said 0.275 acre tract with the south line of said 3.789 acre tract, the north line of the remainder of said 33.548 acre tract and the proposed west right-of-way line of IH 35 to a found 1/2" iron rod at the southwest corner of said 3.789 acre tract;
- (6) THENCE North 16°42'29" East 234.75 feet with the west line of said 3.789 acre tract, the north line of the remainder of said 33.548 acre tract and the proposed west right-of-way line of IH 35 to the **POINT OF BEGINNING**.

SUMMARY:

3.175 acres total

0.071 acres in existing easement

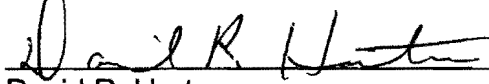
3.104 acres additional

This parcel contains 3.175 acres of land, more or less, out of the C. S. Masters Survey, Abstract No. 550 in Bell County, Texas.

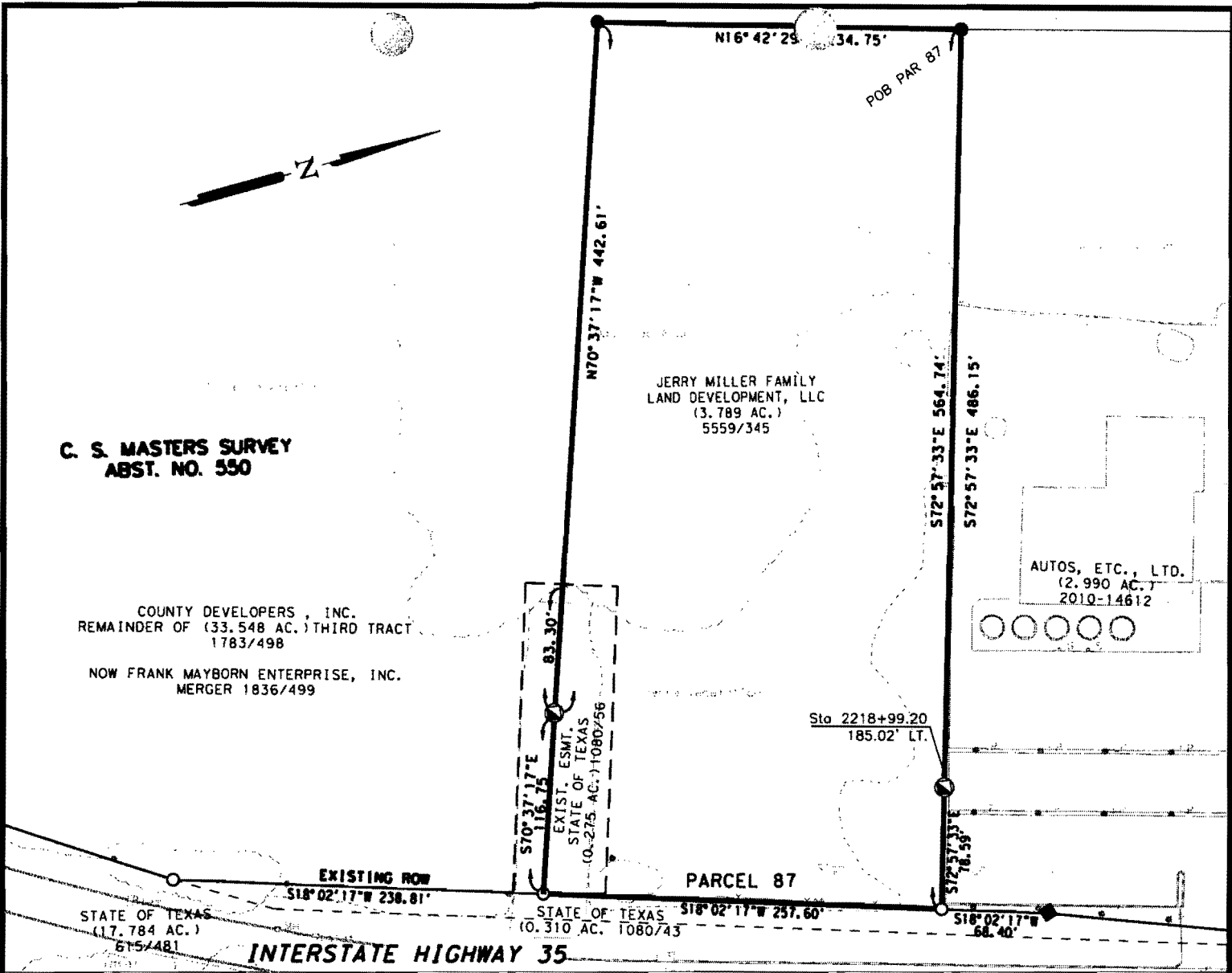
All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00015.

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

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

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





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

COUNTY DEVELOPERS, INC.  
REMAINDER OF (33.548 AC.) THIRD TRACT  
1783/498

NOW FRANK MAYBORN ENTERPRISE, INC.  
MERGER 1836/499

JERRY MILLER FAMILY  
LAND DEVELOPMENT, LLC  
(3.789 AC.)  
5559/345

AUTOS, ETC., LTD.  
(2.990 AC.)  
2010-14612

Sta 2218+99.20  
185.02' LT.

STATE OF TEXAS  
(17.784 AC.)  
615/481

INTERSTATE HIGHWAY 35

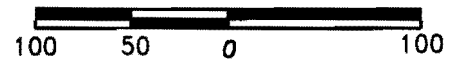
STATE OF TEXAS  
(0.310 AC.) 1080/43

PARCEL 87

**SURVEY LEGEND**

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

**SCALE IN FEET**



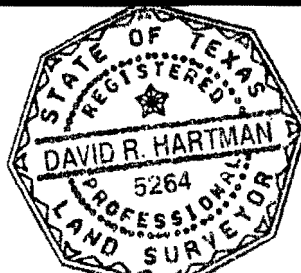
**NOTES:**

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

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



**LANDESIGN  
SERVICES, INC.**

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

PARCEL: 87  
HIGHWAY: IH 35  
ROW CSJ: 0015-14-123  
SCALE: 1" = 100'

ACRES 3.175  
COUNTY: BELL  
REV: 10/10/11  
DATE: 03/31/11  
SHEET: 3 of 3

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

September, 2007  
Parcel 211  
Page 1 of 5 Pages

County: Harris  
Highway: Interstate Highway 45  
Project Limits: I-45: Nyack Drive to Medical Center Blvd  
RCSJ No.: 0500-03-546

**Property Description for Parcel 211**

Being a 1.172 acre (51,036 square feet) parcel of land in the Thomas Choate League, Abstract No. 12 in Harris County, Texas; said 1.172 acre parcel of land is a portion of a called 1.6775 acre tract of land conveyed to Issac's Models, Inc. by deed dated June 23, 1995 as recorded under Harris County Clerk's File No. R456115 of the Official Public Records of Real Property, Harris County, Texas being a portion of Unrestricted Reserve "A", of El Dorado Two Seven Eight Six, a subdivision recorded in Film Code No. 349121 of the Harris County Map Records; said 1.172 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING, at an 1 inch iron pipe found for the most southerly corner of Lot 6, Subdivision of the North Half of Thomas Choate League, Abstract No. 12, as recorded in Book W, Page 629 of the Harris County Deed Records (H.C.D.R.), Harris County, Texas, being the most easterly corner of Unrestricted Reserve "B" of said El Dorado Two Seven Eight Six subdivision and the northeast corner of a called 1.1011 acre tract of land conveyed to Ralph Baughman Family Limited Partnership by deed dated April 30, 2003 as recorded under Harris County Clerk's File Number W633007 of the Official Public Records of Real Property, Harris County, Texas thence as follows:

North 53 deg. 23 min. 37 sec. West (called North 53 deg. 27 min. 35 sec. West), along the common line between said Lot 6 and said Unrestricted Reserve "B", a distance of 183.41 feet to a point, from which a found 1/2" inch iron rod bears North 18 deg. 34 min. 24 sec. East, a distance of 1.46 feet, said point being the north corner of said Unrestricted Reserve "B" and the east corner of said Unrestricted Reserve "A";

South 47 deg. 59 min. 27 sec. West, along the common line between said Unrestricted Reserve "A" and said Unrestricted Reserve "B", a distance of 91.66 feet to a 5/8" inch iron rod with TxDOT aluminum cap set in the proposed northeast right-of-way line of Interstate Highway 45 for the east corner and the POINT OF BEGINNING of the herein described parcel;

- 1.) THENCE, South 47 deg. 59 min. 27 sec. West, continuing along the common line between said Unrestricted Reserve "A" and said Unrestricted Reserve "B", a distance of 80.15 feet to a found 1/2 inch iron pipe in the existing northeast right-of-way line of Interstate Highway 45, (width varies) recorded in Volume 6119, Page 383 and Volume 6164, Page 115 of the Harris County Deed Records, said pipe being the west corner of said Unrestricted Reserve "B", the south corner of said Unrestricted Reserve "A" and the south corner of the herein described parcel;
- 2.) THENCE, North 41 deg. 55 min. 35 sec. West (called North 39 deg. 19 min. 00 sec. West), along the existing northeast right-of-way line of Interstate Highway 45, a distance of 847.18 feet to a found 3/4 inch iron pipe in the southwest line of said Lot 6, being the northwest corner of said Unrestricted Reserve "A" and the west corner of herein described parcel;



September, 2007  
Parcel 211  
Page 2 of 5 Pages

- 3.) THENCE, South 53 deg. 23 min. 37 sec. East (called South 53 deg. 27 min. 35 sec. East) , along the common line between said Unrestricted Reserve "A" and said Lot 6, a distance of 384.19 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed northeast right-of-way line of Interstate Highway 45, being the northeast corner of the herein described parcel, said rod lying in a curve to the right;
- 4.) THENCE, Southeasterly, along the proposed northeast right-of-way line of Interstate Highway 45 and with said curve to the right; having a radius of 22,758.81 feet, an arc length of 200.98 feet, a central angle of 00 deg. 30 min. 21 sec., and a chord which bears South 42 deg. 06 min. 29 sec. East, 200.98 feet to a 5/8" inch iron rod with TxDOT aluminum cap set for the end of said curve; \*\*
- 5.) THENCE, South 42 deg. 38 min. 39 sec. East, continuing along the proposed northeast right-of-way line of Interstate Highway 45, a distance of 162.66 feet, to a 5/8" inch iron rod with TxDOT aluminum cap set for the beginning of a curve to the right; \*\*
- 6.) THENCE, Southeasterly, continuing along the proposed northeast right-of-way line of Interstate Highway 45 and with said curve to the right having a radius of 23,077.81 feet, an arc length of 106.92 feet, a central angle of 00 deg. 15 min. 56 sec., and a chord which bears South 42 deg. 30 min. 41 sec. East, 106.92 feet to the POINT OF BEGINNING and containing 1.172 acres (51,036 square feet) parcel of land;

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


**Notes:**

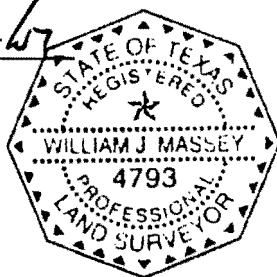
1. The POINT OF BEGINNING of this description has coordinate values of X=3,190,927.22 and Y=13,771,534.92. All bearings are based on the Texas State Plane Coordinate System, NAD 83(1993 Adj.), South Central Zone. All distances and coordinates shown are surface and may be converted to grid by dividing by Texas Department of Transportation combined adjustment factor of 1.00013.
2. A survey plat titled "Parcel 211" of even survey date herewith accompanies this description.
3. Access is prohibited across the "Access Denial Line" to the highway facility from the remainder of the abutting property.

September, 2007  
Parcel 211  
Page 3 of 5 Pages

I, William J. Massey, a Registered Professional Land Surveyor in the State of Texas do hereby certify that this survey was prepared from an actual on-the-ground survey of the property described herein conducted by me or under my supervision and that this survey correctly represents the facts found at the time of the survey.

Ground Survey was conducted July, 2005

 9/14/07  
\_\_\_\_\_  
Date  
William J. Massey  
Registered Professional Land Surveyor  
Texas Registration No. 4793



Parcel No. 211 Prepared By:  
Landtech Consultants, Inc.  
2525 North Loop West, Suite 300  
Houston, Texas 77008  
(713) 861-7068

Curve	Radius	Length	Delta	Chord
C7	22,758.81'	200.98'	00°30'21" S 42°06'29" E	200.98'
C8	23,077.81'	106.92'	00°15'56" S 42°30'41" E	106.92'

LINDA ANNE DIXON TRUSTEE  
RESIDUE OF LOT 6  
H.C.C.F. NO. P526078 1/3 INT. AUGUST 13, 1993  
H.C.C.F. NO. X363767 1/3 INT. DECEMBER 1, 2003  
H.C.C.F. NO. X363769 1/3 INT. DECEMBER 1, 2003  
O.P.R.O.R.P.  
(A.E. KIESLING, ET AL. VOL. 250,  
PG. 110 H.C.D.R. MARCH 7, 1910)

LOT 6

SUBDIVISION OF  
THE NORTH HALF  
OF THOMAS CHOATE  
LEAGUE A-12  
BOOK W. PG. 629  
H.C.D.R.

RALPH BAUGHMAN  
FAMILY LTD.  
H.C.C.F. NO. W633007  
APRIL 30, 2003  
O.P.R.O.R.P.  
(CALLED 1.1011 AC)

P.O.B.  
STA. 700+89.66  
193.42' LT.  
X=3,190.927,22  
Y=13,771,534.92

PROPOSED R.O.W.  
EL DORADO TWO  
SEVEN EIGHT SIX  
FC NO. 349121 H.C.M.R.  
UNRESTRICTED RESERVE "A"

ISSAC'S MODELS, INC.  
H.C.C.F. NO. R456115  
JUNE 23, 1995 (CALLED 1.6775 AC)  
O.P.R.O.R.P.

STATE OF TEXAS  
VOL. 8164 PG. 115  
H.C.D.R.  
CALLED 0.863 ACRES (TEE)

EL DORADO TWO  
SEVEN EIGHT SIX  
UNRESTRICTED RESERVE "B"  
FC #349121 H.C.M.R.

INTERSTATE HWY-45  
(300' WIDTH)

THOMAS CHOATE LEAGUE A-12

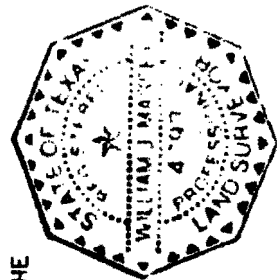
PROPOSED BASELINE IH-45

AREA TABLE (ACRES)			
EXISTING	TAKING AC./S.F.	REMAINDER	
		LEFT	RIGHT
CALLED 1.6775	1.172 51,036	0.506	

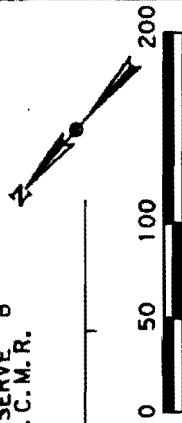
LINE NO.	BEARING	DIST.
L1	S 42°38'39" E	162.66'
L2	S 47°59'27" W	91.66'
L3	N 53°23'37" W	183.41'
L4	S 53°23'37" E	384.19'
L5	S 47°59'27" W	80.15'

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE  
GROUND UNDER MY SUPERVISION AND THAT THIS PLAT  
CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE  
TIME OF THE SURVEY.  
SURVEY DATE: JULY, 2005

*William J. Massey* 9/14/07  
WILLIAM J. MASSEY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4793, STATE OF TEXAS



DATE	REVISION
<b>LANDTECH CONSULTANTS, INC.</b> 2525 NORTH LOOP WEST SUITE 300 HOUSTON, TX 77008 713-861-7068	
<b>PARCEL PLAT</b> SHOWING <b>PARCEL 211</b> IH 45 HARRIS COUNTY ROW C.S.J. NO. 0500-03-546 SEPTEMBER, 2007 PAGE 4 OF 5 SCALE: 1"=100'	



# LEGEND

Existing R.O.W. Line  
Proposed R.O.W. Line  
Property Line  
Existing Fence  
"ACCESS DENIAL LINE"

Parcel Number

⊙ PROPERTY CORNER (FOUND AS NOTED)

□ FOUND TYPE I CONC. MON.

⊙ SET 3/8" IR W/PLASTIC CAP

■ SET 3/8" IR W/TXDOT ALUMINUM CAP  
STAMPED "ADL" MARKING END OF "ACCESS  
DENIAL LINE" (EXCEPT AS NOTED)

■ SET 3/8" IR W/ALUM. CAP (EXCEPT AS NOTED)

## ABBREVIATIONS:

H.C.D.C. - HARRIS COUNTY DISTRICT COURT

H.C.M.R. - HARRIS COUNTY MAP RECORDS

H.C.C.F. - HARRIS COUNTY CLERK'S FILE

H.C.D.R. - HARRIS COUNTY DEED RECORDS

S.S.E. - SANITARY SEWER EASEMENT

U.E. - UTILITY EASEMENT

A.E. - AERIAL EASEMENT

B.L. - BUILDING LINE

D.E. - DRAINAGE EASEMENT

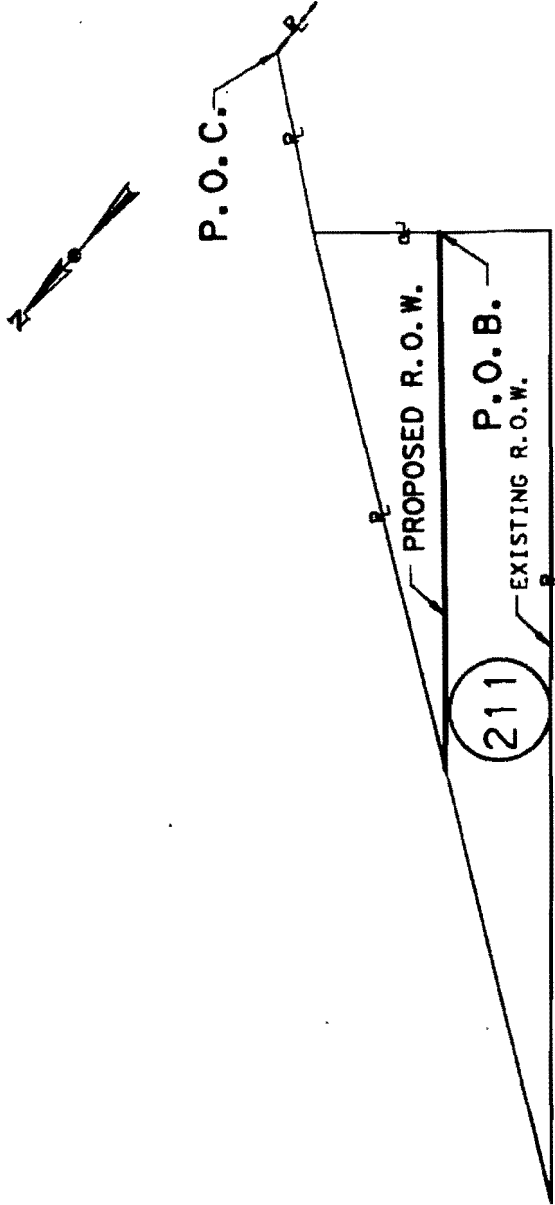
F.C. - FIRM CODE

O.P.R.O.R.P. - OFFICIAL PUBLIC RECORDS OF REAL  
PROPERTY, HARRIS COUNTY TEXAS

## NOTES:

1. Deed research for this project was performed in APRIL 2005.
2. All coordinates and bearings shown hereon are referenced to the Texas coordinate System, South Central Zone, North American Datum of 1983 (NAD 83), 1993 adjustment as provided by TXDOT-Houston District. All distances and coordinates shown hereon are surface and may be converted to grid by dividing by the combined adjustment factor of 1.00013.
3. Field work for this project was performed July 2005.
4. Survey line locations are approximate.
5. This map is an internal TxDot document. Its contents shall not be used for any other purpose.

\*\* Note:  
The Monument described and set may be replaced with a TXDOT Type II Right-of-Way Marker upon the completion of the highway construction project, under the supervision of a Registered Professional Land Surveyor, either Employed or Retained by TXDOT.



INTERSTATE HWY-45

PARCEL 211  
N.T.S.

DATE REVISION

LANDTECH CONSULTANTS, INC.  
2525 NORTH LOOP WEST SUITE 300  
HOUSTON, TX 77008  
713-861-7068

PARCEL PLAT  
SHOWING  
PARCEL 211

IH 45

HARRIS COUNTY

ROW C.S.J. NO. 0500-03-546

SEPTEMBER, 2007

PAGE 5 OF 5

SCALE: 1"=100'

April, 2012  
Parcel 211

County: Harris  
ROW CSJ: 0500-03-546  
Project Limits: IH 45 - Nyack Drive to Medical Center Blvd.

### **ACCESS ADDENDUM**

Notwithstanding the statement on sheet 3 of 4 of the foregoing property description that "Access is prohibited across the Access Denial Line to the highway facility from the abutting remaining property", no Access Denial Line is described in the property description which precedes such statement. The quoted statement is a clerical error, and no access rights are to be denied to or from the highway facility abutting the remaining property.

April, 2012  
Parcel 211

County: Harris  
ROW CSJ: 0500-03-546  
Project Limits: IH 45 - Nyack Drive to Medical Center Blvd.

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

Title to all of that one (1) story (Masonry/Metal Retail) building located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed east right-of-way line, with the result that the portion of the said improvement lying adjacent to the said right-of-way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvements.

Page 1 of 3  
March 31, 2011

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

**Property Description**  
**For Parcel 35**

BEING 0.107 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE C. S. MASTERS SURVEY, ABSTRACT NO. 550 IN BELL COUNTY, TEXAS AND BEING ALL OF A CALLED PART OF LOT 2, BLOCK 1 OF BUCHANAN AND GARDENHIRE SUBDIVISION OF BENTLEY'S BELLVIEW ADDITION RECORDED IN VOLUME 195, PAGE 548 OF THE DEED RECORDS OF BELL COUNTY, TEXAS (D.R.B.C.T.) AND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO DONALD BULLS RECORDED IN VOLUME 3003, PAGE 784 OF THE D.R.B.C.T. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a set 5/8" iron rod with plastic cap stamped "Landesign" at the east corner of said part of Lot 2, Block 1 and the northwest intersection of the existing south right-of-way line of Ave. J as shown on said plat (195/548) and existing north right-of-way line of Interstate Highway 35 (IH 35 old public road no dedication found);

- (1) THENCE South 70°08'47" West 140.17 feet with the south line of said part of Lot 1 and Lot 2, Block 1 and the existing north right-of-way line of IH 35 to a found 1/2" iron rod at the southwest corner of said part of Lot 1 and Lot 2, Block 1 and the southeast corner of a called 0.273 acre tract described in deed to Theodore Johns recorded in Volume 1860, Page 818 of the D.R.B.C.T.;
- (2) THENCE North 13°47'36" East 80.17 feet with the west line of said part of Lot 2, Block 1 and the east line of said 0.273 acre tract to a set 5/8" iron rod with plastic cap stamped "Landesign" at the northwest corner of said part of Lot 2, Block 1, the northeast corner of said 0.273 acre tract and on the existing south right-of-way line of Ave. J;
- (3) THENCE South 74°58'30" East 116.71 feet with the north line of said part of Lot 2, Block 1 and the existing south right-of-way line of Ave. J to the **POINT OF BEGINNING**.

Page 2 of 3

This parcel contains 0.107 of an acre of land, more or less, out of the C. S. Masters Survey, Abstract No. 550 in Bell County, Texas.

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

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

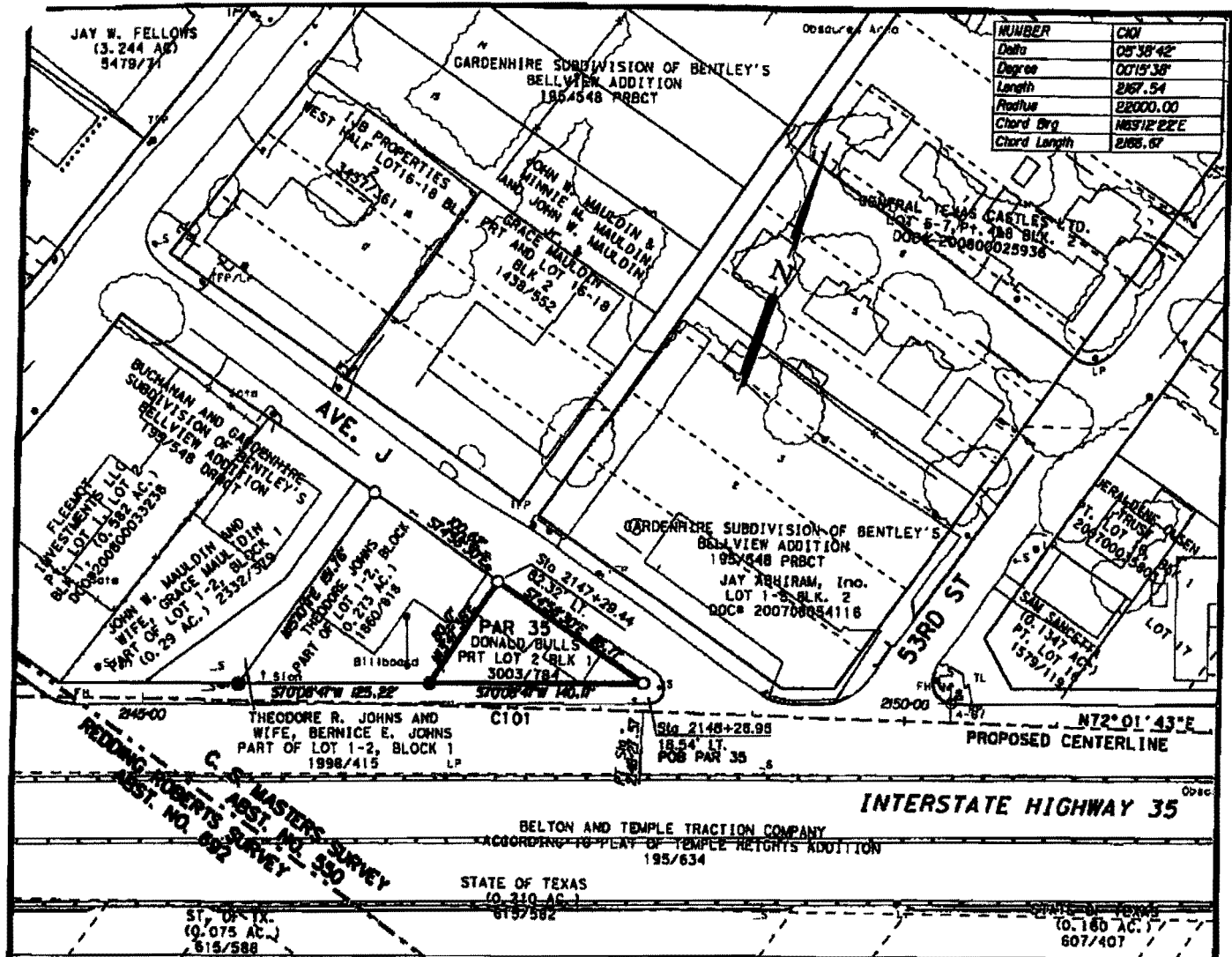
A plat of even survey date herewith accompanies this property description.

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

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



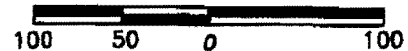




# SURVEY LEGEND

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

# SCALE IN FEET



# NOTES:

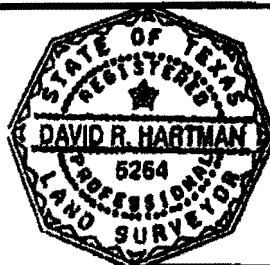
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.00015.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman* 3/31/11

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



LANDESIGN  
SERVICES, INC.

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

PARCEL: 35 ACRES 0.107  
HIGHWAY: IH 35 COUNTY: BELL  
ROW CSJ: 0015-14-123 DATE: 03/31/11  
SCALE: 1" = 100' SHEET: 3 of 3

PROJECT NAME: IH 35 LP 383 JOB NUMBER: 101-07-03

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

Property Description  
For Parcel 30

BEING 2.025 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE JOHN F. FERGUSON SURVEY, ABSTRACT NO. 318 IN BELL COUNTY, TEXAS AND BEING A PART OF THE REMAINDER OF A CALLED 2.28 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO JAGDISH CHRISTIAN AND WIFE, NUTAN CHRISTIAN RECORDED IN VOLUME 3848, PAGE 249 OF THE DEED RECORDS OF BELL COUNTY, TEXAS (D.R.B.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a set 5/8" iron rod with plastic cap stamped "Landesign" at the northwest corner of said 2.28 acre tract and on the south line of a called Lot 1, Block 1 of the Tenneco Plastics Company Subdivision recorded in Cabinet C, Slide 123-B of the Plat Records Bell County, Texas (P.R.B.C.T.);

THENCE South 11°37'17" East 102.57 feet with the west line of said 2.28 acre tract and the south line of said Lot 1, Block 1 to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the proposed west right-of-way line of Interstate Highway 35 (IH 35) for the **POINT OF BEGINNING**;

- (1) THENCE North 58°02'37" East 62.27 feet through said 2.28 acre tract with the proposed north line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1);
- (2) THENCE North 49°02'29" East 65.58 feet through 2.28 acre tract with the proposed north right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap on the north line of said 2.28 acre tract and the south line of Lot 1, Block 1;
- (3) THENCE South 73°17'26" East 214.87 feet with the north line of said 2.28 acre tract and the south line of said Lot 1, Block 1 to a set 5/8" iron rod with plastic cap stamped "Landesign";
- (4) THENCE South 34°14'36" East 166.15 feet with the north line of said 2.28 acre tract and the south line of said Lot 1, Block 1 to a set 5/8" iron rod with plastic cap stamped "Landesign" on the northeast corner of said 2.28 acre tract, the

west line of a called 1.112 acre tract described in deed to the State of Texas recorded in Volume 615, Page 406 of the D.R.B.C.T. and the existing west right-of-way line of IH 35;

- (5) THENCE South 62°42'17" West 245.70 feet with the east line of said 2.28 acre tract and the existing west line of IH 35 to a found Type I Monument at the southeast corner of the remainder of said 2.28 acre tract and the northwest corner of a called 0.15 acre tract described in deed to the State of Texas recorded in Volume 1092, Page 663 of the D.R.B.C.T.;
- (6) THENCE North 73°06'41" West 228.01 feet with the south line of the remainder of said 2.28 acre tract and the existing north right-of-way line of IH 35 to a set 5/8" iron rod with plastic cap stamped "Landesign" at the southwest corner of said 2.28 acre tract and the northwest corner of said 0.15 acre tract;
- (7) THENCE North 11°37'17" East 14.59 feet with the west line of said 2.28 acre tract to a found Type I Monument on the south line of Lot 1, Block 1;
- (8) THENCE North 11°37'17" West 158.57 feet with the west line of said 2.28 acre tract and the east line of said Lot 1, Block 1 to the **POINT OF BEGINNING**.

This parcel contains 2.025 of an acre of land, more or less, out of the John F. Ferguson Survey, Abstract No. 318 in Bell County, Texas.

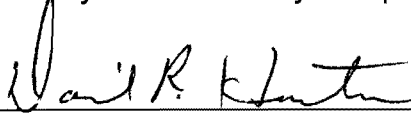
(Note 1) "The monument described as set in this call may be replaced with a Texas Department of Transportation Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by Texas Department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

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

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

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

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

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

10/10/11  
Date





Parcel 30  
Highway No.: IH 35  
CSJ 0015-14-124  
Bell County  
Limits: From Nugent Ave to North LP 363

**CATEGORY I BISECTION CLAUSE**

**AND IN ADDITION THERETO:**

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

September, 2010  
Parcel 309  
Page 1 of 6 Pages

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

Property Description for Parcel 309

Being a 0.1688 acre (7,352 square feet) parcel of land situated in the John Flowers Survey, Abstract 269, Harris County, Texas and being out of a calculated 0.8907 acre tract of land conveyed to ODC290, Ltd. in deed dated August 20, 2004 and recorded under File Number X866789, Film Code Number 590-94-1972 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.), said 0.8907 acre tract also being Restricted Reserve "A" of US 290 at 34th Street Retail Center, a subdivision situated in said Harris County according to the map or plat thereof recorded under Film Code Number 567061 of the Harris County Map Records (H.C.M.R.); said 0.1688 acre tract being more particularly described as follows, with all bearings based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983 (1993 Adjustment). All distances and coordinates are surface and may be converted to grid by dividing by the combined adjustment factor of 1.00013.

COMMENCING at a point for the southeast corner of said 0.8907 acre tract and said Restricted Reserve "A", also being in the most southerly southwest corner of Unrestricted Reserve "A", of Northbrook Shopping Center Replat No. 1, a subdivision situated in said Harris County according to the map or plat thereof recorded under Film Code Number 518228 of said H.C.M.R., and being in the existing northerly right-of-way line of 34th Street (width varies) conveyed to the City of Houston as recorded in Volume 7, Page 67 of said H.C.M.R., from which a found cotton weld in 3" square concrete bears South 44°51'42" West, 0.61 feet; thence as follows:

South 86°57'47" West, along said northerly right-of-way line of 34th Street, a distance of 61.14 feet to an "X" in concrete set at the point of intersection with the proposed easterly right-of-way line of U.S. 290 (width varies), and being the POINT OF BEGINNING (N=13,864,275.24, E=3,088,741.61), and being at Baseline Station 2849+13.84, 219.02 feet left;\*\*

- 1) THENCE, South 86°57'47" West, continuing along said northerly right-of-way line of 34th Street, a distance of 98.39 feet to a point for a southerly cut-back corner, from which a found 5/8-inch iron rod bears South 87°17'03" West, 0.51 feet;

September, 2010  
Parcel 309  
Page 2 of 6 Pages

- 2) THENCE, North 69°02'47" West, along an existing cut-back line, a distance of 22.24 feet to a point for a northerly cut-back corner in the existing easterly right-of-way line of U.S. 290 (width varies) conveyed to the State of Texas as Parcel 21Y in deed recorded in Volume 4166, Page 194 of the Harris County Deed Records (H.C.D.R.), from which a found 5/8-inch iron rod bears South 66°21'30" East, 3.69 feet;
- 3) THENCE, North 44°55'13" West, along said existing easterly right-of-way line of U.S. 290, a distance of 154.65 feet to a point for the most westerly corner of said 0.8907 acre tract, and being the southwest corner of a called 69,343 square foot tract of land conveyed to Luby's Restaurants Limited Partnership described in deed recorded under File Number S494951, Film Code Number 513-44-1336 of said H.C.O.P.R.R.P.;
- 4) THENCE, North 45°19'25" East, along the line common to said 0.8907 acre tract and said 69,343 square foot tract, a distance of 37.87 feet to an "X" in concrete set at the point of intersection with said proposed easterly right-of-way line of U.S. 290, and being at Baseline Station 2846+73.35, 174.54 feet left;

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

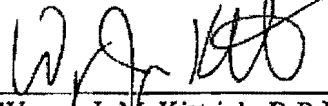
- 5) South 44°55'13" East, a distance of 179.01 feet to an "X" in concrete set for an angle point at Baseline Station 2848+52.37, 174.54 feet left;\*\*
- 6) South 69°01'30" East, a distance of 24.50 feet to an "X" in concrete set for an angle point at Baseline Station 2848+74.74, 184.55 feet left;\*\*
- 7) North 86°52'13" East, a distance of 51.77 feet to an "X" in concrete set for an angle point at Baseline Station 2849+09.24, 223.15 feet left;\*\*
- 8) South 03°02'13" East, a distance of 6.18 feet to the POINT OF BEGINNING, containing an area of 0.1688 of one acre (7,352 square feet) of land.

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

September, 2010  
Parcel 309  
Page 3 of 6 Pages

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

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

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





SHEET 4 OF 6

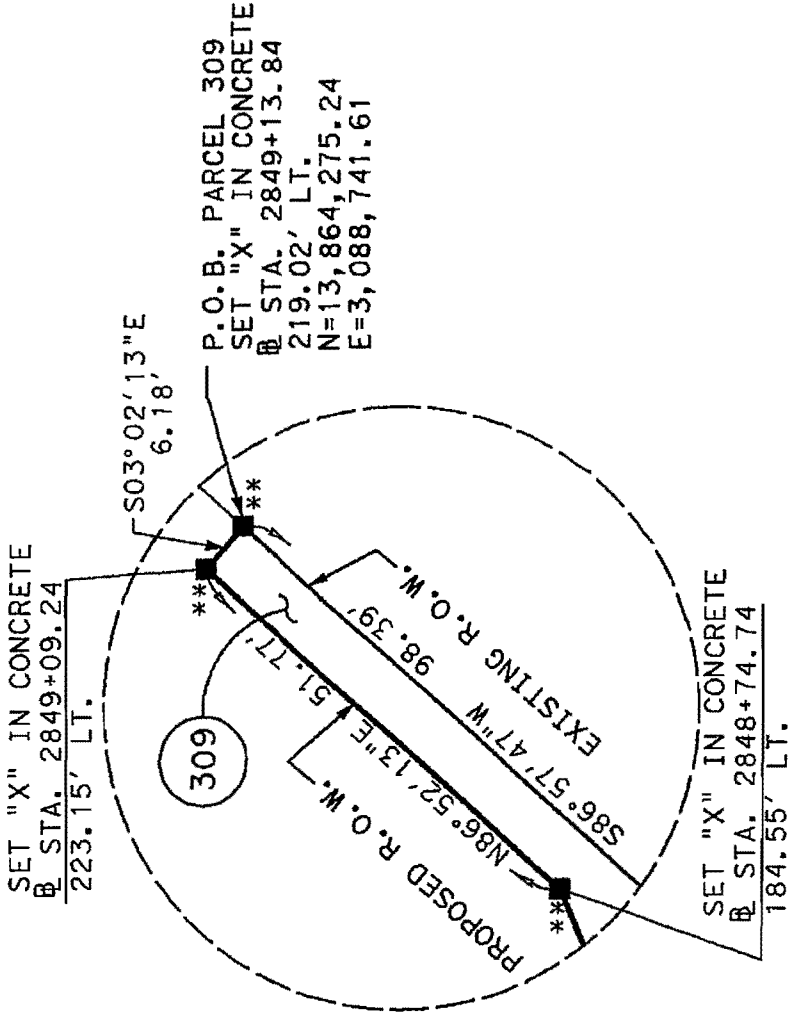
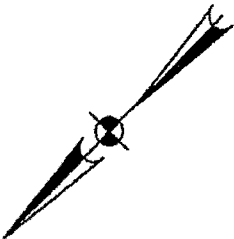
STZ




SHEET 5 OF 6

JOHN FLOWERS SURVEY  
ABSTRACT 269  
U.S. 290  
(R.O.W. VARIES)

9/29/2010 7:16:17 AM ...\\Segk3\213\Us290P\309C.dgn



PARCEL PLAT SHOWING PARCEL 309 RCSJ:0271-14-225			
COUNTY: HARRIS	DATE: SEPT. 2010		
HIGHWAY: IH 610	SCALE: 1" = 50'		
 <b>SURVCON INC.</b> PROFESSIONAL SURVEYORS 5757 WOODWAY, HOUSTON, TEXAS 77057 PH. (713) 780-4123			

DETAIL "A"  
N.T.S.

County: Falls  
Highway: IH 35  
Limits: From Bell/Falls County Line to McLennan County Line  
ROW CSJ: 0015-03-038

Property Description  
For Parcel No. 27

BEING 2.421 ACRES OF LAND, SURVEYED BY GOODWIN-LASITER, INC., OUT OF THE SAMUEL W. DAVIS SURVEY, ABSTRACT NO. 165 IN FALLS COUNTY, TEXAS AND BEING PART OF THE REMAINDER OF THAT CALLED 25 ACRE TRACT DESCRIBED AS TRACT "A" IN A WARRANTY DEED TO CHANNEL 6, INC. RECORDED IN VOLUME 250, PAGE 117 OF THE DEED RECORDS OF FALLS COUNTY, TEXAS (D.R.F.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a fence corner post in the northerly line of that called 7.28 acre tract described in a Warranty Deed to Frank Mayborn Enterprises, Inc. recorded in Volume 333, Page 893 of the D.R.F.C.T. at the southwest corner of the remainder of said 25.00 acres and the southern southeast corner of that called 52.56 acre tract described in said Warranty Deed to Frank Mayborn Enterprises, Inc. recorded in Volume 333, Page 893 of the D.R.F.C.T.;

THENCE North 59°55'24" East 297.21 feet with the southerly line of the remainder of said 25.00 acres and the northerly line of said 7.28 acres to a set 5/8-inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap in the proposed westerly right-of-way line of Interstate Highway 35 (I.H. 35), intersecting a non-tangent curve to the left, for the **POINT OF BEGINNING**;

1. THENCE Northeasterly through the remainder of the said 25.00 acres with the proposed westerly right-of-way line of I.H. 35, along said curve to the left having a radius of 8,450.00 feet, a central angle of 04°22'19", a chord bearing of North 25°29'19" East, with a chord length of 644.63 feet, and an arc length of 644.79 feet to a set 5/8-inch iron rod with a TxDOT aluminum cap for an angle;
2. THENCE North 22°11'56" West 37.21 feet through the remainder of the said 25.00 acres with the proposed westerly right-of-way line of I.H. 35 to a set 5/8-inch iron rod with TxDOT aluminum cap for an angle;
3. THENCE Northeasterly through the remainder of the said 25.00 acres with the proposed westerly right-of-way line of I.H. 35, along a curve to the left having a radius of 8,423.50 feet, a central angle of 00°28'12", a chord bearing of North 22°53'25" East, with a chord length of 69.09 feet, and an arc length of 69.09 feet to a set 5/8-inch iron rod with a TxDOT aluminum cap for an angle;
4. THENCE North 67°48'03" East 37.32 feet through the remainder of the said 25.00 acres with the proposed westerly right-of-way line of I.H. 35 to a set 5/8-inch iron rod with TxDOT aluminum cap for an angle;

5. THENCE Northeasterly through the remainder of the said 25.00 acres with the proposed westerly right-of-way line of I.H. 35, along a curve to the left having a radius of 8,450.00 feet, a central angle of  $00^{\circ}58'59''$ , a chord bearing of North  $21^{\circ}59'07''$  East, with a chord length of 144.98 feet, and an arc length of 144.98 feet to a set 5/8-inch iron rod with a TxDOT aluminum cap in the easterly line of the remainder of said 25.00 acres and the westerly line of that called 12.873 acre tract described in said Warranty Deed to Frank Mayborn Enterprises, Inc. recorded in Volume 333, Page 893 of the D.R.F.C.T.;
6. THENCE South  $30^{\circ}34'28''$  East 206.66 feet with the easterly line of the remainder of said 25 acres and the westerly line of said 12.873 acres to a set 1/2-inch iron rod with a plastic cap stamped "Goodwin-Lasiter" in the curving existing westerly right-of-line of I.H. 35, being the northerly corner of that called 1.634 acre tract described in a Deed to the State of Texas for right-of-way recorded in Volume 239, Page 495 of the D.R.F.C.T. and the southwesterly corner of that called 1.015 acre tract described in a Deed to the State of Texas for right-of-way recorded in Volume 239, Page 87 of the D.R.F.C.T. at the southeasterly corner of the remainder of said 25.00 acres and the southerly corner of said 12.873 acres, intersecting a non-tangent curve to the right and from which a found 1 1/2-inch iron pipe bears South  $30^{\circ}34'15''$  East 1.90 feet;
7. THENCE Southwesterly with the southeasterly line of the remainder of said 25.00 acres and the existing westerly right-of-way line of I.H. 35, along said curve to the right having a radius of 5,022.18 feet, a central angle of  $05^{\circ}27'04''$ , a chord bearing of South  $28^{\circ}38'53''$  West, with a chord length of 477.63 feet, and an arc length of 477.81 feet to a set 1/2-inch iron rod with a plastic cap stamped "Goodwin-Lasiter" for the end of said curve intersecting a non-tangent line and from which a found 1/2-inch iron rod bears South  $12^{\circ}55'07''$  West 0.43 feet;
8. THENCE South  $76^{\circ}06'25''$  West 19.89 feet continuing with the southeasterly line of the remainder of said 25.00 acres and the existing westerly right-of-way line of I.H. 35 to a found TxDOT Type I monument intersecting a non-tangent curve to the right;
9. THENCE Southwesterly, continuing with the southeasterly line of the remainder of said 25.00 acres and the existing westerly right-of-way line of I.H. 35, along said curve to the right having a radius of 1,096.28, a central angle of  $10^{\circ}15'47''$ , a chord bearing of South  $36^{\circ}30'19''$  West, with a chord length of 196.11 feet, and an arc length of 196.37 feet to a found 1/2-inch iron rod at the southern southeast corner of the remainder of said 25 acres and the northeast corner of said 7.28 acres and being the westerly corner of said 1.634 acres and the northern northwest corner of that called 14.538 acre tract described in a Deed to the State of Texas for right-of-way recorded in Volume 239, Page 550 of the D.R.F.C.T., intersecting a non-tangent line;
10. THENCE South  $59^{\circ}55'24''$  West 137.76 feet with the southerly line of the remainder of said 25 acres and the northerly line of said 7.28 acres to the **POINT OF BEGINNING**.

This parcel contains 2.421 acres of land, more or less, out of the Samuel W. Davis Survey, Abstract No. 165, in Falls County, Texas.

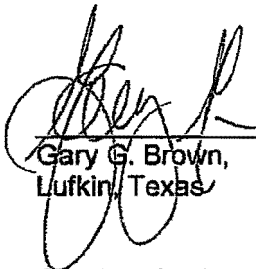
Page 3 of 8  
June, 2010

All bearings are based on the Texas State Plane Coordinate System, Central Zone, and NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.0001316.

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

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

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

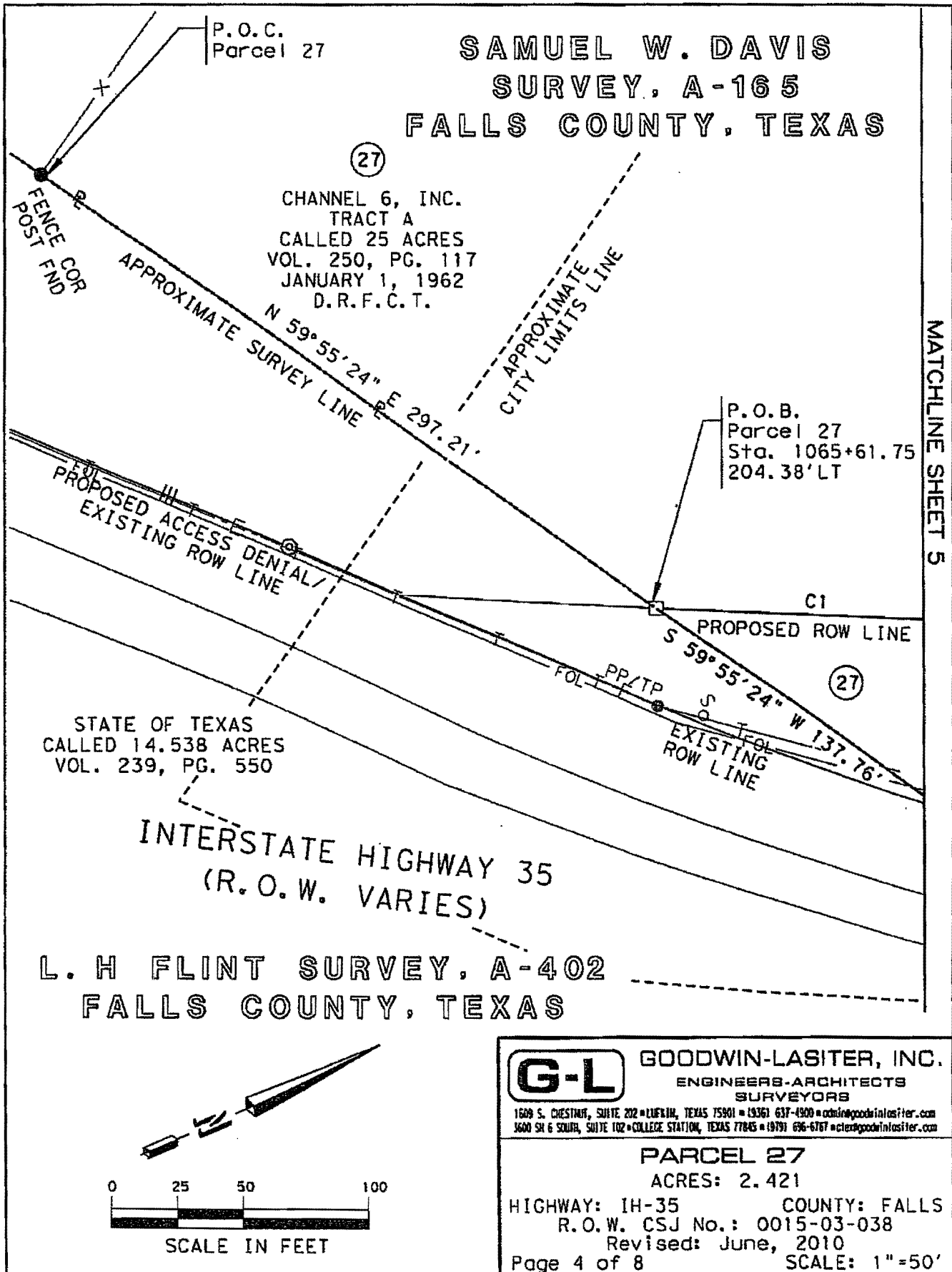


Gary G. Brown,  
Lufkin, Texas

R.P.L.S. 4654  
July 6, 2010

Goodwin-Lasiter, Inc.  
1609 S. Chestnut, Suite 202  
Lufkin, Texas 75901  
(936) 637-4900





SAMUEL W. DAVIS SURVEY, A-165  
FALLS COUNTY, TEXAS

(27)

CHANNEL 6, INC.  
TRACT A  
CALLED 25 ACRES  
VOL. 250, PG. 117  
JANUARY 1, 1962  
D.R.F.C.T.

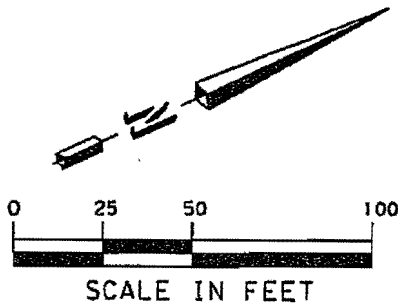
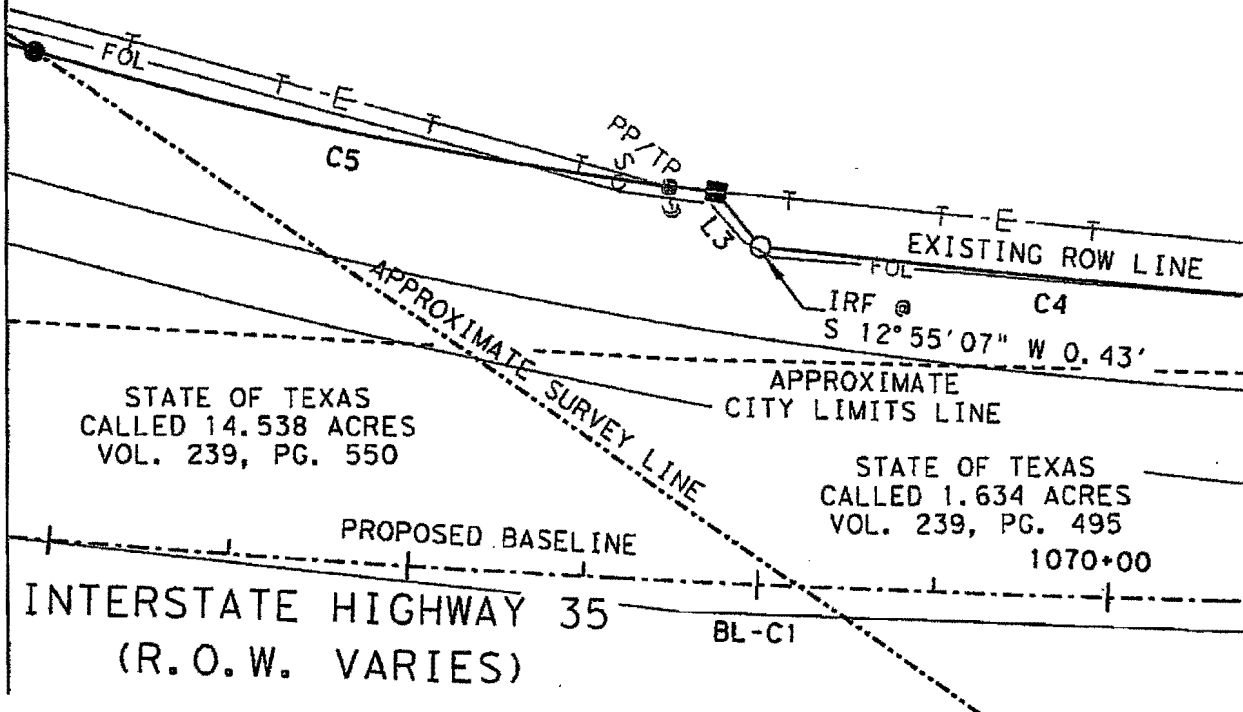
C1

PROPOSED ROW LINE

(27)

MATCHLINE SHEET 4

MATCHLINE SHEET 6



GOODWIN-LASITER, INC.  
ENGINEERS-ARCHITECTS  
SURVEYORS

1609 S. CHESTNUT, SUITE 202 • LUFKIN, TEXAS 75901 • (936) 637-4900 • [admin@goodwinlasiter.com](mailto:admin@goodwinlasiter.com)  
3600 SH 6 SOUTH, SUITE 102 • COLLEGE STATION, TEXAS 77845 • (979) 696-6767 • [info@goodwinlasiter.com](mailto:info@goodwinlasiter.com)

PARCEL 27

ACRES: 2.421

HIGHWAY: IH-35 COUNTY: FALLS

R.O.W. CSJ No.: 0015-03-038

Revised: June, 2010

Page 5 of 8

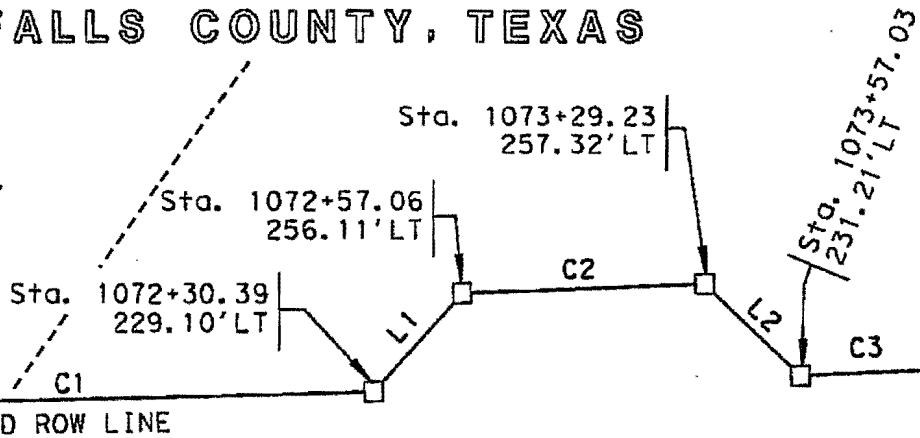
SCALE: 1"=50'



SAMUEL W. DAVIS SURVEY, A-165  
FALLS COUNTY, TEXAS

(27)

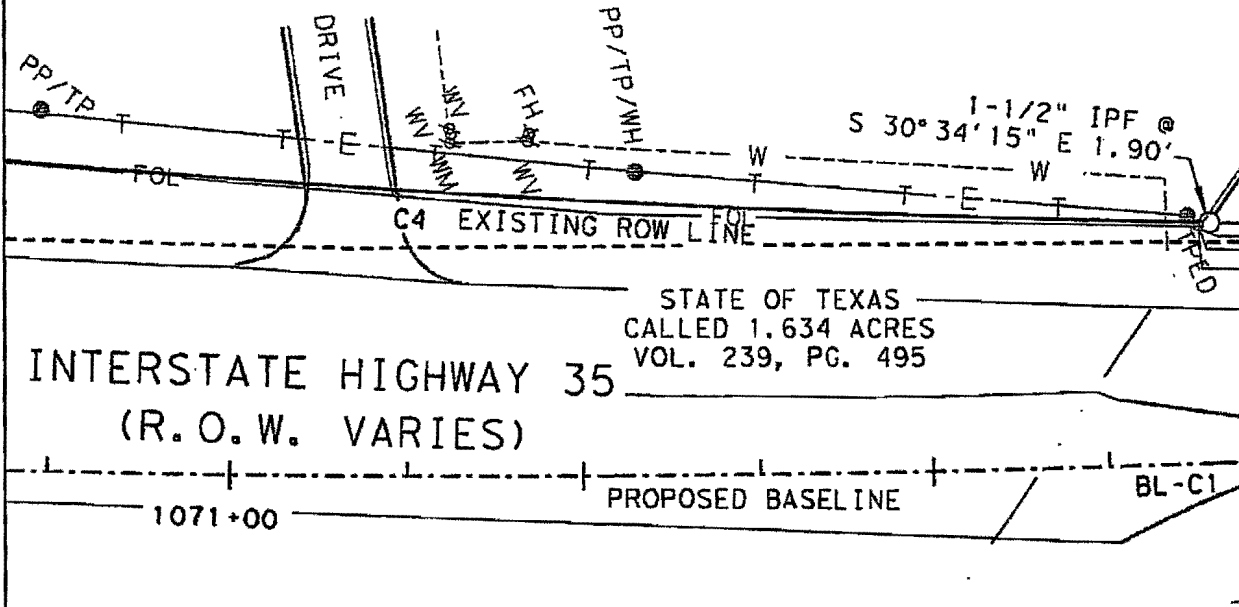
CHANNEL 6, INC.  
TRACT A  
CALLED 25 ACRES  
VOL. 250, PG. 117  
JANUARY 1, 1962  
D.R.F.C.T.



PROPOSED ROW LINE

(27)

APPROXIMATE CITY LIMITS LINE



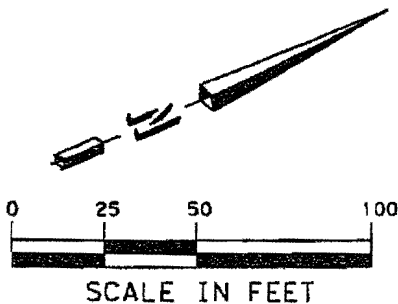
INTERSTATE HIGHWAY 35  
(R.O.W. VARIES)

STATE OF TEXAS  
CALLED 1,634 ACRES  
VOL. 239, PG. 495

1071+00

PROPOSED BASELINE

BL-C1



GOODWIN-LASITER, INC.  
ENGINEERS-ARCHITECTS  
SURVEYORS

1609 S. CHESTNUT, SUITE 202 • DALLAS, TEXAS 75201 • (936) 637-4900 • admin@goodwinlasiter.com  
3600 SH 6 SOUTH, SUITE 102 • COLLEGE STATION, TEXAS 77845 • (979) 696-6767 • ctext@goodwinlasiter.com

PARCEL 27

ACRES: 2.421

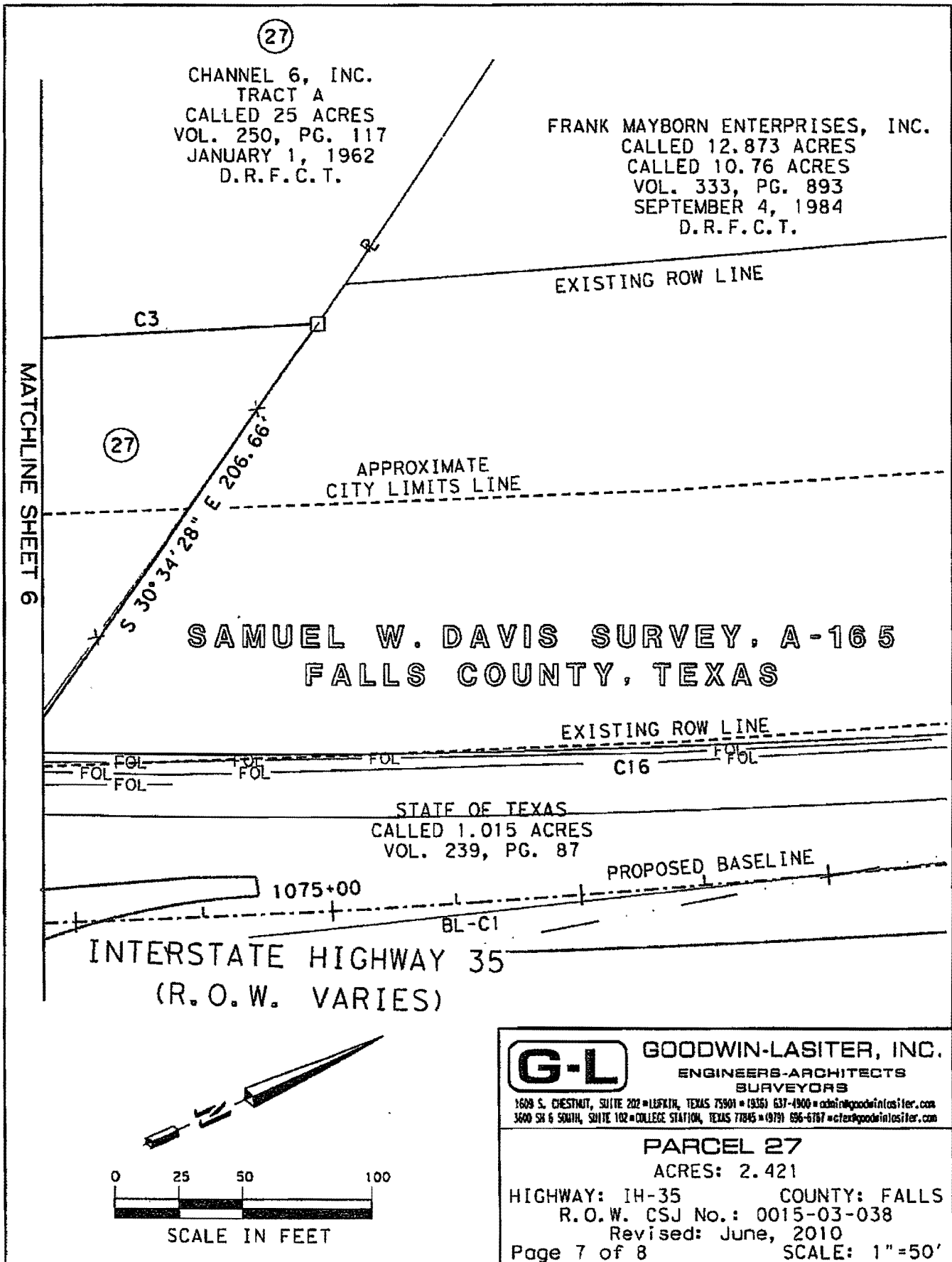
HIGHWAY: IH-35 COUNTY: FALLS

R.O.W. CSJ No.: 0015-03-038

Revised: June, 2010

Page 6 of 8

SCALE: 1"=50'



CURVE NO.	CHORD	RADIUS	LENGTH	BEARING & DISTANCE
C1	04° 22' 19"	8,450.00'	644.79'	N 25° 29' 19" E 644.63'
C2	00° 28' 12"	8,423.50'	69.09'	N 22° 53' 25" E 69.09'
C3	00° 58' 59"	8,450.00'	144.98'	N 21° 59' 07" E 144.98'
C4	05° 27' 04"	5,022.18'	477.81'	S 28° 38' 53" W 477.63'
C5	10° 15' 47"	1,096.28'	196.37'	S 36° 30' 19" W 196.11'
BL-C1	16° 52' 22"	6,000.00'	1,766.90'	N 22° 59' 35" E 1,760.52'
PI	STA. 10073+93.53		N=10,445,657.46	E=3,257,981.35

LINE NO.	BEARING & DISTANCE
L1	N 22° 11' 56" W 37.21'
L2	N 67° 48' 03" E 37.32'
L3	S 76° 06' 25" W 19.89'

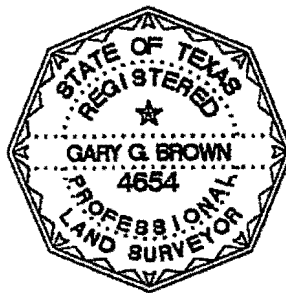
- = 5/8" IRON ROD W/"TxDOT" ALUMINUM CAP SET
- = TYPE I MONUMENT FOUND (UNLESS NOTED)
- = 1/2" IRON ROD W/"GOODWIN-LASITER" PLASTIC CAP SET
- = 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ = 5/8" IRON ROD W/"TxDOT COA" ALUMINUM CAP SET
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- C.O.A. = CONTROL OF ACCESS

NOTES:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.0001316.

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

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



*[Signature]*

GARY G. BROWN, JULY 6, 2010  
REGISTERED PROFESSIONAL LAND  
SURVEYOR, NO. 4654, STATE OF TEXAS



GOODWIN-LASITER, INC.  
ENGINEERS-ARCHITECTS  
SURVEYORS

1609 S. CHESTNUT, SUITE 202 • LUFKIN, TEXAS 75901 • (936) 637-4900 • admin@goodwinlasiter.com  
3600 SH 6 SOUTH, SUITE 102 • COLLEGE STATION, TEXAS 77945 • (979) 696-6766 • cfield@goodwinlasiter.com

PARCEL 27

ACRES: 2.421

HIGHWAY: IH-35 COUNTY: FALLS  
R.O.W. CSJ No.: 0015-03-038  
Revised: June, 2010  
Page 8 of 8 SCALE: N.T.S.

Page 1 of 3  
February 15, 2010  
Revised March 25, 2011

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

**Property Description For Parcel 02**

**BEING 1.804 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE URI HOLBROOK SURVEY, ABSTRACT NO. 1009 IN BELL COUNTY, TEXAS AND BEING ALL OF A CALLED 1.801 ACRE TRACT DESCRIBED AS TRACT ONE IN WARRANTY DEED WITH VENDOR'S LIEN TO THOM-KAR, INC. RECORDED IN VOLUME 3565, PAGE 735 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY (O.P.R.B.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a found 1/2" iron rod in the existing east right-of-way line of Pegasus Drive (Old SH 2) (ROW varies), the north right-of-way line of Granite Drive (55' ROW) dedicated by plat of Bellaire West Commercial Subdivision Phase One, recorded in Cabinet B, Slide 184-D of the Plat Records of Bell County, Texas (P.R.B.C.T.) and the southwest corner of a called 7.980 acre tract described as Tract Two in said deed to THOM-KAR, Inc.;

**THENCE** South 16°27'54" West 55.00 feet with the existing east right-of-way line of Pegasus Drive to a set Type II monument in the proposed north right-of-way line of Loop 363 (LP 363), the beginning of an Access Denial Line and the **POINT OF BEGINNING**;

- (1) THENCE** South 73°05'46" East 320.18 feet with the existing south right-of-way line of Granite Drive, the north line of said 1.801 acre tract, the proposed north right-of-way line of LP 363 and the Access Denial Line to a set Type II monument at the northeast corner of said 1.801 acres and the **END** of the Access Denial Line in the existing west right-of-way line of Limestone Drive (55' ROW) dedicated by plat of said Bellaire West Commercial Subdivision Phase One;
- (2) THENCE** South 16°54'17" West 250.21 feet with the existing east right-of-way line of said Limestone Drive and the east line of said 1.801 acre tract to a found 1/2" iron rod at the southeast corner of said 1.801 in the existing north right-of-way line of LP 363 and the north line of a called 29.86 acre tract described in deed to the State of Texas recorded in Volume 1773, Page 557 of the Deed Records of Bell County, Texas;
- (3) THENCE** North 73°04'39" West 268.11 feet with the existing north right-of-way line of LP 363 and the south line of said 1.801 acre tract to a found Type I monument;

Page 2 of 3

- (4) THENCE North 28°22'39" West 71.08 feet with the existing north right-of-way line of LP 363 and the south line of said 1.801 acre tract to a found Type I monument in the existing east right-of-way line of said Pegasus Drive and the southwest corner of said 1.801 acre tract;
- (5) THENCE North 16°27'26" East 200.12 feet with the existing east right-of-way line of Pegasus Drive and the west line of said 1.801 acre tract to the POINT OF BEGINNING.

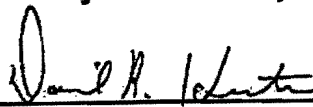
This parcel contains 1.804 acres of land, more or less, out of the Uri Holbrook Survey, Abstract No. 1009 in Bell County, Texas.

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

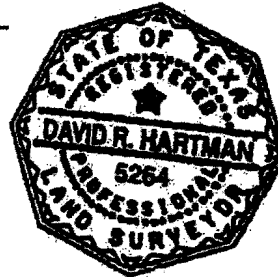
Access is prohibited across the Access Denial Line to highway facility from the remainder of the abutting property.

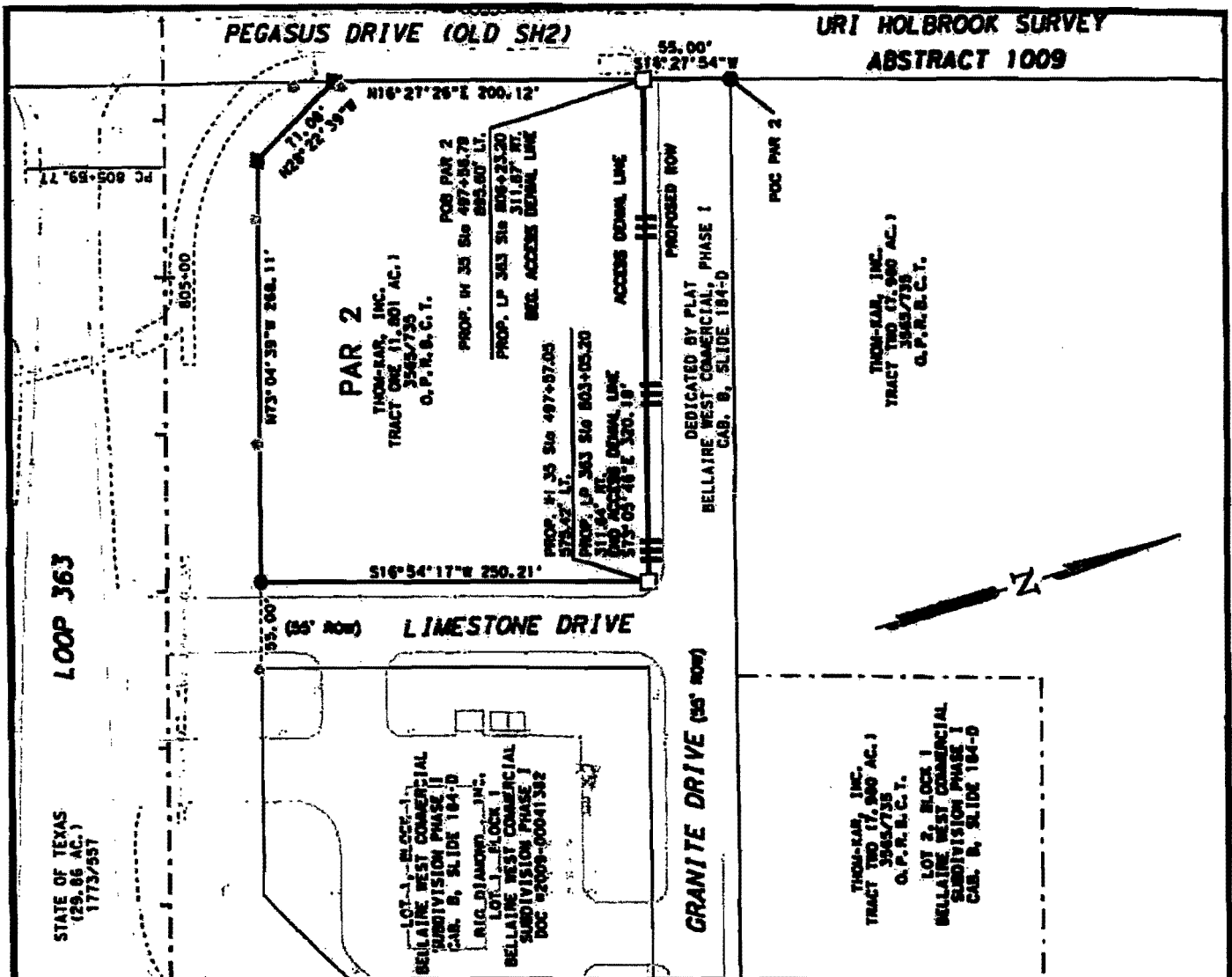
A plat of even survey date herewith accompanies this property description.

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

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

7/25/11  
Date





# SURVEY LEGEND

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

## NOTES:

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

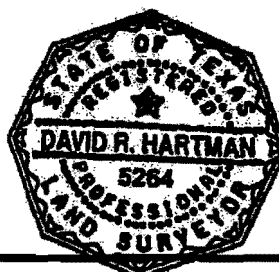
ACCESS IS PERMITTED TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman* 3/25/11

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



LANDESIGN  
SERVICES, INC.

512-238-7801  
555 ROUND ROCK WEST DR.  
BUILDING D, SUITE 170  
ROUND ROCK, TEXAS 78681

PARCEL: 2 ACRES 1.804  
HIGHWAY: IH 35 COUNTY: Bell  
ROW CSJ: 0015-04-083 REVISED: 3/25/11  
SCALE: 1" = 100' DATE: 02/15/10  
SHEET: 3 of 3

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

Page 1 of 3  
April 16, 2010  
Revised May 20, 2010

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

**Property Description For Parcel 04**

BEING 1.976 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE URI HOLBROOK SURVEY, ABSTRACT NO. 1009 AND THE VINCENT BARROW SURVEY, ABSTRACT NO. 64 IN BELL COUNTY, TEXAS AND BEING PART OF A CALLED 7.980 ACRE TRACT DESCRIBED AS TRACT TWO IN WARRANTY DEED WITH VENDOR'S LIEN TO THOM-KAR, INC IN VOLUME 3565, PAGE 735 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS AND PART OF LOT 2, BLOCK 1 OF THE BELLAIRE WEST COMMERCIAL SUBDIVISION PHASE ONE RECORDED IN CABINET B, SLIDE 184-D OF THE PLAT RECORDS OF BELL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a found 1/2" iron rod in the existing east right-of-way line of Pegasus Drive (Old SH 2) (ROW varies), the existing north right-of-way line of Granite Drive (55' ROW) dedicated by plat of said Bellaire West Commercial Subdivision Phase One and the southwest corner of said 7.980 acres

THENCE South 73°05'40" East 293.36 feet with the existing north right-of-way line of Granite Drive and the south line of said 7.980 acres to a set 5/8" iron rod with a Texas Department of Transportation (TxDOT) aluminum cap in the proposed west right-of-way line of Interstate Highway 35 (IH 35) at the **POINT OF BEGINNING** and the Beginning of an Access Denial Line;

- (1) THENCE North 71°45'14" East 107.05 feet through said 7.980 acres with the proposed west right-of-way line of IH 35 and the Access Denial Line to a set Type II monument;
- (2) THENCE North 57°53'22" East 183.30 feet through said 7.980 acres with the proposed west right-of-way line of IH 35 and the Access Denial Line to a set Type II monument;
- (3) THENCE North 39°52'02" East 141.49 feet through said 7.980 acres with the proposed west right-of-way line of IH 35 and the Access Denial Line to a set Type II monument;
- (4) THENCE North 25°05'01" East 231.54 feet through said 7.980 acres with the proposed west right-of-way line of IH 35 and the Access Denial Line to a calculated point in the north line of said 7.980 acres, the center of a creek, the south line of a called 12.435 acre tract described in deed to Malcom P. Duncan, Jr., Trustee, 1/2 interest in Document Number 2006-00052851 and 1/2 interest in Document Number 2009-00014181, both of the Real property Records of Bell County, Texas, and the END of the Access Denial Line ;

- (5) THENCE South 67°20'22" East 73.83 feet with the north line of said 7.980 acres, the south line of said 12.435 acres and the centerline of the creek to a calculated point;
- (6) THENCE North 57°31'10" East 39.94 feet with the north line of said 7.980 acres, the south line of said 12.435 acres and the centerline of the creek to a calculated point at the northeast corner of said 7.980 acres, the southeast corner of said 12.435 acres, in the existing west right-of-way line of IH 35 and the west line of a called 0.72 acre tract described in deed to the State of Texas for right-of-way of IH 35 recorded in Volume 1705, Page 879 of the Deed Records of Bell County, Texas (D.R.B.C.T.);
- (7) THENCE South 23°45'54" West 68.88 feet with the existing west right-of-way line of IH 35 and the east line of said 7.980 acres to a set 5/8" iron rod with plastic cap stamped "Landesign";
- (8) THENCE South 22°24'21" West 516.37 feet with the existing west right-of-way line of IH 35, the east line of said 7.980 acres and the west line of called 29.86 acre tract described in deed to the State of Texas for right-of-way of IH 35 recorded in Volume 1773, Page 557 of the D.R.B.C.T. to a set 5/8" iron rod with plastic cap stamped "Landesign" in the existing north right-of-way line of Granite Drive and the southeast corner of said 7.980 acres;
- (9) THENCE North 73°05'40" West 337.62 feet with the south line of said 7.980 acres and the existing north right-of-way line of Granite Drive to the **POINT OF BEGINNING**.

**Acreage Summary**

1.562 acres Uri Holbrook Survey, Abstract No. 1009

0.414 acres Vincent Barrow Survey, Abstract No. 64

1.976 acres Total

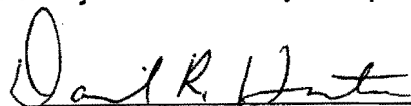
This parcel contains 663.38 linear feet of Access Denial Line.

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

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

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

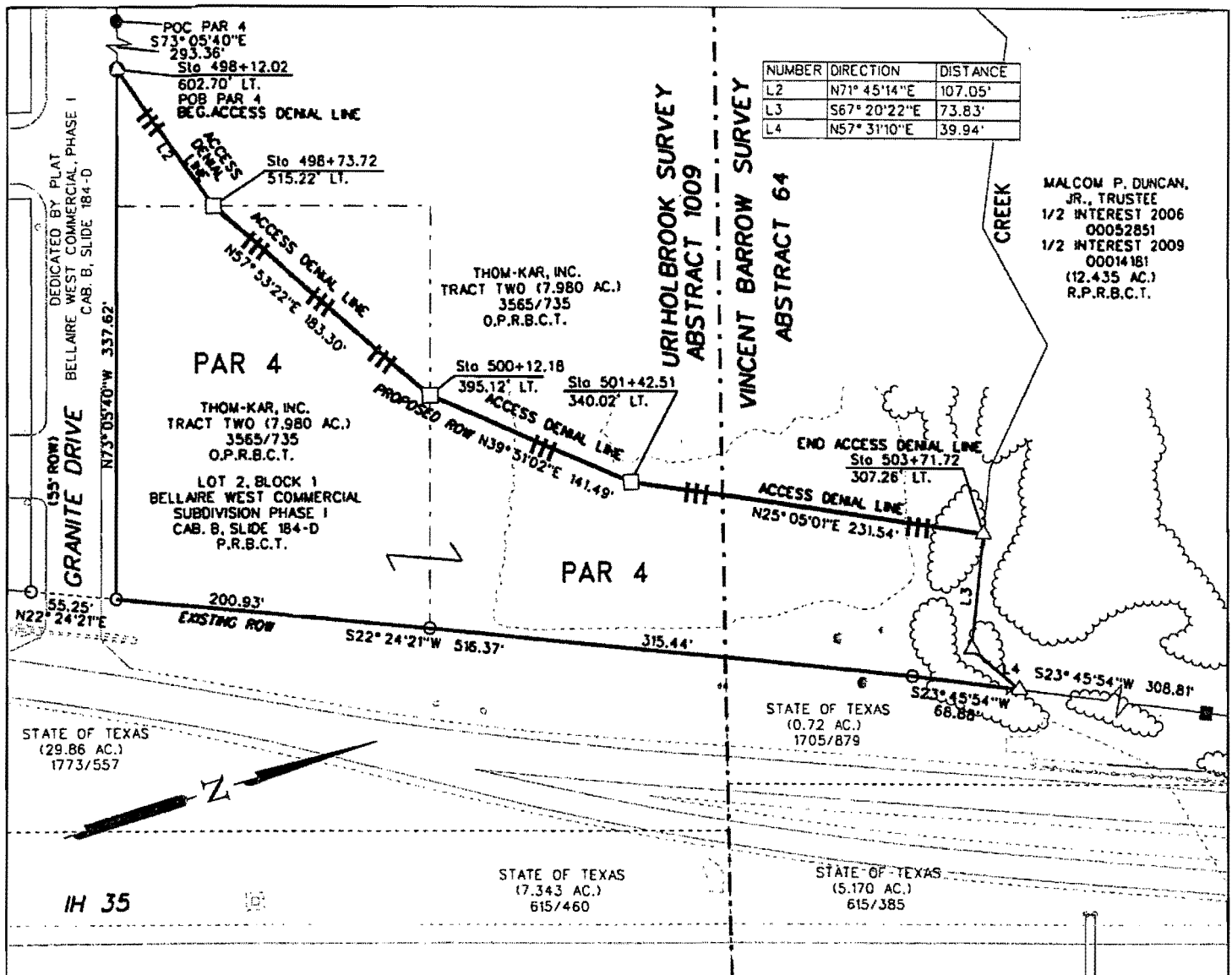
I certify that the survey was performed on the ground under my supervision.

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

5/20/10  
Date







### SURVEY LEGEND

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

D.R.B.C.T. = DEED RECORDS BELL COUNTY, TEXAS  
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS  
R.P.R.B.C.T. = REAL PROPERTY RECORDS BELL COUNTY, TEXAS

PARCEL: 4  
HIGHWAY: IH 35  
ROW CSJ: 0015-04-083  
SCALE: 1" = 100'

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

**NOTES:**

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

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

David R. Hunter 5/20/10

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



**LANDESIGN  
SERVICES, INC.**

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

Page 1 of 4  
April 16, 2010

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

**Property Description For Parcel 21**

BEING 0.552 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE MOSES SHIPMAN SURVEY, ABSTRACT NO. 782 IN BELL COUNTY, TEXAS AND BEING ALL OF THAT CALLED 0.54 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO DANNY J. BARKLEY RECORDED IN VOLUME 6028, PAGE 685 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a set Type II Monument in the west right-of-way line of Union Pacific Rail Road (100' ROW) and the existing east right-of-way line of Interstate Highway 35 (IH 35) and the east line of a 5.392 acre tract awarded to the State of Texas by condemnation recorded in Book K, Page 113 of the County Court Minutes of Bell County, Texas, at the northeast corner of said 0.54 acre tract;

- (1) THENCE 797.71 feet with a curve to the left having a radius of 11246.21 feet, a delta angle of 04°03'51", and chord bears South 09°41'28" West 797.55 feet with the west right-of-way line of said Union Pacific Rail Road and the east line of said 0.54 acre tract to a found Type I monument in the east line of a 1.940 acre tract awarded to the State of Texas by Judgement recorded in Volume 850, Page 127 of the Deed Records of Bell County, Texas;
- (2) THENCE North 04°33'52" East 779.87 feet with the existing east right-of-way line of IH 35 and the west line of said 0.54 acre tract to a found 1/2" iron rod at the southwest corner of said 0.54 acre tract and the north corner of said 1.940 acre tract;
- (3) THENCE North 83°04'21" East 72.73 feet with the existing east right-of-way line of IH 35 and the north line of said 0.54 acre tract to the **POINT OF BEGINNING**;

This parcel contains 0.552 of an acre of land, more or less, out of the Moses Shipman Survey, Abstract No. 782 in Bell County, Texas.

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

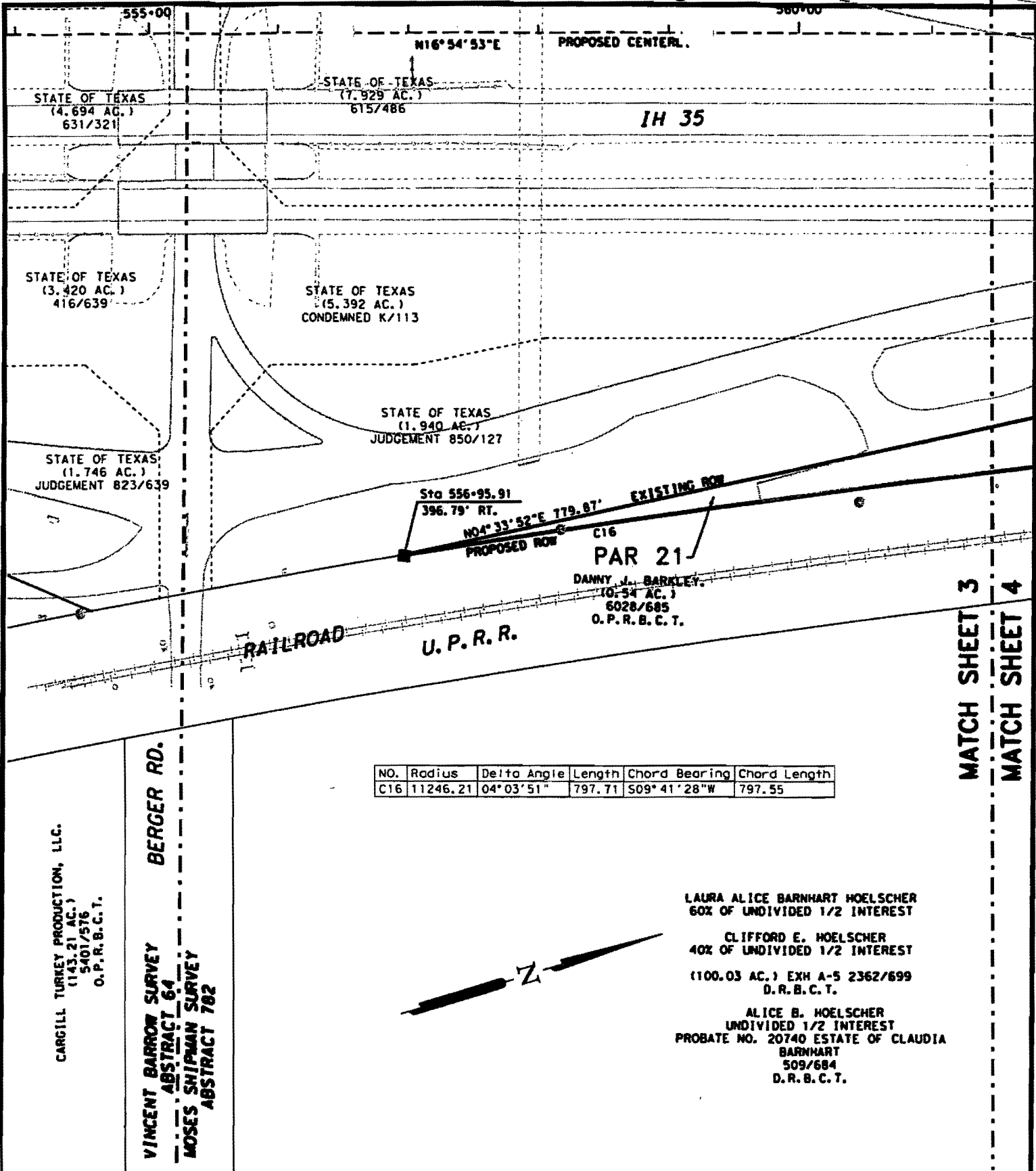
Access is permitted to highway facility from the remainder of the abutting property.

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

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

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





NO.	Radius	Delta Angle	Length	Chord Bearing	Chord Length
C16	11246.21	04°03'51"	797.71	S09°41'28"W	797.55



LAURA ALICE BARNHART HOELSCHER  
60% OF UNDIVIDED 1/2 INTEREST

CLIFFORD E. HOELSCHER  
40% OF UNDIVIDED 1/2 INTEREST  
(100.03 AC.) EXH A-5 2362/699  
D. R. B. C. T.

ALICE B. HOELSCHER  
UNDIVIDED 1/2 INTEREST  
PROBATE NO. 20740 ESTATE OF CLAUDIA  
BARNHART  
509/684  
D. R. B. C. T.

PARCEL: 21  
HIGHWAY: IH 35  
ROW CSJ: 0015-04-083  
SCALE: 1" = 100'

ACRES 0.552  
COUNTY: Bell  
SHEET: 3 of 4

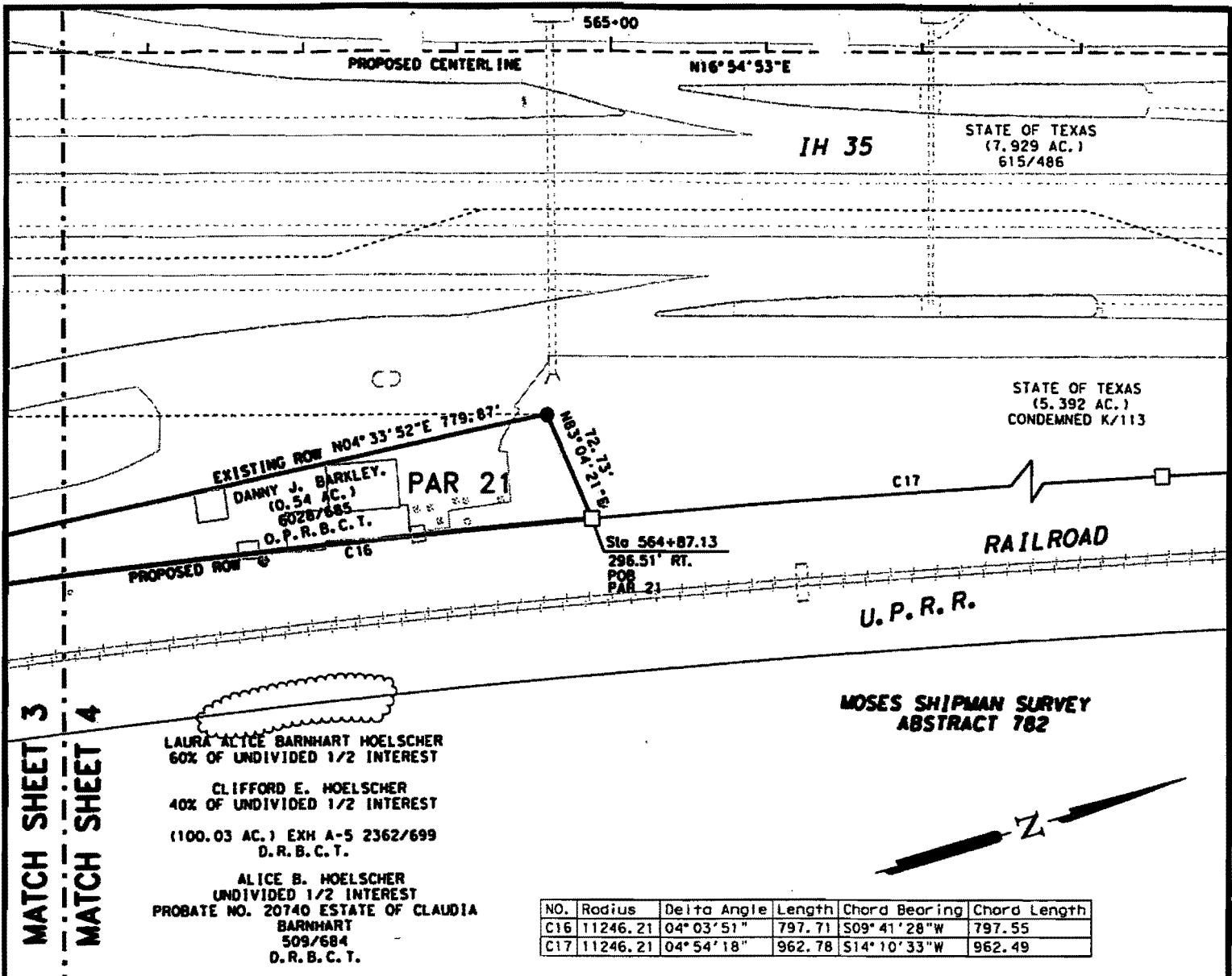
PROJECT NAME: IH35 Temple Troy JOB NUMBER: 101-07-004



LANDESIGN  
SERVICES, INC.

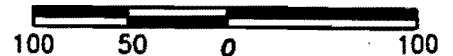
512-238-7901  
555 ROUND ROCK WEST DR.  
BUILDING D, SUITE 170  
ROUND ROCK, TEXAS 78681

MATCH SHEET 3  
MATCH SHEET 4



### SURVEY LEGEND

### SCALE IN FEET



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

### NOTES:

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

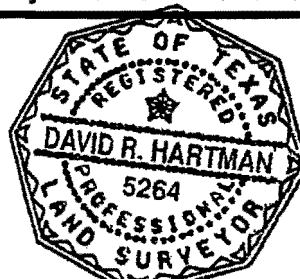
ACCESS IS PERMITTED TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman* 4/16/10

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



**LANDESIGN  
SERVICES, INC.**

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

PARCEL: 21 ACRES 0.552  
HIGHWAY: IH 35 COUNTY: Bell  
ROW CSJ: 0015-04-083 DATE: 04/16/10  
SCALE: 1" = 100' SHEET: 4 of 4

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

Page 1 of 3  
April 16, 2010

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

**Property Description For Parcel 34**

BEING 0.386 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE B. STRUNK SURVEY, ABSTRACT 784 IN BELL COUNTY, TEXAS AND BEING PART OF THE REMAINDER OF 4.52 ACRE TRACT DESCRIBED IN ASSUMPTION WARRANTY DEED TO JOHN MONTGOMERY AND BOB MONTGOMERY RECORDED IN VOLUME 4259, PAGE 254 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS (O.P.R.B.C.T.), AND BOB MONTGOMERY INTEREST TO JOHN MONTGOMERY DESCRIBED IN WARRANTY DEED WITH VENDOR'S LEIN RECORDED IN VOLUME 4378, PAGE 393 OF THE O.P.R.B.C.T.; AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a found 1/2" iron rod at an angle in the north line of said remainder of 4.52 acre tract and the southwest corner of a called 1.000 acre tract described in deed to LLIJ, LLC recorded in Volume 5974, Page 203 of the Official Public Records of Bell County, Texas;

**THENCE** South 73°03'51" East 262.60 feet with the north line of said remainder of 4.52 acres and the south line of said 1.000 acre tract to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed west right-of-way line of Interstate Highway 35 (IH 35) for the **POINT OF BEGINNING**;

- (1) **THENCE** South 73°03'51" East 60.42 feet with the north line of said 4.52 acre tract and the south line of said 1.000 acre tract to a set 5/8" iron rod with plastic cap stamped "Landesign" in the existing west right-of-way line of IH 35, the west line of a 8.818 acre tract described in deed to the State of Texas recorded in Volume 615, Page 575 of the Deed Records of Bell County, Texas, the northeast corner of said remainder of 4.52 acres and the southeast corner of said 1.000 acre tract;
- (2) **THENCE** South 16°55'21" West 227.96 feet with the existing west right-of-way line of IH 35 and the east line of said 4.52 acre tract to a found Type I monument;
- (3) **THENCE** South 61°55'21" West 71.00 feet with the existing west right-of-way line of IH 35 and the east line of said 4.52 acre tract to a found Type I monument in the existing north right-of-way line of Clarence Road (no dedication found), the southeast corner of said 4.52 acre tract, and southwest corner of a called 8.818 acre tract described in deed to the State of Texas

Page 2 of 3

recorded in Volume 615, Page 575 of the Deed Records Bell County, Texas (D.R.B.C.T.);

- (4) THENCE North 73°38'55" West 60.19 feet with the existing north right-of-way line of said Clarence Road and the south line of said 4.52 acres to a set Type II monument in the proposed west right-of-way line of IH 35 and the beginning of an Access Denial Line;
- (5) THENCE North 61°34'57" East 71.12 feet through said 4.52 acre tract and with the proposed west right-of-way line of IH 35 and the Access Denial Line to a set Type II monument;
- (6) THENCE North 16°55'08" East 228.19 feet through said 4.52 acre tract and with the proposed west right-of-way line of IH 35 and the Access Denial Line to the end of the Access Denial Line and the **POINT OF BEGINNING**;

This parcel contains 0.386 of an acre of land, more or less, out of the B. Strunk Survey, Abstract No. 784 in Bell County, Texas.

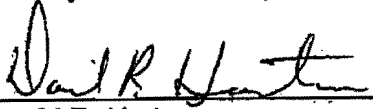
This parcel contains 299.31 linear feet of Access Denial Line.

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

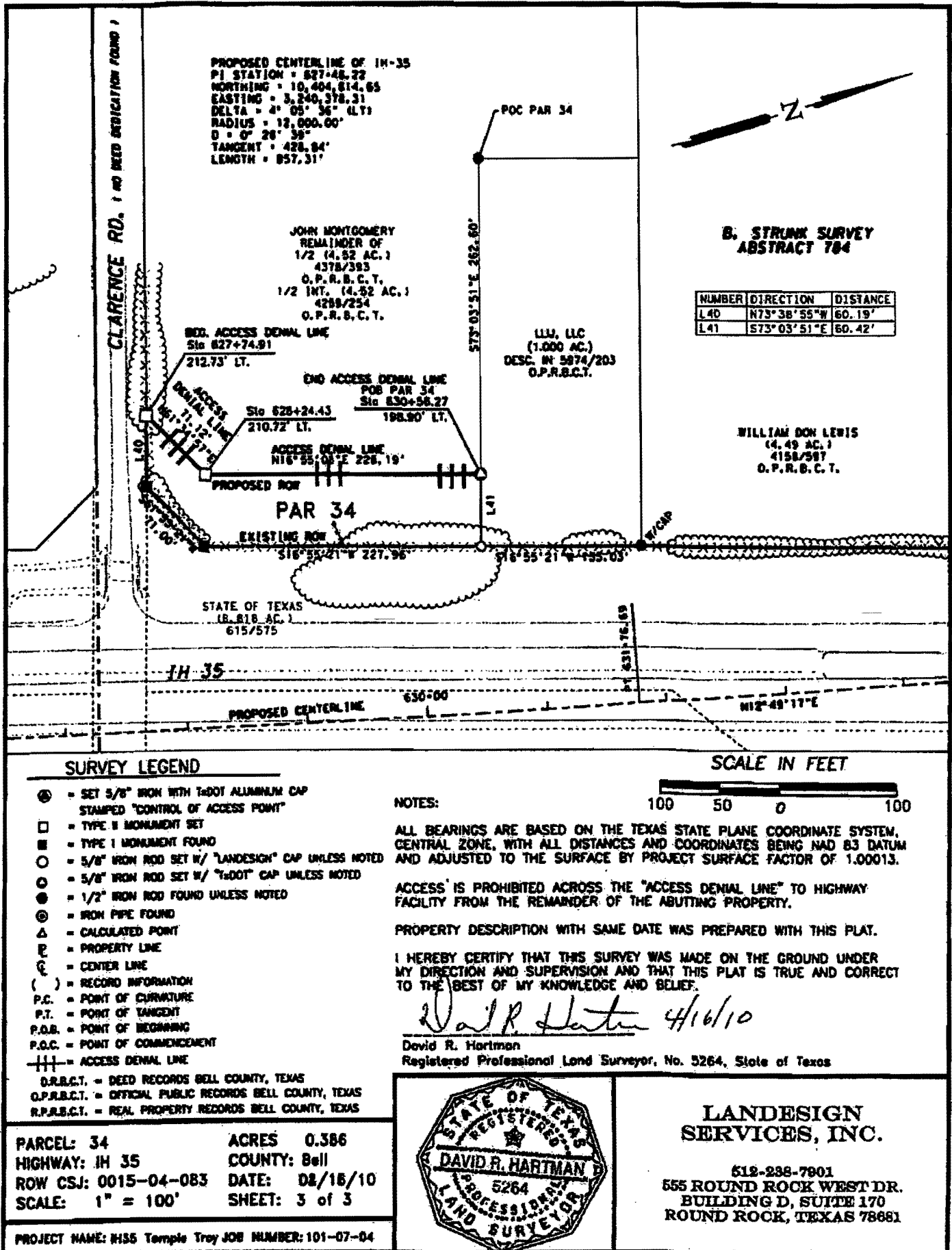
Access is prohibited across the Access Denial Line to highway facility from the remainder of the abutting property.

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

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

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







Page 1 of 3  
August 23, 2011  
Revised October 14, 2011

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

**Property Description**  
**For Parcel 20**

BEING 0.836 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE JAMES STEWART SURVEY, ABSTRACT NO. 815 IN MCLENNAN COUNTY, TEXAS AND BEING A PART OF A CALLED 6.57 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO BFEL PROPERTIES A. LLC RECORDED IN MCLENNAN COUNTY CLERK (MCC) DOCUMENT NUMBER 2010035981 OF THE OFFICIAL RECORDS OF MCLENNAN COUNTY, TEXAS (O.R.M.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a found 1/2" iron rod on the south line of the remainder of a called 127.28 acre tract described as Tract E in Warranty Deeds to Braswell Family Enterprises Limited recorded Volume 1810, Pages 677 (22.8%), 686 (11.4 %), 696 (11.4 %) and 706 (11.4%) all of the Deed Records of McLennan County, Texas (D.R.M.C.T.) and the northeast corner of a called 4.0019 acre tract described in deed to Charlie I. Sullivan recorded in Volume 1551, Page 61 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);

THENCE North 29°19'12" West 553.85 feet with the south line of the remainder of said 127.28 acre tract, the north line of said 4.0019 acre tract and the south line of said 6.57 acre tract to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the south line of said 6.57 acre tract, on the proposed east line of Interstate Highway 35 (IH 35) and the **POINT OF BEGINNING**;

- (1) THENCE North 29°19'12" West 116.74 feet with the south line of said 6.57 acre tract and the north line of said 4.0019 acre tract to a set 5/8" iron rod with plastic cap stamped "Landesign" at the southwest corner of said 6.57 acre tract, the northwest corner of said 4.0019 acre tract, the east line of a called 6.847 acre tract described in deed to the State of Texas recorded in Volume 620, Page 227 of the D.R.M.C.T. and the existing east right-of-way line of IH 35;
- (2) THENCE 410.51 feet along a curve to the right having a radius of 11235.16 feet, a delta angle of 02°05'36" and a chord bears North 21°44'43" East 410.48 feet with the west line of said 6.57 acre tract and the existing east right-of-way line of IH 35 to a found Type I Monument at the northwest corner of said 6.57 acre tract and the southwest corner of a called 5.46 acre tract described in deed to BFEL Properties B. LLC recorded in MCC 2010035982 of the O.P.R.M.C.T.;

- (3) THENCE South 68°15'17" East 80.85 feet with the north line of said 6.57 acre tract and the south line of said 5.46 acre tract to a set 5/8" iron rod with TxDOT aluminum cap on the proposed east right-of-way line of IH 35;
- (4) THENCE South 24°05'05" West 146.60 feet through said 6.57 acre tract with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (see Note 1);
- (5) THENCE 281.62 feet along a curve to the left having a radius of 22757.00 feet, a delta angle of 00°42'33" and a chord bears South 19°05'55" West 281.62 feet through said 6.57 acre tract with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (see Note 1);
- (6) THENCE South 18°44'39" West 56.13 feet through said 6.57 acre tract with the proposed east right-of-way line of IH 35 to the **POINT OF BEGINNING**;

This parcel contains 0.836 acres of land, more or less, out of the James Stewart Survey, Abstract No. 815 in McLennan County, Texas.

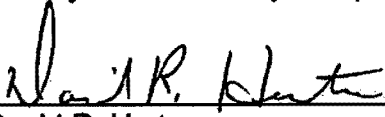
All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00013.

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

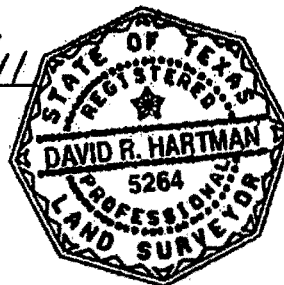
Access is permitted to highway facility from the remainder of the abutting property.

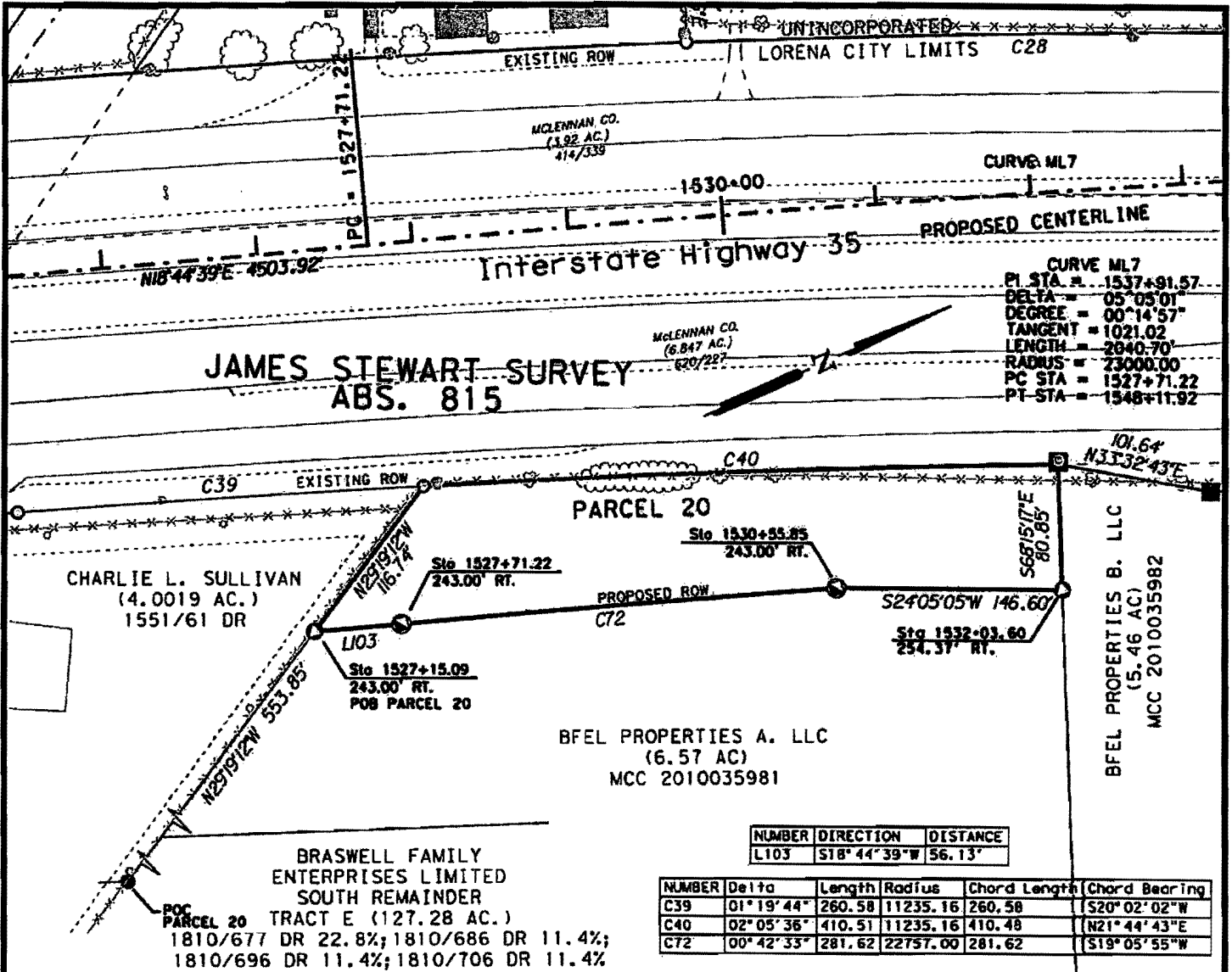
A plat of even survey date herewith accompanies this property description.

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

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

10/14/11  
Date

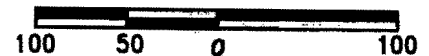




# **SURVEY LEGEND**

- = SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "T-001" (MAY BE REPLACED WITH TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF CONSTRUCTION)
- = TYPE II MONUMENT SET
- = TYPE I MONUMENT FOUND
- = 5/8" IRON ROD SET W/ "LANDESIGN" CAP UNLESS NOTED
- ◊ = 5/8" IRON ROD SET W/ "T-001" CAP UNLESS NOTED
- = 1/2" IRON ROD FOUND UNLESS NOTED
- ⊙ = IRON PIPE FOUND
- △ = CALCULATED POINT
- P = PROPERTY LINE
- C = CENTER LINE
- ( ) = RECORD INFORMATION
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- ++ = ACCESS DENIAL LINE

## **SCALE IN FEET**



## **NOTES:**

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

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman* 10/14/11

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

REV: 10/14/11

PARCEL: 20 ACRES 0.836  
HIGHWAY: IH 35 COUNTY: McLENNAN  
ROW CSJ: 0015-01-220 DATE: 08/23/11  
SCALE: 1" = 100' SHEET: 3 of 3

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



**LANDESIGN  
SERVICES, INC.**

512-238-7901  
555 ROUND ROCK WEST DR.  
BUILDING D, SUITE 170  
ROUND ROCK, TEXAS 78081

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

**Property Description**  
**For Parcel 22**

BEING 0.341 OF ONE ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE JAMES STEWART SURVEY, ABSTRACT NO. 815 IN MCLENNAN COUNTY, TEXAS AND PART OF A CALLED 5.59 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO BFEL PROPERTIES A. RECORDED IN MCLENNAN COUNTY CLERK (MCC) DOCUMENT NUMBER 2010035981 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS (O.P.R.M.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a found 5/8" iron rod in the west line of a north remainder of a called 127.28 acre tract described as Tract E in Warranty Deeds to Braswell Family Enterprises Limited recorded Volume 1810, Pages 677 (22.8%), 686 (11.4 %), 696 (11.4 %) and 706 (11.4%) all of the Deed Records of McLennan County, Texas (D.R.M.C.T.) and in the existing north right-of-way line of Cooksey Road (No Dedication Found);

**THENCE** North 66°05'08" West 964.64 feet through said 127.28 acres with the existing north right-of-way line of Cooksey Road and the south line of said 5.59 acre tract to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap (see Note 1) on the proposed east right-of-way line of Interstate Highway 35 (IH 35), on the north line of Cooksey Road and the **POINT OF BEGINNING**;

- (1) **THENCE** South 22°07'10" West 29.01 feet through said 5.59 acre tract with the proposed east right-of-way line of IH 35 to a calculated point on the south line of said 5.59 acre tract, the north line of a called 5.46 acre tract described in deed to BFEL Properties B. LLC recorded in MCC 2010035982 of the O.P.R.M.C.T. and in the centerline of Cooksey Road;
- (2) **THENCE** North 66°05'08" West 70.65 feet with the south line of said 5.59 acre tract, the north line of said 5.46 acre tract and the centerline line of Cooksey Road to a calculated point at the southwest corner of said 5.59 acre tract, the northwest corner of said 5.46 acre tract and the existing east right-of-way line of IH 35;
- (3) **THENCE** North 23°49'56" East 29.00 feet with the existing east right-of-way line of IH 35 and the west line of said 5.59 acre tract to a set 5/8" iron rod with a plastic cap stamped "Landesign" in the existing north right-of-way line of Cooksey Road the southwest corner of a called 0.390 acre tract described in deed to the State of Texas for right-of-way recorded in Volume 824, Page 258 of the D.R.M.C.T.;

- (4) THENCE North 23°49'56" East 467.52 feet with the existing east right-of-way line of IH 35, the west line of said 5.59 acre tract and the east line of a called 0.928 acre tract described in deed to the State of Texas for right-of-way recorded in Volume 825, Page 217 of the D.R.M.C.T to a set 5/8" iron rod with plastic cap stamped "Landesign" at the northwest corner line of said 5.59 acre tract and the southwest corner of a called 5.27 acre tract described in deed to BFEL Properties B. recorded in MCC 2010035982 of the O.P.R.M.C.T.;
- (5) THENCE South 66°05'08" East 15.46 feet with the north line of said 5.59 acre tract and the south line of said 5.27 acre tract to a set 5/8" iron rod with TxDOT aluminum cap on the proposed east right-of-way line of IH 35;
- (6) THENCE 436.98 feet along a curve to the left having a radius of 22756.00 feet, a delta angle of 01°06'01" and a chord bears South 21°00'29" West 436.97 feet through said 5.59 acre tract with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (see Note 1);
- (7) THENCE South 22°38'13" East 45.23 feet through said 5.59 acre tract with the proposed east right-of-way line of IH 35 to the **POINT OF BEGINNING**.

This parcel contains 0.341 acres of land, more or less, out of the James Stewart Survey, Abstract No. 815 in McLennan County, Texas.

0.341 acres total

0.032 acres existing right-of-way of Cooksey Road

0.309 Additional right-of-way

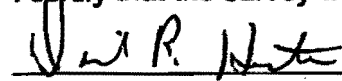
(Note 1) "The monument described as set in this call may be replaced with a Texas Department of Transportation Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by Texas Department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

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

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

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

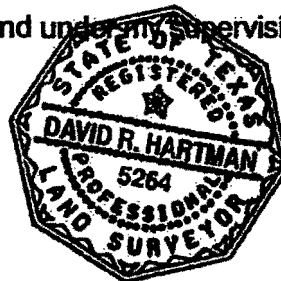
I certify that the survey was performed on the ground under my supervision.

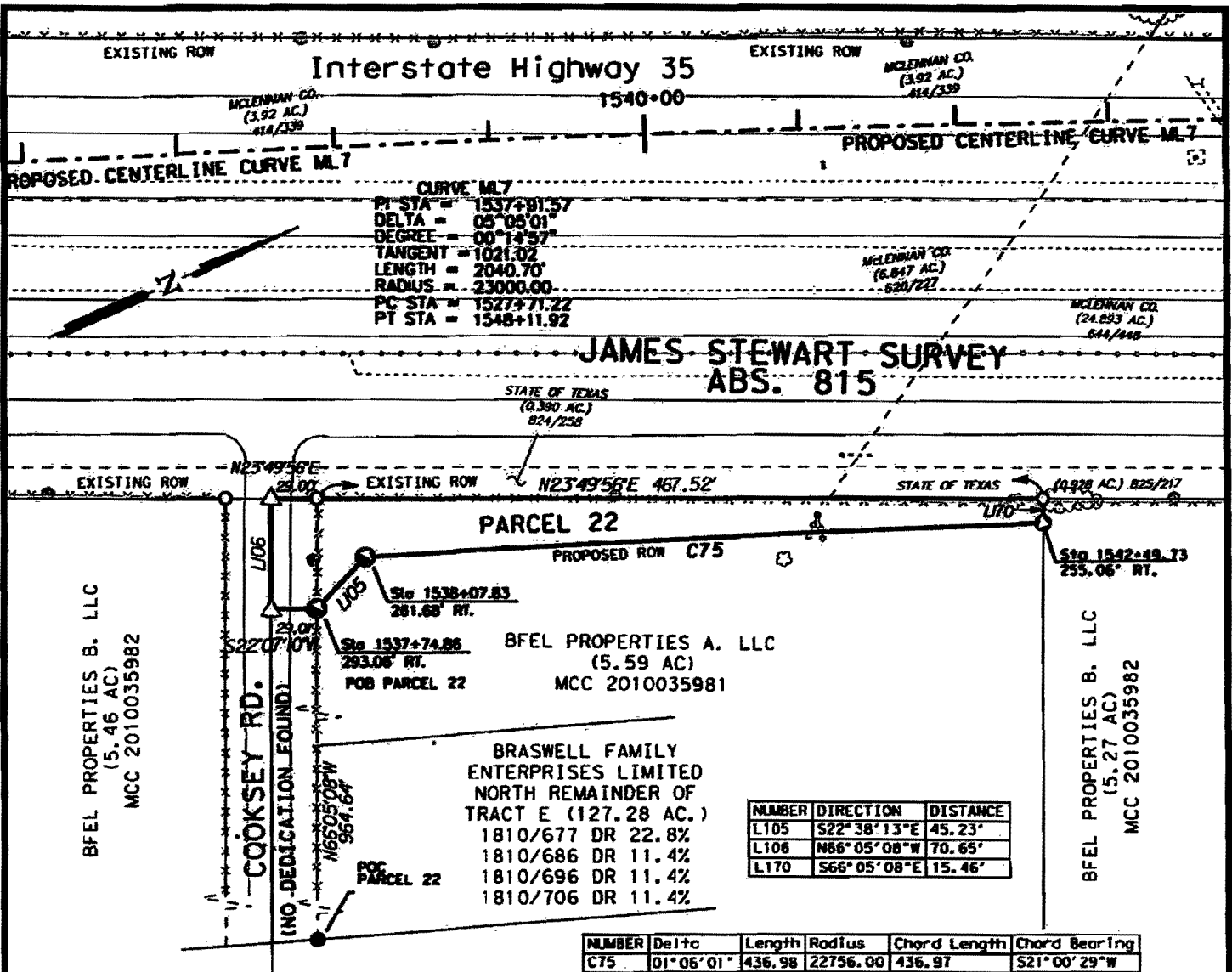


David R. Hartman  
Registered Professional Land Surveyor  
State of Texas No. 5264

Date

10/14/11





# **SURVEY LEGEND**

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

# **SCALE IN FEET**



# **NOTES:**

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

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman* 10/14/11

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



**LANDESIGN SERVICES, INC.**

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

REV: 10/14/11

PARCEL: 22 ACRES 0.341  
HIGHWAY: IH 35 COUNTY: McLENNAN  
ROW CSJ: 0015-01-220 DATE: 08/23/11  
SCALE: 1" = 100' SHEET: 3 of 3

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

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

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

**Property Description**  
**For Parcel 49**

BEING 2.536 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE CARLOS O'CAMPO SURVEY, ABSTRACT NO. 32 IN MCLENNAN COUNTY, TEXAS AND PART OF LOT 1, BLOCK 1 OF MITCHELL ADDITION, LOTS 1 AND 2, BLOCK 1, A SUBDIVISION RECORDED IN MCLENNAN COUNTY CLERK (MCC) FILE 2001002931 CONVEYED AS A CALLED TRACT ONE DESCRIBED IN WARRANTY DEEDS TO TETON PASS INVESTMENTS, LLC RECORDED IN MCC FILE 2009013633; AND BEING MORE PARTICULARLY DESCRIBED BY TWO PARTS IN METES AND BOUNDS AS FOLLOWS:

**PART 1**

**COMMENCING** at a found 1/2" iron rod in the existing east right-of-way line of FM 2113, the west line of said Lot 1 and in the southeast corner of a called 3.042 acre tract described in deed to the State of Texas for right-of-way recorded in Volume 771, Page 629 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);

THENCE North 03°36'18" East 78.55 feet with the existing east right-of-way line of FM 2113 and the west line of said Lot 1 to a found 1/2" iron rod and the **POINT OF BEGINNING**;

- (1) THENCE North 37°03'59" East 1004.56 feet with the existing east right-of-way line of FM 2113 and the west line of said Lot 1 to a set 5/8" iron rod with plastic cap stamped "Landesign" in the northwest corner of said Lot 1 and the southwest corner of a called 2.3731 acre tract described in deed to Strasburger Partnership recorded in Volume 1529, Page 309 of the D.R.M.C.T.;
- (2) THENCE South 40°41'58" East 80.94 feet with the north line of said Lot 1 and the south line of said 2.3731 acres to a set Type II monument in the proposed east right-of-way line of FM 2113 and the beginning of an Access Denial Line;
- (3) THENCE South 28°34'22" West 198.47 through said Lot 1 with the proposed east right-of-way line of FM 2113 and the Access Denial Line to a set Type II monument;

- (4) THENCE South 44°52'10" West 798.51 feet through said Lot 1 with the proposed east right-of-way line of FM 2113 and the Access Denial Line to the **POINT OF BEGINNING**.

This parcel contains 1.423 acres of land, more or less, out of the Carlos O' Campo Survey, Abstract No. 32 in McLennan County, Texas.

**PART 2**

**COMMENCING** at a set Type II monument in the north line of said Lot 1, the south line of a said 2.3731 acres, and in the proposed east right-of-way line of FM 2113;

THENCE South 40°41'58" East 181.03 feet with the north line of said Lot 1 and the south line of said 2.3731 acres to a set 5/8" iron rod with a Texas Department of Transportation (TxDOT) aluminum cap at the southwest corner of a called 0.0289 acre tract described in deed to the City of Hewitt recorded Volume 1530, Page 454 of the Deed records of McLennan County, Texas (D.R.M.C.T.) in the proposed west right-of-way line of Interstate Highway 35 (IH 35) and the **POINT OF BEGINNING**;

- (1) THENCE South 40°41'58" East 42.04 feet with the north line of said Lot 1 and the south line of said 0.0289 acres to a set 5/8" iron rod with plastic cap stamped "Landesign" at an angle point in the south line of said 0.0289 acres and an angle point in the south line of said 2.3731 acres;
- (2) THENCE South 40°41'58" East 55.09 feet with the north line of said Lot 1 and the south line of said 2.3731 acres to a set 5/8" iron rod with plastic cap stamped "Landesign" in the existing west right-of-way line of IH 35, the northeast corner of said Lot 1, the southeast corner of said 2.3731 acres and in the west line of a called 4.43 acre tract described in deed to McLennan County for right-of-way recorded in Volume 414, Page 515 of the D.R.M.C.T.;
- (3) THENCE South 26°51'22" West 638.05 feet with the existing west right-of-way line of IH 35 and the east line of said Lot 1 to a set 5/8" iron rod with plastic cap stamped "Landesign" in the southeast corner of said Lot 1 and the northeast corner of Lot 2, Block 1, Mitchell Addition, Lots 1 and 2, Block 1;
- (4) THENCE South 72°13'08" West 27.24 feet with the south line of said Lot 1 and the north line of said Lot 2 to a set 5/8" iron rod with plastic cap stamped "Landesign";
- (5) THENCE South 50°54'30" West 31.11 feet with the south line of said Lot 1 and the north line of said Lot 2 to a set 5/8" iron rod with plastic cap stamped "Landesign";



- (6) THENCE South 80°29'43" West 41.89 feet with the south line of said Lot 1 and the north line of said Lot 2 to a set 5/8" iron rod with plastic cap stamped "Landesign";
- (7) THENCE South 41°14'58" West 88.71 feet with the south line of said Lot 1 and the north line of said Lot 2 to a set 5/8" iron rod with plastic cap stamped "Landesign";
- (8) THENCE South 28°08'31" West 28.21 feet with the south line of said Lot 1 and the north line of said Lot 2 to a set 5/8" iron rod with a plastic cap stamped "Landesign";
- (9) THENCE South 62°22'35" West 12.40 feet with the south line of said Lot 1 and the north line of said Lot 2 to a set 5/8" iron rod with a TxDOT aluminum cap in the proposed west right-of-way line of IH 35 and the beginning of an Access Denial Line;
- (10) THENCE North 10°53'15" West 23.23 feet through said Lot 1 with the proposed west right-of-way line of IH 35 and the Access Denial Line to a set Type II monument;
- (11) THENCE North 24°06'16" East 150.00 feet through said Lot 1 with the proposed west right-of-way line of IH 35 and the Access Denial Line to a set Type II monument;
- (12) THENCE North 61°58'46" East 114.02 feet through said Lot 1 with the proposed west right-of-way line of IH 35 and the Access Denial Line to a set Type II monument;
- (13) THENCE North 27°53'59" East 72.18 feet through said Lot 1 with the proposed west right-of-way line of IH 35 and the Access Denial Line to a set 5/8" iron rod with a TxDOT aluminum cap stamped "CONTROL OF ACCESS POINT" at the end of the Access Denial Line;
- (14) THENCE North 27°53'59" East 341.03 feet through said Lot 1 with the proposed west right-of-way line of IH 35 to a set Type II monument;
- (15) THENCE North 04°13'39" West 81.90 feet through said Lot 1 with the proposed west right-of-way line of IH 35 to a set Type II monument;
- (16) THENCE North 24°46'29" East 113.20 feet through said Lot 1 with the proposed west right-of-way line of IH 35 to a set Type II monument;
- (17) THENCE North 29°21'14" East 13.87 feet through said Lot 1 with the proposed west right-of-way line of IH 35 to the **POINT OF BEGINNING**.

This parcel contains 1.094 acres of land, more or less, out of the Carlos O' Campo Survey, Abstract No. 32 in McLennan County, Texas.

Acreage Summary

Part 1	1.423 acre
Part 2	1.113 acre
Total	2.536 acre

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

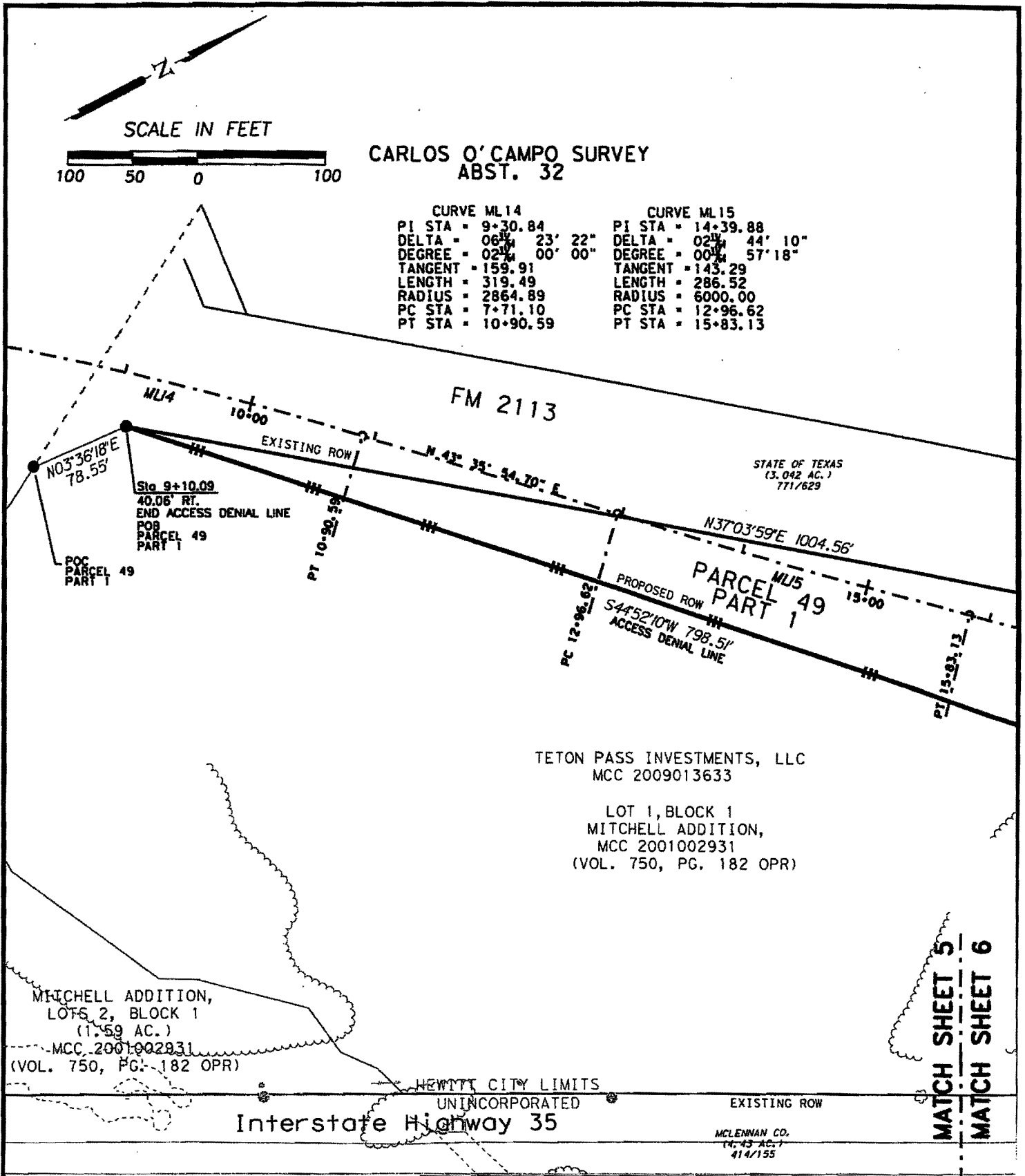
Access is prohibited across the "Access Denial Line" to the highway facility from the remainder of the abutting property.

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

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

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





PARCEL: 49 PT1  
HIGHWAY: IH 35  
ROW CSJ: 0015-01-220  
SCALE: 1" = 100'

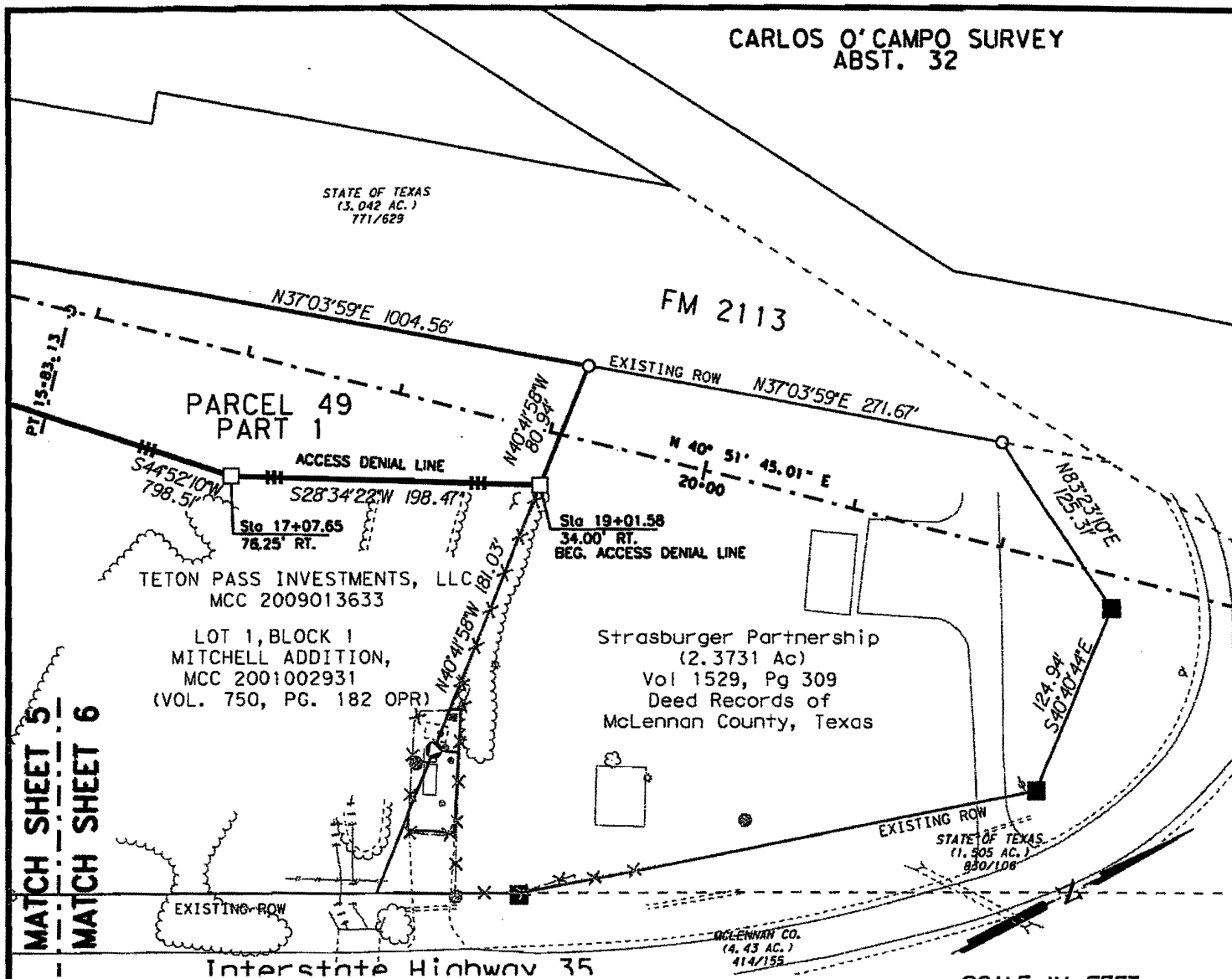
ACRES 1.423  
COUNTY: McLennan  
SHEET: 5 of 8



**LANDESIGN  
SERVICES, INC.**

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

CARLOS O'CAMPO SURVEY  
ABST. 32



SURVEY LEGEND

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

REVISED: 11/08/10

NOTES:

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

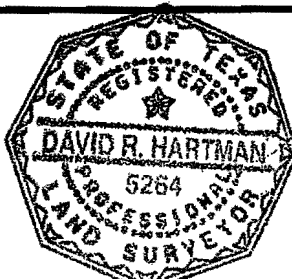
ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman* 11/8/10

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

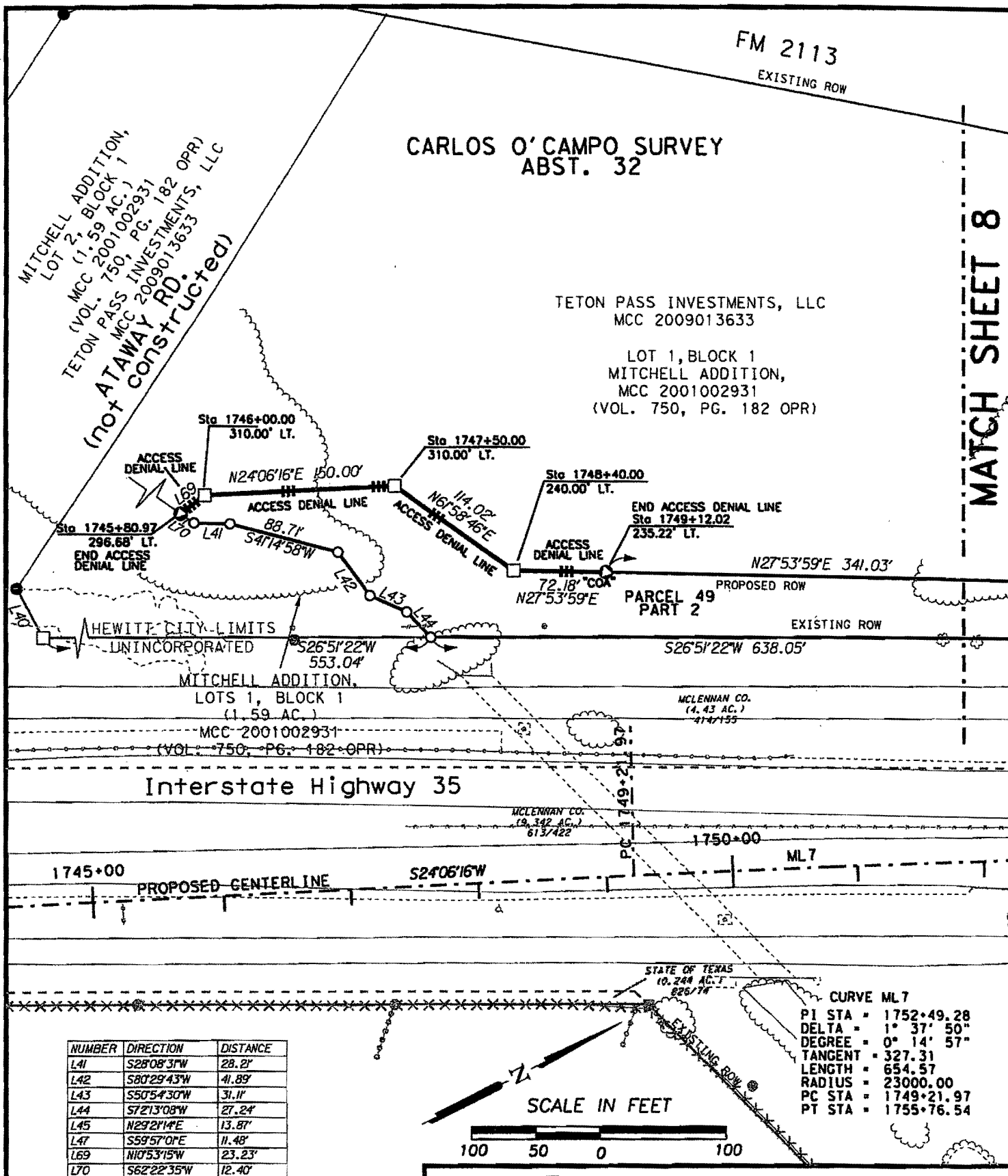


LANDESIGN  
SERVICES, INC.

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

PARCEL: 49 PT1 ACRES 1.423  
HIGHWAY: IH 35 COUNTY: McLENNAN  
ROW CSJ: 0015-01-220 DATE: 08/05/08  
SCALE: 1" = 100' SHEET: 6 of 8

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



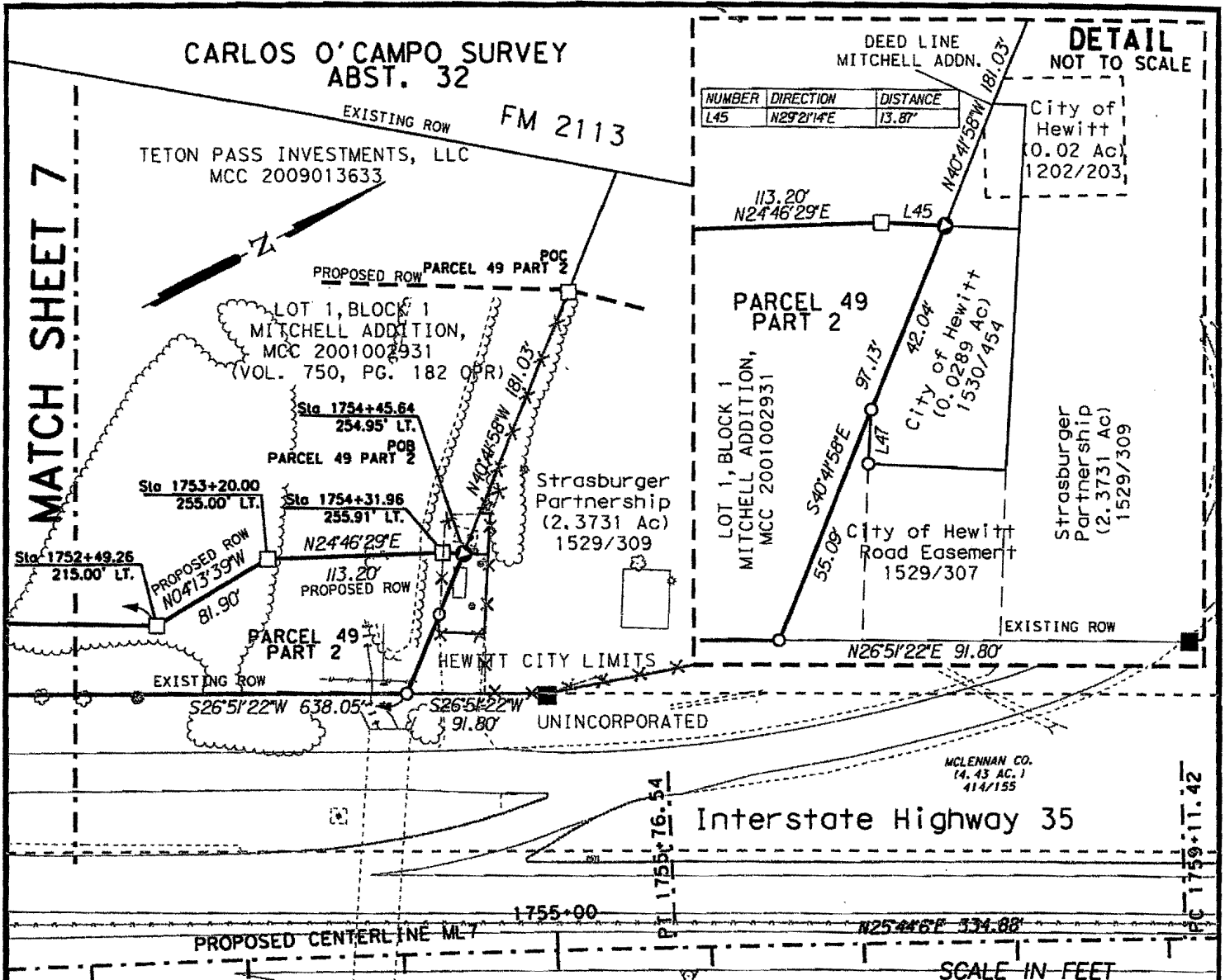
PARCEL: 49 PT2 ACRES 1.113  
HIGHWAY: IH 35 COUNTY: McLennan  
ROW CSJ: 0015-01-220  
SCALE: 1" = 100' SHEET: 7 of 8

PROJECT NAME: IH 35 LORENA JOB NUMBER: 101-07-002



**LANDESIGN SERVICES, INC.**

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



## SURVEY LEGEND

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

Rev. 11/08/10

## NOTES:

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

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

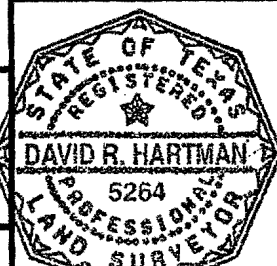
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*David R. Hartman* 11/8/10

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

PARCEL: 49 PT2  
HIGHWAY: IH 35  
ROW CSJ: 0015-01-220  
SCALE: 1" = 100'

ACRES 1.113  
COUNTY: McLENNAN  
DATE: 08/05/08  
SHEET: 8 of 8



**LANDESIGN SERVICES, INC.**

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

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

Page 1 of 5  
October 14, 2011

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

**Property Description**  
**For Parcel 78**

BEING 0.746 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE JAMES STEWART SURVEY, ABSTRACT NO. 815 IN MCLENNAN COUNTY, TEXAS AND BEING A PART OF A CALLED 5.46 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO BFEL PROPERTIES B. LLC RECORDED IN MCLENNAN COUNTY CLERK (MCC) DOCUMENT NUMBER 2010035982 OF THE OFFICIAL RECORDS OF MCLENNAN COUNTY, TEXAS (O.R.M.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a found 1/2" iron rod on the south line of the remainder of a called 127.28 acre tract described as Tract E in Warranty Deeds to Braswell Family Enterprises Limited recorded Volume 1810, Pages 677 (22.8%), 686 (11.4 %), 696 (11.4 %) and 706 (11.4%) all of the deed records of McLennan County, Texas (D.R.M.C.T.) and the northeast corner of a called 4.0019 acre tract described in deed to Charlie I. Sullivan recorded in Volume 1551, Page 61 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);

THENCE North 29°19'12" West 553.85 feet with the south line of the remainder of said 127.28 acre tract, the north line of said 4.0019 acre tract and south line of a called 6.57 acre tract described in deed to BFEL properties A. LLC recorded in MCC 2010035981 O.P.R.M.C.T. to a set 5/8" iron rod with TxDOT aluminum cap on the south line of a said 6.57 acre tract and on the proposed east right-of-way line of Interstate Highway 35 (IH 35);

THENCE North 18°44'39" East 56.13 feet through said 6.57 acre tract with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (see Note 1);

THENCE 281.62 feet along a curve to the right having a radius of 22757.00 feet, a delta angle of 00°42'33" and a chord bears North 19°05'55" East 281.62 feet through said 6.57 acre tract with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (see Note 1);

THENCE North 24°05'55" East 146.60 feet through said 6.57 acre tract with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap on the north line of said 6.57 acre tract, the south line of said 5.46 acre tract and the **POINT OF BEGINNING**;

- (1) THENCE North 68°15'17" West 80.85 feet with the south line of said 5.46 acre tract and the north line of said 6.57 acre tract to a found Type I Monument at the southwest corner of said 5.46 acre tract, the northwest corner of said 6.57 acre tract, the east line of a called 6.847 acre tract described in deed to the State of Texas recorded in Volume 620, Page 227 of the D.R.M.C.T., the south corner of a called 0.390 acre tract described in deed to the State of Texas recorded in Volume 824, Page 258 of the D.R.M.C.T. and the existing east right-of-way line of IH 35;
- (2) THENCE North 33°32'43" East 101.64 feet with the west line of said 5.46 acre tract and the existing east right-of-way line of IH 35 to a found Type I Monument;
- (3) THENCE North 23°49'56" East 410.59 feet with the west line of said 5.46 acre tract and the existing east right-of-way line of IH 35 to a set 5/8" iron rod with plastic cap stamped "Landesign" on the south line of Cooksey Road (no dedication found);
- (4) THENCE North 23°49'56" East 29.00 feet with the west line of said 5.46 acre tract and the existing east right-of-way line of IH 35 to a calculated point at northwest corner of said 5.46 acre tract, the centerline of Cooksey Road and the southwest corner of a called 5.59 acre tract described in deed to BFEL Properties A. LLC recorded in MCC 2010035981 O.P.R.B.C.T.;
- (5) THENCE South 66°05'08" East 70.65 feet with the centerline of Cooksey Road, the north line of said 6.57 acre tract and the south line of said 5.59 acre tract to a calculated point on the proposed east right-of-way line of IH 35;
- (6) THENCE South 22°07'10" West 29.01 feet through Cooksey Road and said 5.46 acres with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (see Note 1) on the south line of said road;
- (7) THENCE South 65°18'17" West 40.98 feet through said 5.46 acre tract with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (see Note 1);
- (8) THENCE 178.66 feet along a curve to the left having a radius of 22756.00 feet, a delta angle of 00°26'59" and a chord bears South 19°55'50" West 178.66 feet through said 5.46 acre tract with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap;
- (9) THENCE 82.60 along a curve to the left having a 22756.00 feet, a delta angle of 00°12'29" and a chord bears South 19°36'06" West 82.60 feet through said 5.46 acre tract with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap;



- (10) THENCE 24.52 feet along a curve to the left having a radius of 22756.00 feet, a delta angle of 00°03'42" and a chord bears South 19°28'01" West 24.52 feet through said 5.46 acre tract with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (see Note 1);
- (11) THENCE South 24°05'05" West 191.95 feet through said 5.46 acre tract with the proposed east right-of-way line of IH 35 to the **POINT OF BEGINNING**.

This parcel contains 0.746 acres of land, more or less, out of the James Stewart Survey, Abstract No. 815 in McLennan County, Texas.

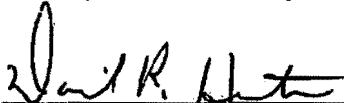
All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00013.

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

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

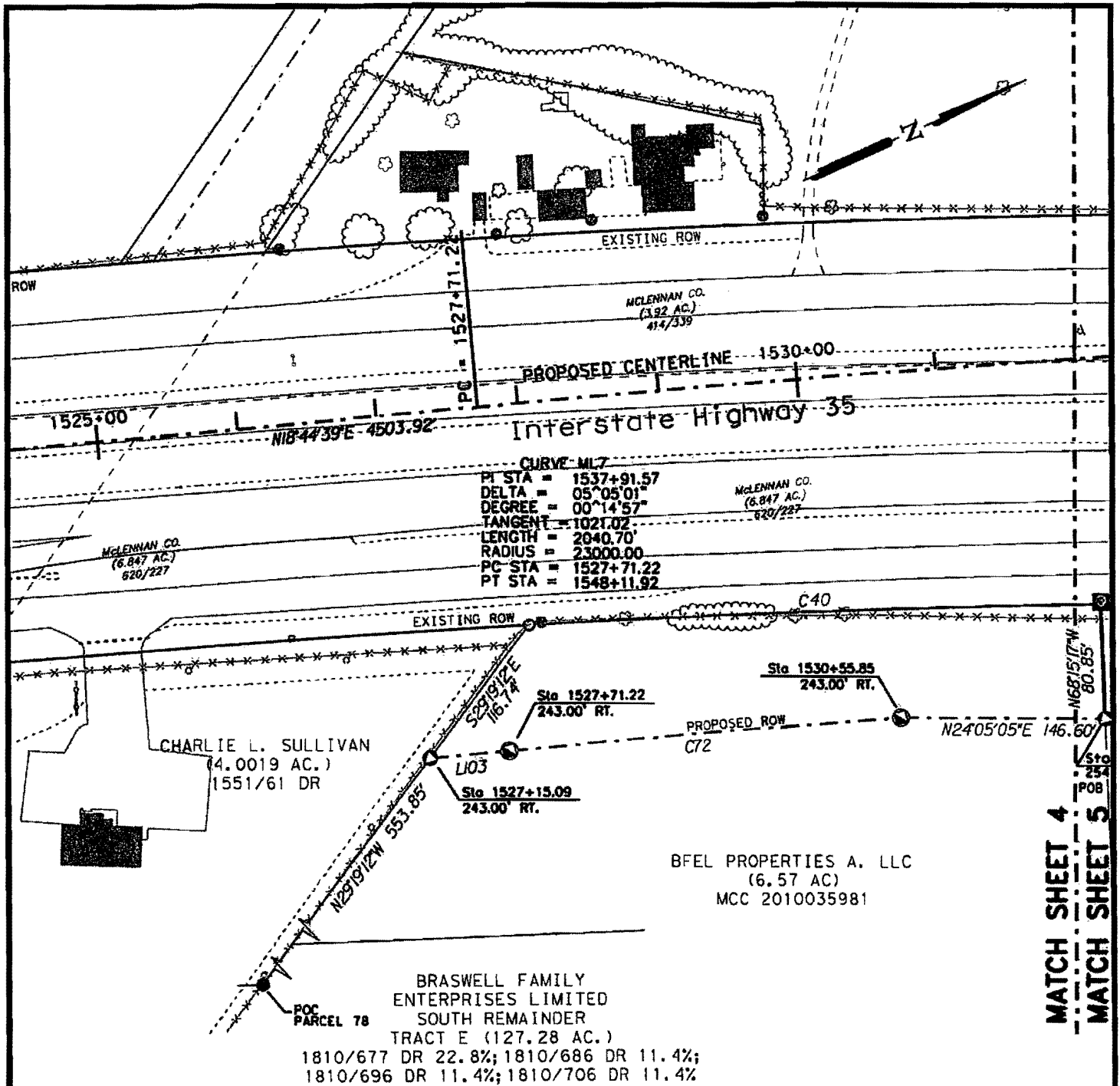
A plat of even survey date herewith accompanies this property description.

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

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

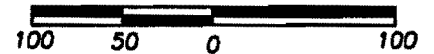
10/14/11  
\_\_\_\_\_  
Date





**JAMES STEWART SURVEY**  
**ABS. 815**

**SCALE IN FEET**



NUMBER	DIRECTION	DISTANCE
L103	N18°44'39"E	56.13'

NUMBER	Delta	Length	Radius	Chord Length	Chord Bearing
C40	02°05'36"	410.51	11235.16	410.48	S21°44'43"W
C72	00°42'33"	281.62	22757.00	281.62	N19°05'55"E

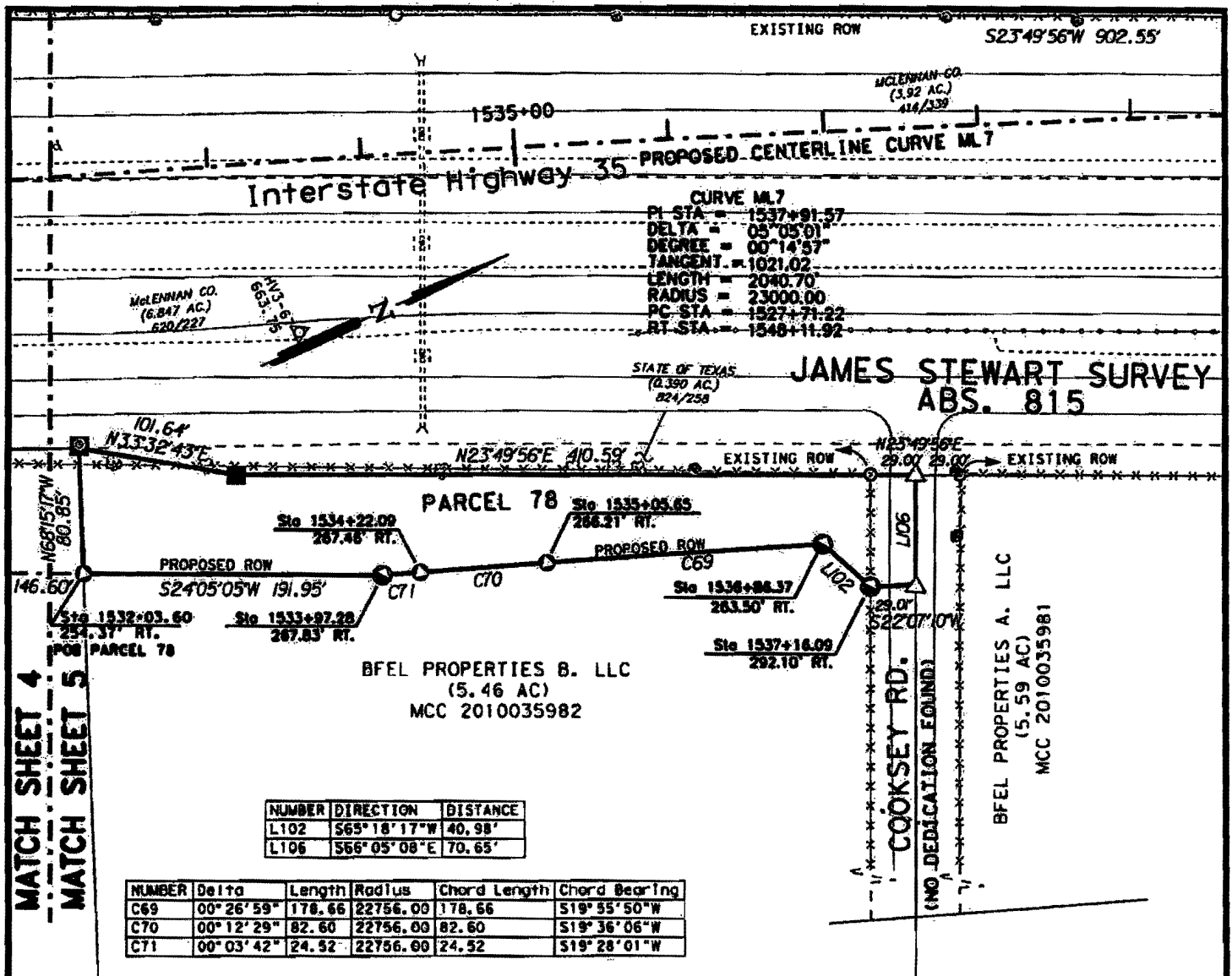


**LANDESIGN SERVICES, INC.**

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

**PARCEL: 78** **ACRES: 0.746**  
**HIGHWAY: IH 35** **COUNTY: McLENNAN**  
**ROW CSJ: 0015-01-220**  
**SCALE: 1" = 100'** **SHEET: 4 of 5**

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



# SURVEY LEGEND

- ① - SET 3/8" IRON ROD WITH ALUMINUM CAP STAMPED "100" (MAY BE REPLACED WITH TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF CONSTRUCTION)
- - TYPE II MONUMENT SET
- - TYPE I MONUMENT FOUND
- - 3/8" IRON ROD SET W/ "LANDESIGN" CAP UNLESS NOTED
- ◊ - 3/8" IRON ROD SET W/ "100" CAP UNLESS NOTED
- - 1/2" IRON ROD FOUND UNLESS NOTED
- ⊙ - IRON PIPE FOUND
- Δ - CALCULATED POINT
- P - PROPERTY LINE
- C - CENTER LINE
- ( ) - RECORD INFORMATION
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- ++ - ACCESS DENIAL LINE

## NOTES:

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

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

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



**LANDESIGN SERVICES, INC.**

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

PARCEL: 78 ACRES 0.746  
HIGHWAY: IH 35 COUNTY: McLENNAN  
ROW CSJ: 0015-01-220 DATE: 10/14/11  
SCALE: 1" = 100' SHEET: 5 of 5

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

County: McLennan  
Highway: IH 35  
CSJ: 0015-01-220  
Parcel: 78E

**DRAINAGE EASEMENT CLAUSE**

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

Page 1 of 4  
October 14, 2011

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

**Property Description**  
**For Parcel 78(E)**

BEING 0.175 OF ONE ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE JAMES STEWART SURVEY, ABSTRACT NO. 815 IN MCLENNAN COUNTY, TEXAS AND PART OF A CALLED 5.46 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO BFEL PROPERTIES B. LLC RECORDED IN MCLENNAN COUNTY CLERK (MCC) DOCUMENT NUMBER 2010035982 OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS (O.P.R.M.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a found 5/8" iron rod in the south line of the remainder of a called 127.28 acre tract described as Tract E in Warranty Deeds to Braswell Family Enterprises Limited recorded Volume 1810, Pages 677 (22.8%), 686 (11.4 %), 696 (11.4 %) and 706 (11.4%) all of the Deed Records of McLennan County, Texas (D.R.M.C.T.) and in the north line of a called 4.0019 acre tract described in deed to Charlie L. Sullivan recorded in Volume 1551, Page 61 of the D.R.M.C.T.;

THENCE North 29°19'12" West 553.85 feet with the south line of the remainder of said 127.28 acres, the north line of said 4.0019 acres tract and the south line of a called 6.57 acre tract described in deed to BFEL Properties A. LLC recorded in MCC 2010035981 O.P.R.M.C.T. to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the south line of said 6.57 acre tract and on the proposed east right-of-way line of IH 35;

THENCE North 18°44'39" East 56.13 feet through said 6.57 acre tract with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (see Note 1);

THENCE 281.62 feet along a curve to the right having a radius of 22757.00 feet, a delta angle of 00°42'33" and a chord bears North 19°05'55" East 281.62 feet through said 6.57 acre tract with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (see Note 1);

THENCE North 24°05'05" East 146.60 feet through said 6.57 acre tract with the proposed east right-of-way line of IH 35 set 5/8" iron rod with TxDOT aluminum cap (see Note 1) on the north line of said 6.57 acre tract and the south line of said 5.46 acre tract;

THENCE North 24°05'05" East 191.95 feet through said 5.46 acre tract with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (see Note 1);

THENCE 24.52 feet along a curve to the left having a radius 22756.00 feet, a delta angle 00°03'42" and a chord bears North 19°28'01" East 24.52 feet through said 5.46 acre tract with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap and the **POINT OF BEGINNING**;

- (1) THENCE 82.60 feet along a curve to the left having a radius of 22756.00 feet, a delta angle of 00°12'29" and a chord bears North 19°36'06" East 82.60 feet through said 5.46 acre tract with the proposed east right-of-way line of IH 35 to a 5/8" iron set rod with a TxDOT aluminum cap;
- (2) THENCE South 84°48'18" East 84.87 feet through said 5.46 acre tract to a set 5/8" iron rod with a TxDOT aluminum cap;
- (3) THENCE South 05°11'42" West 80.00 feet through said 5.46 acre tract to a set 5/8" iron rod with a TxDOT aluminum cap;
- (4) THENCE North 84°48'18" West 105.42 feet through said 5.46 acre tract to the **POINT OF BEGINNING**.

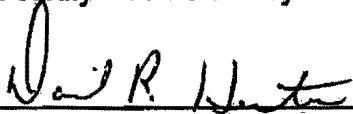
This parcel contains 0.175 of one acre of land, more or less, out of the James Stewart Survey, Abstract No. 815 in McLennan County, Texas.

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

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

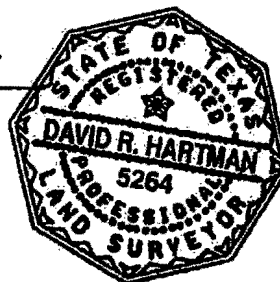
A plat of even survey date herewith accompanies this property description.

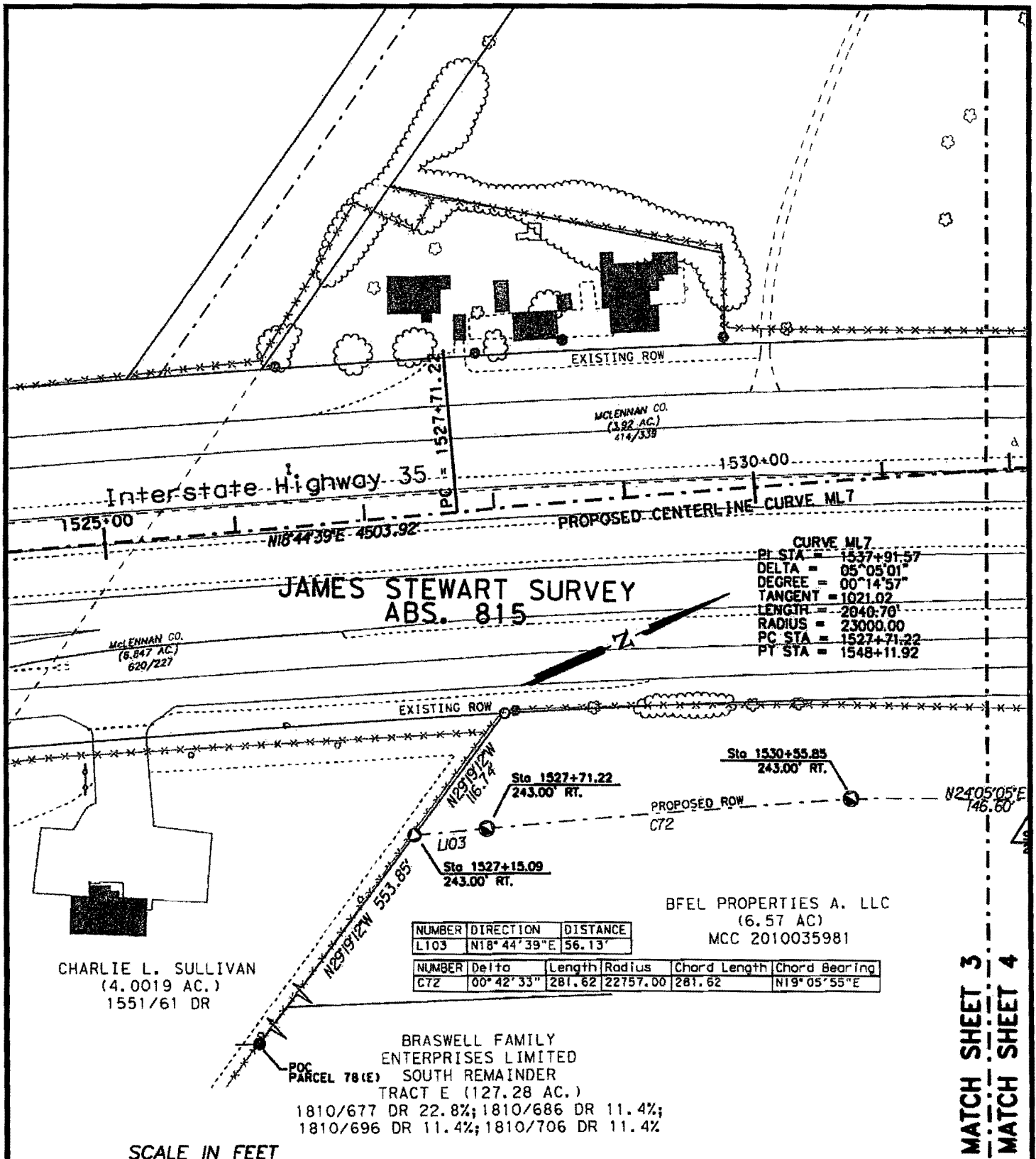
I certify that the survey was performed on the ground under my supervision.

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

Date

10/14/11





MATCH SHEET 3  
MATCH SHEET 4

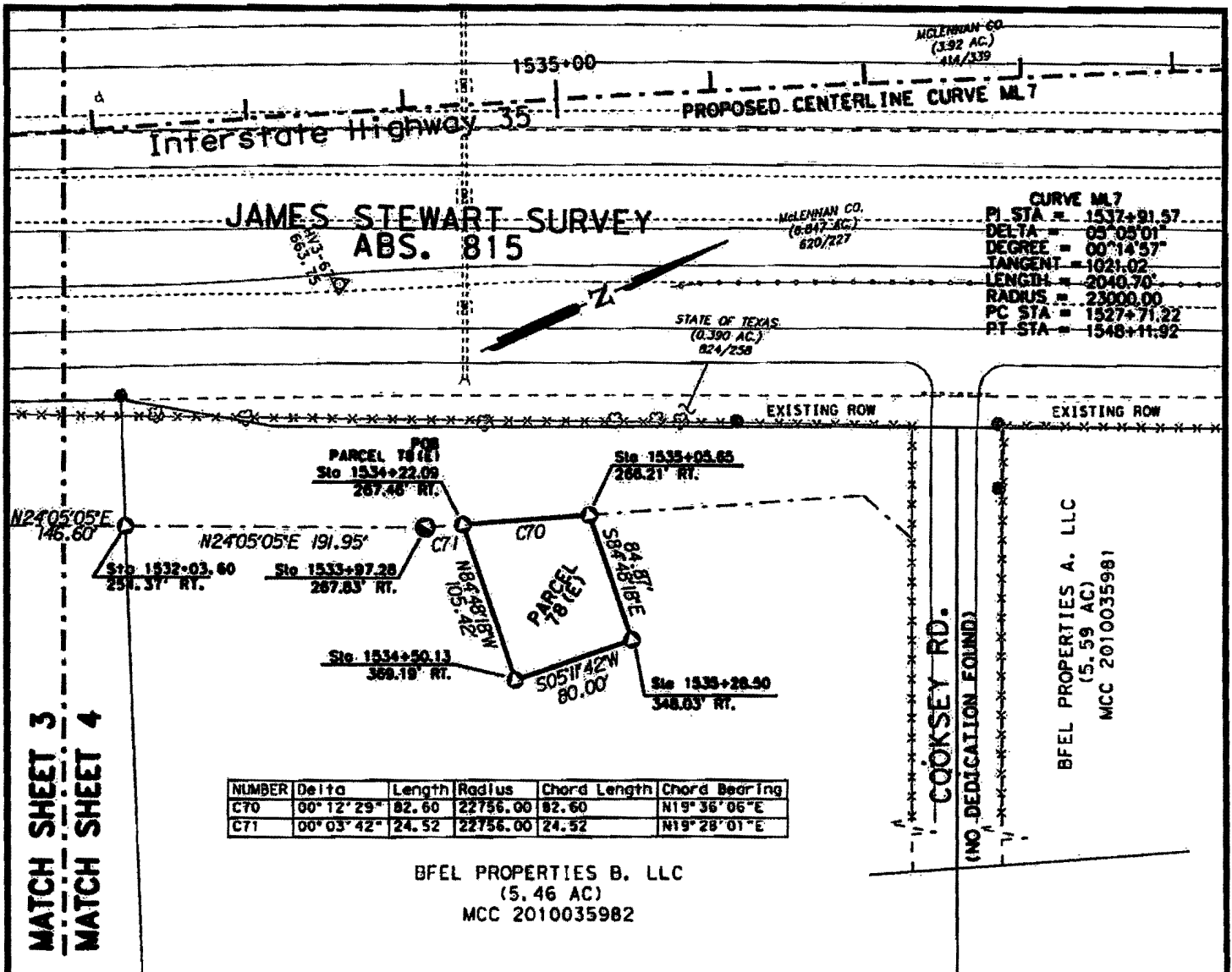
PARCEL: 78(E) ACRES 0.175  
HIGHWAY: IH 35 COUNTY: McLENNAN  
ROW CSJ: 0015-01-220  
SCALE: 1" = 100' SHEET: 3 of 4

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



LANDESIGN  
SERVICES, INC.

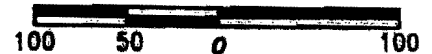
512-238-7901  
555 ROUND ROCK WEST DR.  
BUILDING D, SUITE 170  
ROUND ROCK, TEXAS 78681



### SURVEY LEGEND

- SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "T-00T" (MAY BE REPLACED WITH TYPE II RIGHT-OF-WAY NUMBER UPON COMPLETION OF CONSTRUCTION)
- TYPE II MONUMENT SET
- TYPE I MONUMENT FOUND
- 5/8" IRON ROD SET W/ "LANDESIGN" CAP UNLESS NOTED
- 5/8" IRON ROD SET W/ "T-00T" CAP UNLESS NOTED
- 1/2" IRON ROD FOUND UNLESS NOTED
- ⊙ IRON PIPE FOUND
- △ CALCULATED POINT
- PROPERTY LINE
- CENTER LINE
- ( ) RECORD INFORMATION
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- +++ ACCESS DENIAL LINE

### SCALE IN FEET



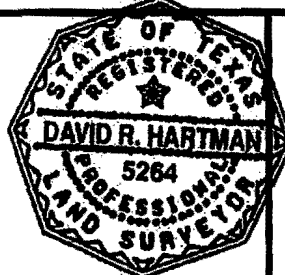
### NOTES:

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

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



**LANDESIGN  
SERVICES, INC.**

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

PARCEL: 78(E) ACRES 0.175  
HIGHWAY: IH 35 COUNTY: McLENNAN  
ROW CSJ: 0015-01-220 DATE: 10/14/11  
SCALE: 1" = 100' SHEET: 4 of 4

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



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

**Property Description**  
**For Parcel 79**

BEING 0.084 OF ONE ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE JAMES STEWART SURVEY, ABSTRACT NO. 815 AND THE JAMES STEWART SURVEY, ABSTRACT NO. 816, BOTH IN MCLENNAN COUNTY, TEXAS AND PART OF A CALLED 5.27 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO BFEL PROPERTIES B. LLC RECORDED IN MCLENNAN COUNTY CLERK (MCC) DOCUMENT NUMBER 2010035982 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS (O.P.R.M.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a found 5/8" iron rod in the east line of a north remainder of a called 127.28 acre tract described as Tract E in Warranty Deeds to Braswell Family Enterprises Limited recorded Volume 1810, Pages 677 (22.8%), 686 (11.4 %), 696 (11.4 %) and 706 (11.4%) all of the Deed Records of McLennan County, Texas (D.R.M.C.T.) and in the existing north right-of-way line of Cooksey Road (No Dedication Found);

THENCE North 66°05'08" West 964.64 feet through said 127.28 acres with the existing north right-of-way line of Cooksey Road and the south line of a called 5.59 acre tract described in deed to BFEL Properties A. LLC recorded in MCC 2010035981 to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap (see Note 1) on the proposed east right-of-way line of Interstate Highway 35 (IH 35);

THENCE North 22°38'13" West 45.23 feet through said 5.59 acre tract with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (see note 1);

THENCE 436.98 feet along a curve to the right having a radius of 22756.00 feet, delta angle of 01°06'01" and a chord bears North 21°00'29" East 436.97 feet through said 5.59 acre tract with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap on the north line of said 5.59 acre tract, the south line of said 5.27 acre tract and the **POINT OF BEGINNING**;

- (1) THENCE North 66°05'08 West 15.46 feet with the south line of said 5.27 acre tract and the north line of said 5.59 acre tract to a set 5/8" iron rod with plastic cap stamped "Landesign" at the southwest corner of said 5.27 acre tract, the northwest corner of said 5.59 acre tract, the east line of a called 0.928 acre tract described in deed to the State of Texas recorded in Volume 825, Page 217 of the D.R.M.C.T. and the existing east right-of-way line of IH 35;
- (2) THENCE North 23°49'56" East 467.50 feet with the west line of said 5.27 acre tract and the existing east right-of-way line of IH 35 to a set 5/8" iron rod with plastic cap stamped "Landesign" on the northwest corner of said 5.27 acre tract and the southwest corner of a called 6.74 acre tract described in deed to BFEL Properties A. recorded in MCC 2010035981;

- (3) THENCE South 66°05'08" East 1.70 feet with the north line of said 5.27 acre tract and the south line of said 6.74 acre tract to a set 5/8" iron rod with TxDOT aluminum cap on the proposed east right-of-way line of IH 35;
- (4) THENCE South 22°39'48" West 57.72 feet through said 5.27 acre tract with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (see Note 1);
- (5) THENCE South 22°21'51" West 17.02 feet through said 5.27 acre tract with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap;
- (6) THENCE South 22°21'51" West 162.83 feet through said 5.27 acre tract with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (see Note 1);
- (7) THENCE 10.83 feet along a curve to the left having a radius of 22756.00 feet, a delta angle of 00°01'38" and a chord bears South 22°07'27" West 10.83 feet through said 5.27 acre tract with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap;
- (8) THENCE 219.34 feet along a curve to the left having a radius of 22756.00 feet, a delta angle of 00°33'08" and a chord bears South 21°50'04" West 219.34 feet through said 5.27 acre tract with the proposed east right-of-way line of IH 35 to the **POINT OF BEGINNING**.

This parcel contains 0.084 acres of land, more or less, out of the James Stewart Survey, Abstract No. 815 and 816 in McLennan County, Texas.

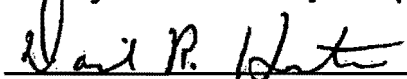
0.012 acres in James Stewart 815  
0.072 acres in James Stewart 816

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

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

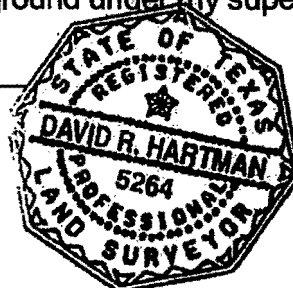
Access is permitted to highway facility from the remainder of the abutting property.  
A plat of even survey date herewith accompanies this property description.

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

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

Date

10/14/11



259.74' LT.

# JAMES STEWART SURVEY ABS. 815

EXISTING ROW

McLENNAN CO.  
(3.92 AC.)  
414/339

1540+00

1535+00

PROPOSED CENTERLINE CURVE ML7

CURVE ML7

PI STA = 1537+91.57  
DELTA = 05°05'01"  
DEGREE = 00°14'57"  
TANGENT = 1021.02  
LENGTH = 2040.70'  
RADIUS = 23000.00  
PC STA = 1527+71.22  
PT STA = 1548+11.92

Interstate Highway 35

McLENNAN CO.  
(6.847 AC.)  
620/227

STATE OF TEXAS  
(0.390 AC.)  
824/258

EXISTING ROW

EXISTING ROW

S23°49'56"W 467.52'

PROPOSED ROW C75

Slo 1538+07.83  
261.68' RT.

Slo 1537+74.86  
293.06' RT.

BFEL PROPERTIES B. LLC  
(5.46 AC)  
MCC 2010035982

BFEL PROPERTIES A. LLC  
(5.59 AC)  
MCC 2010035981

COOKSEY RD.  
(NO DEDICATION FOUND)

N66°05'08"W 964.64'

MATCH SHEET 3  
MATCH SHEET 4



NUMBER	DIRECTION	DISTANCE
L105	N22°38'13"W	45.23'

NUMBER	Delta	Length	Radius	Chord Length	Chord Bearing
C75	01°06'01"	436.98	22756.00	436.97	N21°00'29"E

SCALE IN FEET

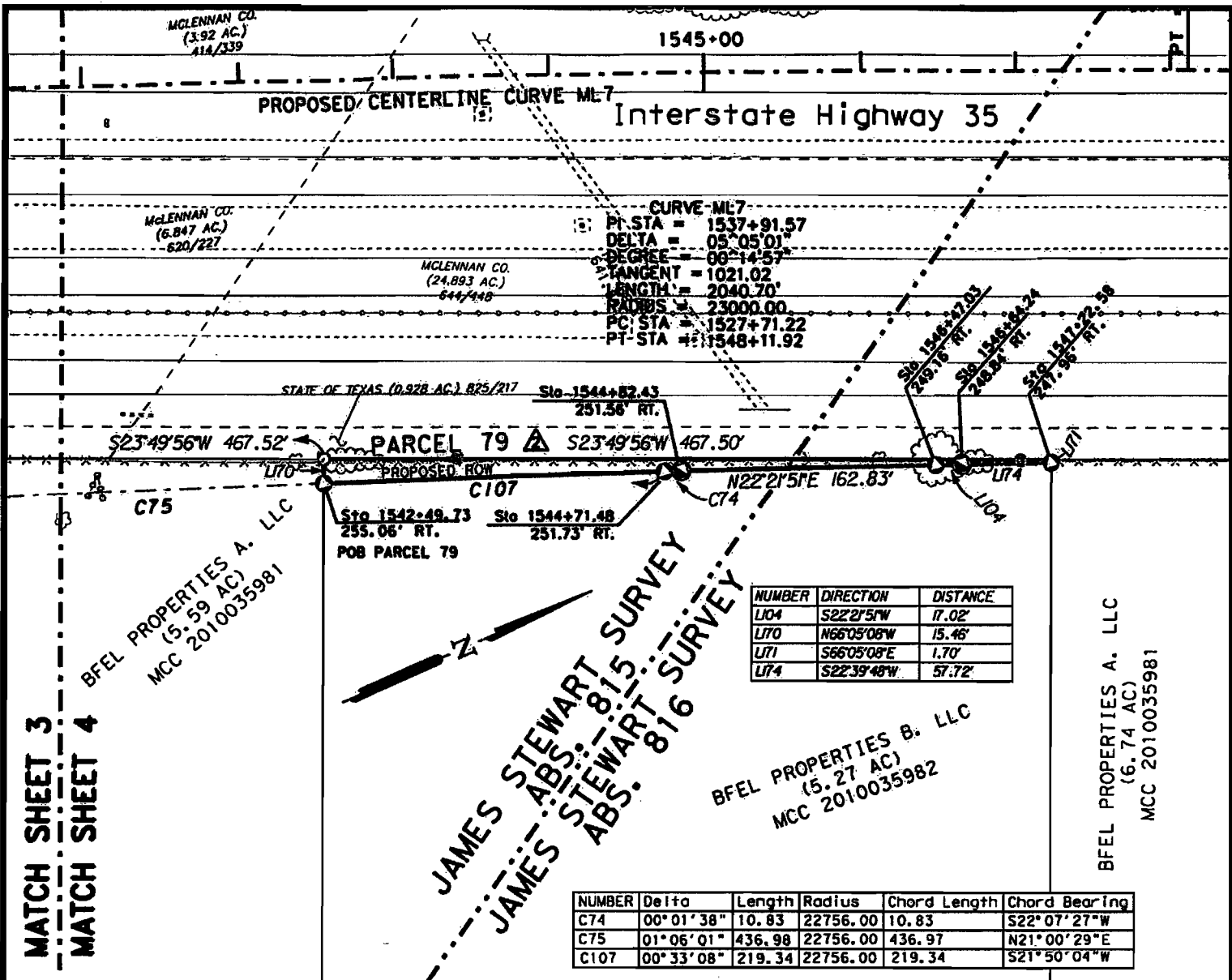


PARCEL: 79 ACRES 0.084  
HIGHWAY: IH 35 COUNTY: McLENNAN  
ROW CSJ: 0015-01-220  
SCALE: 1" = 100' SHEET: 3 of 4



LANDESIGN  
SERVICES, INC.

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



### SURVEY LEGEND

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

### SCALE IN FEET



### NOTES:

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

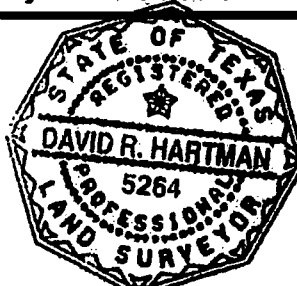
ACCESS IS PERMITTED TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman* 10/14/11

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



**LANDESIGN SERVICES, INC.**

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

PARCEL: 79 ACRES 0.084  
HIGHWAY: IH 35 COUNTY: McLENNAN  
ROW CSJ: 0015-01-220 DATE: 10/14/11  
SCALE: 1" = 100' SHEET: 4 of 4

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

County: McLennan  
Highway: IH 35  
CSJ: 0015-01-220  
Parcel: 79E

**DRAINAGE EASEMENT CLAUSE**

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

Page 1 of 4  
October 14, 2011

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

**Property Description  
For Parcel 79(E)**

BEING 0.669 OF ONE ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE JAMES STEWART SURVEY, ABSTRACT NO. 815 AND THE JAMES STEWART SURVEY, ABSTRACT NO. 816, BOTH IN MCLENNAN COUNTY, TEXAS AND PART OF A CALLED 5.27 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO BFEL PROPERTIES B. LLC RECORDED IN MCLENNAN COUNTY CLERK (MCC) DOCUMENT NUMBER 2010035982 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS (O.P.R.M.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a found 5/8" iron rod in the west line of a north remainder of a called 127.28 acre tract described as Tract E in Warranty Deeds to Braswell Family Enterprises Limited recorded Volume 1810, Pages 677 (22.8%), 686 (11.4 %), 696 (11.4 %) and 706 (11.4%) all of the Deed Records of McLennan County, Texas (D.R.M.C.T.) and in the existing north right-of-way line of Cooksey Road (No Dedication Found);

THENCE North 66°05'08" West 964.64 feet through said 127.28 acres with the existing north right-of-way line of Cooksey Road and the south line of a called 5.59 acre tract described in deed to BFEL Properties A. LLC recorded in MCC 2010035981 to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap (see Note 1) on the proposed east right-of-way line of Interstate Highway 35 (IH 35);

THENCE North 22°38'13" West 45.23 feet through said 5.59 acre tract with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (see note 1);

THENCE 436.98 feet along a curve to the right having a radius of 22756.00 feet, delta angle of 01°06'01" and a chord bears North 21°00'29" East 436.97 feet through said 5.59 acre tract with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap on the north line of said 5.59 acre tract and the south line of said 5.27 acre tract;

THENCE 219.34 feet along a curve to the right having a radius of 22756.00 feet, a delta angle of 00°33'08" and a chord bears North 21°50'04" East 219.34 feet through said 5.27 acre tract with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap for the **POINT OF BEGINNING**;

- (1) THENCE 10.83 feet along a curve to the right having a radius of 22756.00 feet, a delta angle of 00°01'38" and a chord bears North 22°07'27" East 10.83 feet through said 5.27 acre tract with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (see Note 1);

- (2) THENCE North 22°21'51" East 162.83 feet through said 5.27 acre tract with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap;
- (3) THENCE North 76°04'25" East 121.80 feet through said 5.27 acre tract with the proposed easement to a set 5/8" iron rod with TxDOT aluminum cap on the north line of said 5.27 acre tract and the south line of a called 6.74 acre tract described in deed to BFEL Properties A. LLC recorded in MCC 2010035981;
- (4) THENCE South 66°05'08" East 49.77 feet with the north line of said 5.27 acre tract, the south line of said 6.74 acre tract and the proposed easement to a set 5/8" iron rod with TxDOT aluminum cap;
- (5) THENCE South 13°55'35" East 109.47 feet through said 5.27 acre tract with the proposed easement to a set 5/8" iron rod with TxDOT aluminum cap;
- (6) THENCE South 76°04'25" West 263.85 feet through said 5.27 acre tract with the proposed easement to the **POINT OF BEGINNING**.

This parcel contains 0.669 acres of land, more or less, out of the James Stewart Survey, Abstract No. 815, 816 in McLennan County, Texas.

0.048 acres in James Stewart 815  
0.621 acres in James Stewart 816

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

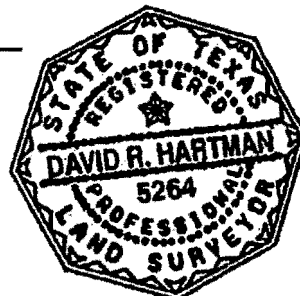
All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00013.

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

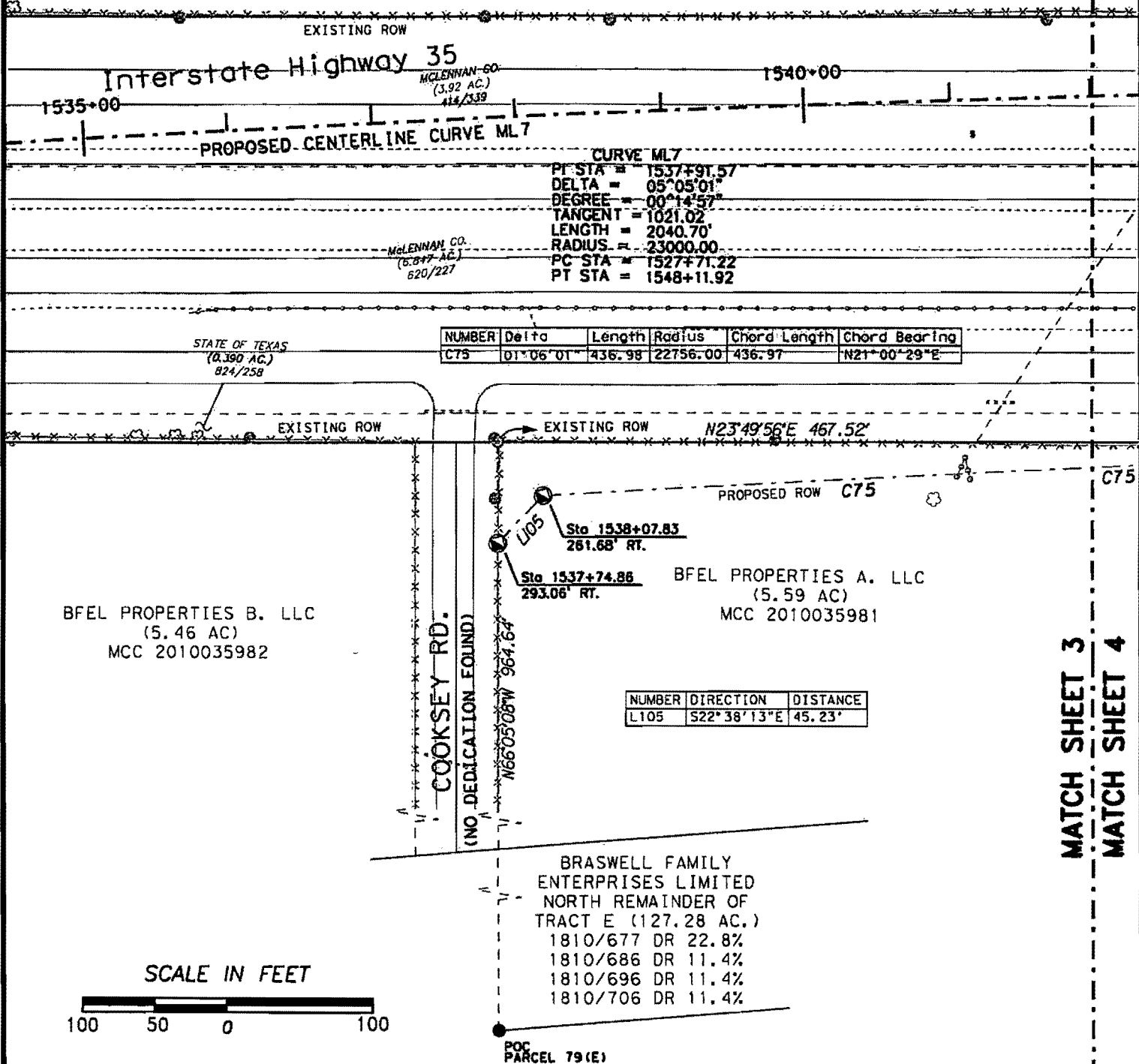
I certify that the survey was performed on the ground under my supervision.

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

10/14/11  
\_\_\_\_\_  
Date



JAMES STEWART SURVEY  
ABS. 815



MATCH SHEET 3  
MATCH SHEET 4

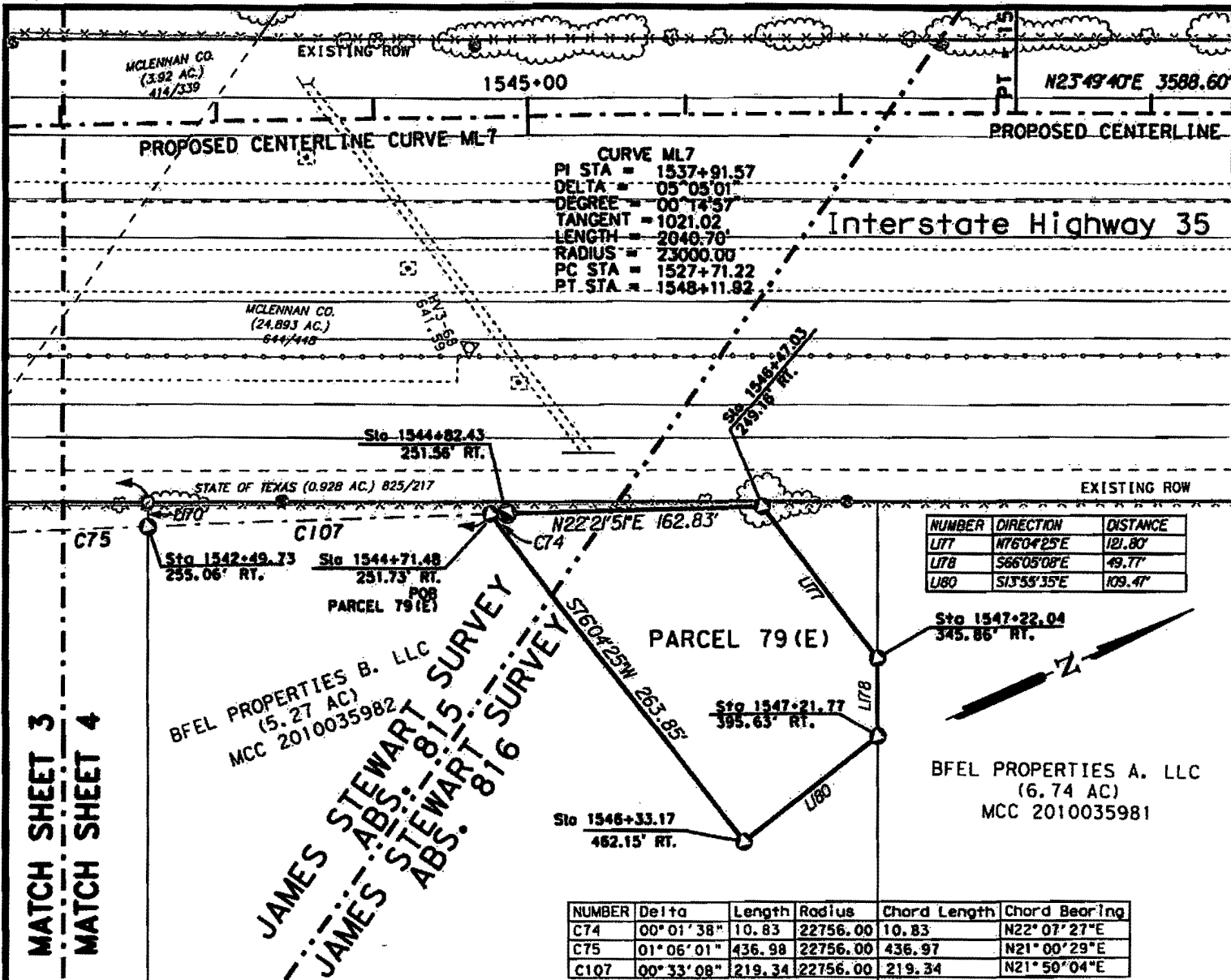
PARCEL: 79(E) ACRES 0.669  
HIGHWAY: IH 35 COUNTY: McLENNAN  
ROW CSJ: 0015-01-220  
SCALE: 1" = 100' SHEET: 3 of 4



LANDESIGN  
SERVICES, INC.

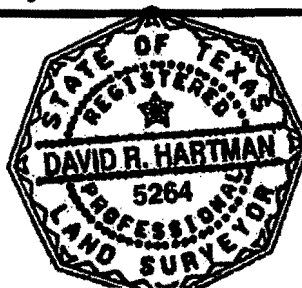
512-238-7901  
555 ROUND ROCK WEST DR.  
BUILDING D, SUITE 170  
ROUND ROCK, TEXAS 78681





PARCEL: 79(E)  
HIGHWAY: IH 35  
ROW CSJ: 0015-01-220  
SCALE: 1" = 100'

ACRES 0.689  
COUNTY: McLENNAN  
DATE: 10/14/11  
SHEET: 4 of 4



**LANDESIGN SERVICES, INC.**

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

Page 1 of 4  
October 14, 2011

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

**Property Description**  
**For Parcel 80**

BEING 0.002 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE JAMES STEWART SURVEY, ABSTRACT NO. 816 IN MCLENNAN COUNTY, TEXAS AND BEING A PART OF A CALLED 6.47 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO BFEL PROPERTIES A. LLC RECORDED IN MCLENNAN COUNTY CLERK (MCC) DOCUMENT NUMBER 2010035981 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS (O.P.R.M.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a found Type I Monument at the northwest corner of a called 5.10 acre tract described in deed to BFEL Properties A. LLC recorded in MCC 2010035981, the south line of a called 2 acre tract described as Parcel Three in deed to Scott Clark Williams recorded in Volume 1692, Page 185 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), the northeast corner of a called 0.928 acre tract described in deed to the State of Texas recorded in Volume 825, Page 217 of the D.R.M.C.T. and the existing east right-of-way line of Interstate Highway 35 (IH 35);

THENCE South 23°49'56" West 1329.35 feet with the west line of said 5.10 acre tract, the west line of a called 5.07 acre tract described in deed to BFEL Properties B. LLC recorded in MCC 2010035982 and the west line of said 6.47 acre tract to a set 5/8" iron rod with TxDOT aluminum cap (see Note 1) on the proposed east right-of-way line of IH 35 and the **POINT OF BEGINNING**;

- (1) THENCE South 22°51'45" West 100.64 feet through said 6.74 acre tract with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap on the south line of said 6.47 acre tract and the north line of a called 5.27 acre tract described in deed to BFEL Properties B. LLC recorded in MCC 2010035982;
- (2) THENCE North 66°05'08" West 1.70 feet with the south line of said 6.47 acre tract and the north line of said 5.27 acre tract to a set 5/8" iron rod with plastic cap stamped "Landesign" at the southwest corner of said 6.47 acre tract, the northwest corner of said 5.27 acre tract and the existing east right-of-way line of IH 35;

- (3) THENCE North 23°49'56" East 100.63 feet with the west line of said 6.47 acre tract and the existing east right-of-way line of IH 35 to the **POINT OF BEGINNING**.

This parcel contains 0.002 acres of land, more or less, out of the Thos. Thatcher Survey, Abstract No. 647 in McLennan County, Texas.

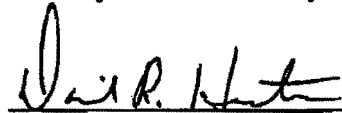
All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00013.

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

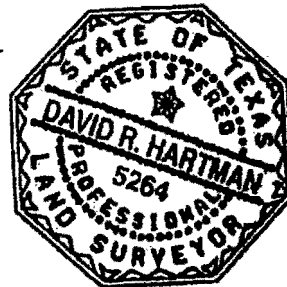
Access is permitted to highway facility from the remainder of the abutting property.

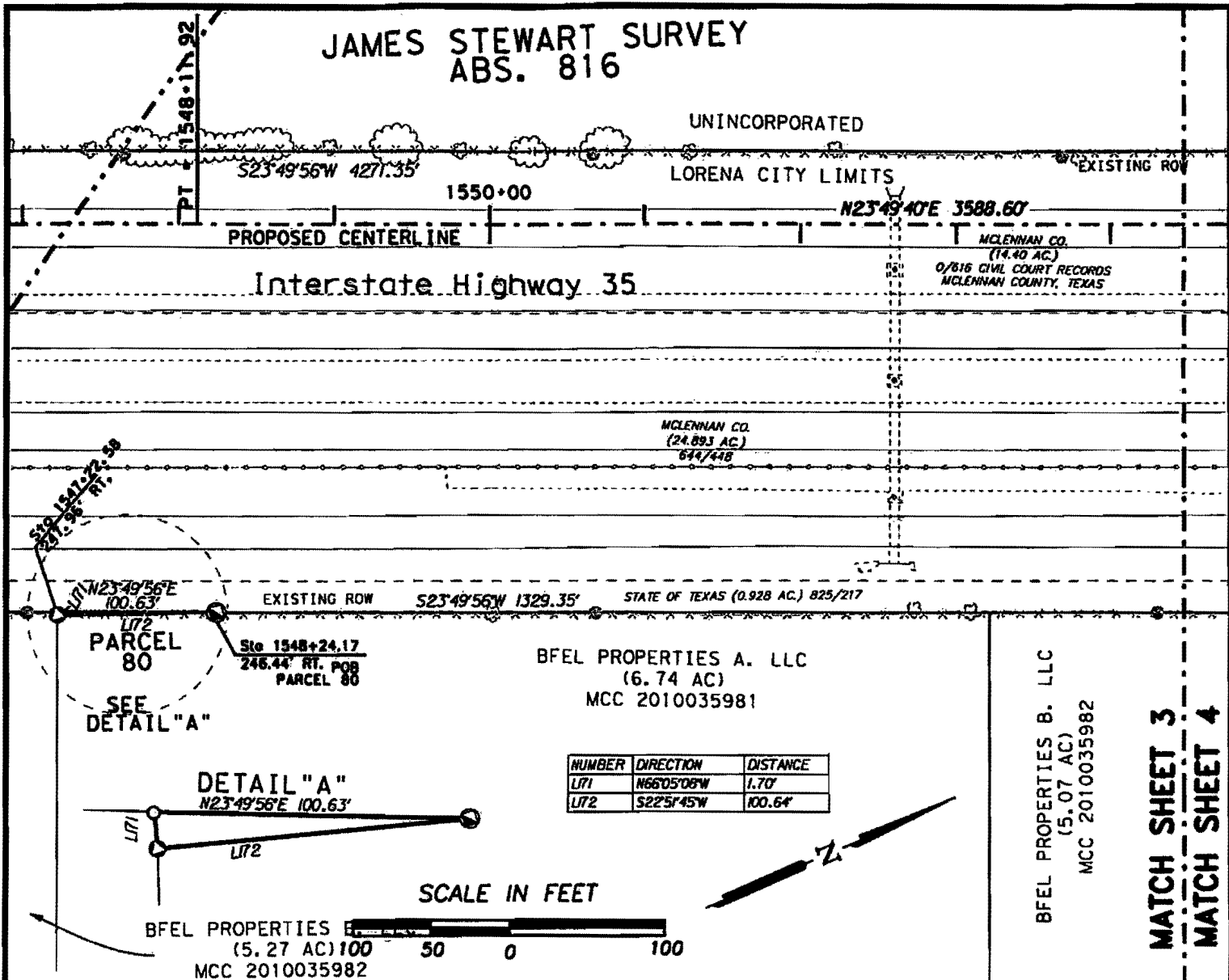
A plat of even survey date herewith accompanies this property description.

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

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

10/14/11  
Date





### SURVEY LEGEND

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

### NOTES:

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

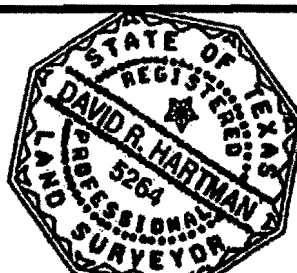
ACCESS IS PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman* 10/14/11

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



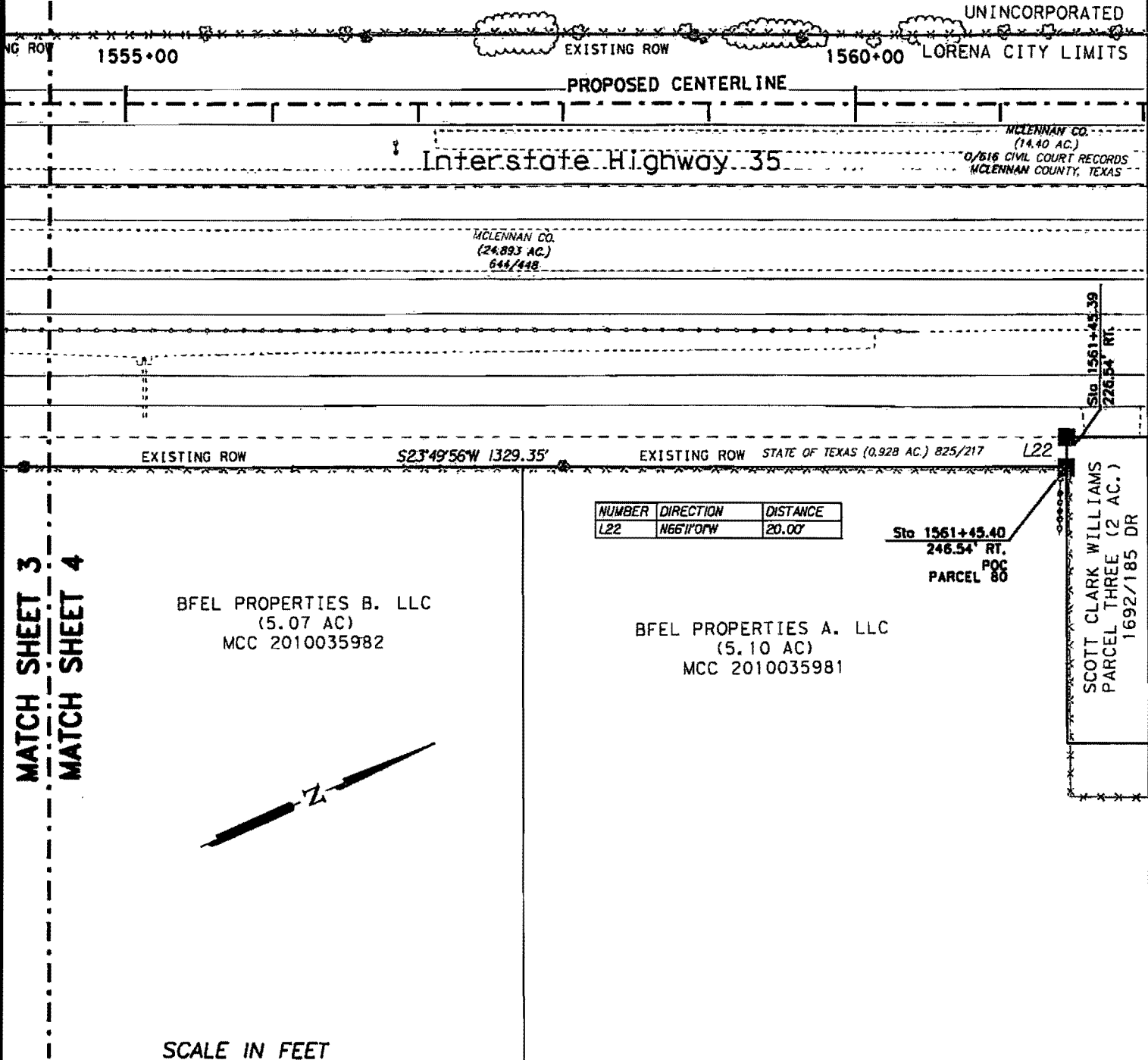
**LANDESIGN  
SERVICES, INC.**

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

PARCEL: 80  
HIGHWAY: IH 35  
ROW CSJ: 0015-01-220  
SCALE: 1" = 100'

ACRES 0.002  
COUNTY: MCLENNAN  
DATE: 10/14/11  
SHEET: 3 of 4

JAMES STEWART SURVEY  
ABS. 816



PARCEL: 80 ACRES 0.002  
HIGHWAY: IH 35 COUNTY: McLENNAN  
ROW CSJ: 0015-01-220  
SCALE: 1" = 100' SHEET: 4 of 4

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



LANDESIGN  
SERVICES, INC.

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

County: McLennan  
Highway: IH 35  
CSJ: 0015-01-220  
Parcel: 80E

**DRAINAGE EASEMENT CLAUSE**

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

Page 1 of 5  
October 14, 2011

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

**Property Description**  
**For Parcel 80(E)**

BEING 0.377 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE JAMES STEWART SURVEY, ABSTRACT NO. 816 IN MCLENNAN COUNTY, TEXAS AND BEING A PART OF A CALLED 6.74 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO BFEL PROPERTIES A. LLC RECORDED IN MCLENNAN COUNTY CLERK (MCC) DOCUMENT NUMBER 2010035981 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS (O.P.R.M.C.T.); AND BEING MORE PARTICULARLY DESCRIBED IN TWO PARTS BY METES AND BOUNDS AS FOLLOWS:

**PART 1**

**COMMENCING** at a found Type I Monument at the northwest corner of a called 5.10 acre tract described in deed to BFEL Properties A. LLC recorded in MCC 2010035981 of the O.P.R.M.C.T., the south line of a called 2 acre tract described as Parcel Three in deed to Scott Clark Williams recorded in Volume 1692, Page 185 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), the northeast corner of a called 0.928 acre tract described in deed to the State of Texas recorded in Volume 825, Page 217 of the D.R.M.C.T. and the existing east right-of-way line of Interstate Highway 35 (IH 35);

THENCE South 23°49'56" West 1329.35 feet with the west line of said 5.10 acre tract, the west line of a called 5.07 acre tract described in deed to BFEL Properties B. LLC recorded in MCC 2010035982 of the O.P.R.M.C.T. and the west line of said 6.74 acre tract to a set 5/8" iron rod with TxDOT aluminum cap (see Note 1) on the proposed east right-of-way line of IH 35;

THENCE South 22°51'25" West 100.64 feet through said 6.74 acre tract with the proposed east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap in the south line of said 6.74 acres and the north line of a called 5.27 acre tract described in deed to BFEL Properties B. recorded in MCC 2010035982 of the O.P.R.M.C.T.;

THENCE South 66°05'08" East 97.91 feet with the south line of said 6.74 acre tract and the north line of said 5.27 acre tract to a set 5/8" iron rod with TxDOT aluminum cap and the **POINT OF BEGINNING**;

- (1) THENCE North 76°04'25" East 39.30 feet through said 6.74 with the proposed easement to a set 5/8" iron rod with TxDOT aluminum cap;

- (2) THENCE South 13°55'35" East 30.53 feet through said 6.74 acre tract with the proposed easement to a set 5/8" iron rod with TxDOT aluminum cap on the south line of said 6.47 acre tract and the north line of said 5.27 acres;
- (3) THENCE North 66°05'08" West 49.77 feet with the south line of said 6.74 acre tract and the north line of said 5.27 acre tract to the **POINT OF BEGINNING**.

This parcel contains 0.014 acres of land, more or less, out of the James Stewart Survey, Abstract No. 816 in McLennan County, Texas.

## **PART 2**

**COMMENCING** at a found Type I Monument at the northwest corner of a called 5.10 acre tract described in deed to BFEL Properties A. LLC recorded in MCC 2010035981 of the O.P.R.M.C.T., the south line of a called 2 acre tract described as Parcel Three in deed to Scott Clark Williams recorded in Volume 1692, Page 185 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), the northeast corner of a called 0.928 acre tract described in deed to the State of Texas recorded in Volume 825, Page 217 of the D.R.M.C.T. and the existing east right-of-way line of Interstate Highway 35 (IH 35);

THENCE South 23°49'56" West 831.70 feet with the existing east right-of-way line of IH 35, the west line of said 5.10 acre tract and the west line of a called 5.07 acre tract described in deed to BFEL Properties B. LLC recorded in MCC 2010035982 of the O.P.R.M.C.T. to a set 5/8" iron rod with TxDOT aluminum cap at the southwest corner of said 5.07 acre tract, the northwest corner of said 6.74 acre tract and the **POINT OF BEGINNING**;

- (1) THENCE South 66°05'08" East 170.42 feet with the north line of said 6.74 acre tract and the south line of said 5.07 acre tract to a set 5/8" iron rod with TxDOT aluminum cap;
- (2) THENCE South 23°49'56" West 63.65 feet through said 6.74 acre tract with the proposed easement to a set 5/8" iron rod with TxDOT aluminum cap;
- (3) THENCE North 84°56'25" West 180.00 feet through said 6.74 acre tract with the easement to a set 5/8" iron rod with TxDOT aluminum cap on the west line of said 6.74 acre tract and the existing east right-of-way line of IH 35;
- (4) THENCE North 23°49'56" East 121.82 feet with the west line of said 6.74 acre tract and the existing east line of IH 35 to the **POINT OF BEGINNING**.

This parcel contains 0.363 acres of land, more or less, out of the James Stewart Survey, Abstract No. 816 in McLennan County, Texas.



Part 1	0.014 acres
Part 2	0.363 acres
Total acres	0.377 acres

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

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

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

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

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

David R. Hartman      10/14/11  
David R. Hartman      Date  
Registered Professional Land Surveyor  
State of Texas No. 5264



# JAMES STEWART SURVEY ABS. 816

UNINCORPORATED

LORENA CITY LIMITS

EXISTING ROW

PROPOSED CENTERLINE

Interstate Highway 35

N23°49'40"E 3588.60'

MCLENNAN CO.  
(14.40 AC.)  
0/616 CIVIL COURT RECORDS  
MCLENNAN COUNTY, TEXAS

MCLENNAN CO.  
(24.893 AC.)  
644/448

Sta 1553+21.82

246.48' RT.  
POB PARCEL 80(E) PART 2

EXISTING ROW S23°49'56"W 375.83' STATE OF TEXAS (0.928 AC.) 825/217

N23°49'56"E 121.82'

S23°49'56"W 831.70'

Sta 1548+24.17  
246.44' RT.

BFEL PROPERTIES A. LLC  
(6.74 AC)  
MCC 2010035981

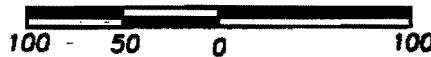
Sta 1552+00.00  
246.47' RT.

Sta 1547+22.04  
345.86' RT.  
POB PARCEL 80(E) PART 1

Sta 1547+46.38  
377.02' RT.

NUMBER	DIRECTION	DISTANCE
LIT2	S22°54'45"W	100.64'
LIT5	N76°04'25"E	39.30'
LIT8	N66°05'08"W	49.77'
LIT9	S13°55'35"E	30.53'

SCALE IN FEET



Sta 1552+57.91  
416.90' RT.

Sta 1553+21.56  
416.90' RT.

BFEL PROPERTIES B. LLC  
(5.07 AC)  
MCC 2010035982

MATCH SHEET 4  
MATCH SHEET 5

## SURVEY LEGEND

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

## NOTES:

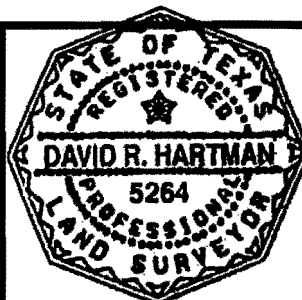
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH ALL DISTANCES AND COORDINATES BEING NAD 83 DATUM AND ADJUSTED TO THE SURFACE BY PROJECT SURFACE FACTOR OF 1.00013.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman* 10/14/11

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



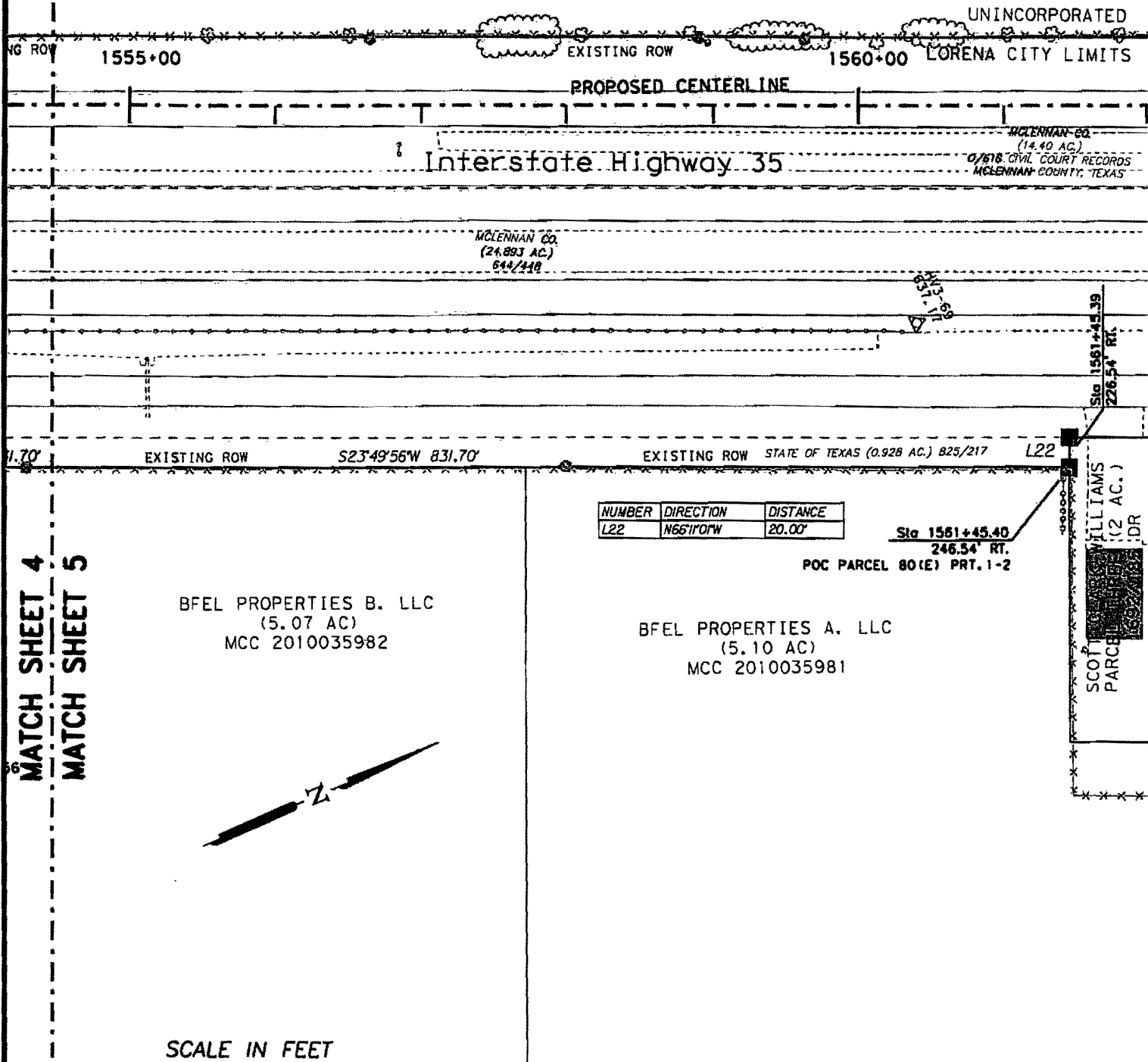
LANDESIGN  
SERVICES, INC.

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

PARCEL: 80(E) PART 1 ACRES: 0.014  
PARCEL: 80(E) PART 2 ACRES: 0.363  
HIGHWAY: IH 35 COUNTY: MCLENNAN  
ROW CSJ: 0015-01-220 DATE: 10/14/11  
SCALE: 1" = 100' SHEET: 4 of 5

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

JAMES STEWART SURVEY  
ABS. 816



PARCEL: 80(E) PART 1 ACRES: 0.014  
PARCEL: 80(E) PART 2 ACRES: 0.363  
HIGHWAY: IH 35  
ROW CSJ: 0015-01-220 COUNTY: McLENNAN  
SCALE: 1" = 100' SHEET: 5 of 5

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



LANDESIGN  
SERVICES, INC.

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

County: McLennan  
Highway: IH 35  
CSJ: 0015-01-220  
Parcel: 81E

**DRAINAGE EASEMENT CLAUSE**

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

Page 1 of 3  
October 14, 2011  
Revised April 19, 2012

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

**Property Description**  
**For Parcel 81(E)**

BEING 0.146 OF ONE ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE JAMES STEWART SURVEY, ABSTRACT NO. 816 IN MCLENNAN COUNTY, TEXAS AND BEING A PART OF A CALLED 5.07 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO BFEL PROPERTIES B. LLC RECORDED IN MCLENNAN COUNTY CLERK (MCC) DOCUMENT NUMBER 2010035982 OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS (O.P.R.M.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a found Type I Monument at the northwest corner of a called 5.10 acre tract described in deed to BFEL Properties A. LLC recorded in MCC 2010035981, the south line of a called 2 acre tract described as Parcel Three in deed to Scott Clark Williams recorded in Volume 1692, Page 185 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), the northeast corner of a called 0.928 acre tract described in deed to the State of Texas recorded in Volume 825, Page 217 of the D.R.M.C.T. and the existing east right-of-way line of Interstate Highway 35 (IH 35);

THENCE South 23°49'56" West 823.52 feet with the west line of said 5.10 acre tract, the west line of said 5.07 acre tract and the existing east right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap for the **POINT OF BEGINNING**;

- (1) THENCE South 84°56'25" East 180.00 feet through said 5.07 acre tract with the proposed easement to a set 5/8" iron rod with TxDOT aluminum cap;
- (2) THENCE South 23°49'56" West 66.35 feet through said 5.07 acre tract with the proposed easement to a set 5/8" iron rod with TxDOT aluminum cap on the south line of said 5.07 acre tract and the north line of a called 6.74 acre tract described in deed to BFEL Properties B. LLC recorded in MCC 2010035981;
- (3) THENCE North 66°05'08" West 170.42 feet with the south line of said 5.07 acre tract and the north line of said 6.74 acre to a set 5/8" iron rod with TxDOT aluminum cap at the southwest corner of said 5.07 acre tract, the northwest corner of said 6.74 acre tract and on the existing east right-of-way line of IH 35;
- (4) THENCE North 23°49'56" East 8.18 feet with the west line of said 5.07 acre tract and the existing east right-of-way line of IH 35 to the **POINT OF BEGINNING**.

Page 2 of 3

This parcel contains 0.146 of one acre of land, more or less, out of the James Stewart Survey, Abstract No. 816 in McLennan County, Texas.

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

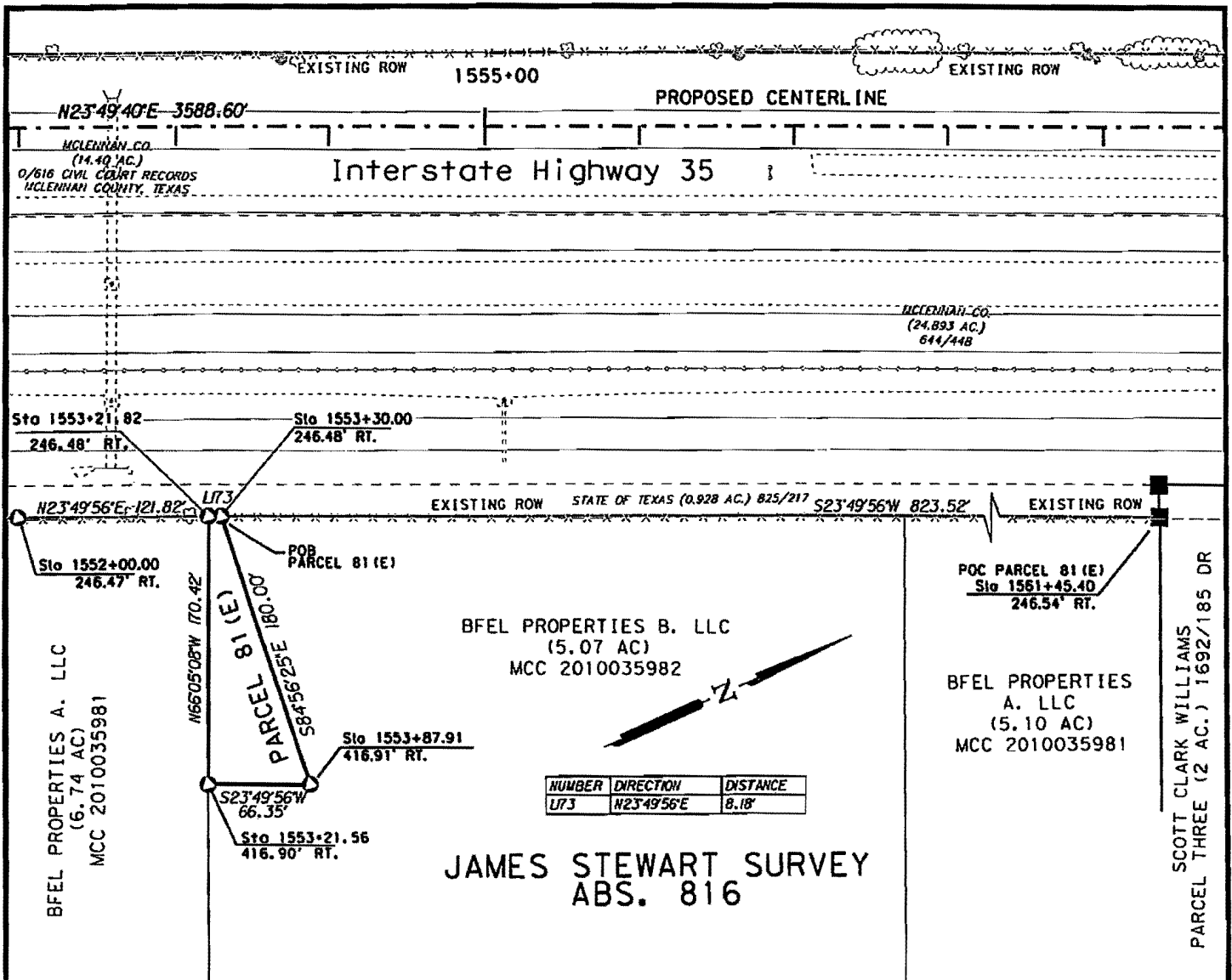
A plat of even survey date herewith accompanies this property description.

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

David R. Hartman      4/19/12  
Date

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

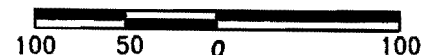




### SURVEY LEGEND

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

### SCALE IN FEET



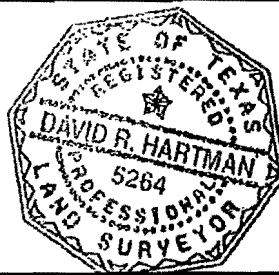
### NOTES:

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

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



LANDESIGN  
SERVICES, INC.

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

PARCEL: 81(E)  
HIGHWAY: IH 35  
ROW CSJ: 0015-01-220  
SCALE: 1" = 100'

ACRES 0.146  
COUNTY: McLENNAN  
REVISED: 04/19/12  
DATE: 10/14/11  
SHEET: 3 of 3

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

County: McLennan  
Highway: IH 35  
CSJ: 0015-01-220  
Parcel: 82E/82AC

**DRAINAGE EASEMENT CLAUSE**

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



Page 1 of 3  
October 14, 2011

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

**Property Description  
For Parcel 82(E)**

BEING 0.367 OF ONE ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE JAMES STEWART SURVEY, ABSTRACT NO. 816 IN MCLENNAN COUNTY, TEXAS AND PART OF A CALLED 10.20 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO BFEL PROPERTIES A. LLC RECORDED IN MCLENNAN COUNTY CLERK (MCC) FILE NUMBER 2010035981 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS (O.P.R.M.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ASA FOLLOWS:

**COMMENCING** at a set 5/8" iron rod with a Texas Department of Transportation (TxDOT) aluminum cap in the existing east right-of-way line of Interstate Highway 35 (IH 35), the northwest corner of said 10.20 acres, the southwest corner of a called 1.427 acre tract described in deed to Michael W. Montanez and Pamela S. Montanez recorded in MCC File 2000032301 and the east line of a called 24.893 acre tract described in deed to McLennan County for right-of-way recorded in Volume 644, Page 448 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);

THENCE South 23°49'56" West 28.35 feet with the existing east right-of-way line of IH 35 and the west line of said 10.20 acres to a found Type I monument in the northwest corner of a called 0.321 acre tract described in deed to the State of Texas for right-of-way recorded in Volume 825, Page 217 of the D.R.M.C.T.;

THENCE South 12°30'52" West 101.91 feet with the existing east right-of-way line of IH 35 and the west line of said 10.20 acres to a found Type I monument;

THENCE South 23°49'56" West 203.43 feet with the existing east right-of-way line of IH 35 and the west line of said 10.20 acres to a set 5/8" iron rod with a TxDOT aluminum cap and the **POINT OF BEGINNING**;

- (1) THENCE South 66°10'20" East 200.00 feet through said 10.20 acres to a set 5/8" iron rod with a TxDOT aluminum cap;
- (2) THENCE South 23°49'56" West 80.00 feet through said 10.20 acres to a set 5/8" iron rod with a TxDOT aluminum cap;

Page 2 of 3

(3) THENCE North 66°10'20" West 200.00 feet through said 10.20 acres to a set 5/8" iron rod with a TxDOT aluminum cap in the existing east right-of-way line of IH 35 and the west line of said 10.20 acres;

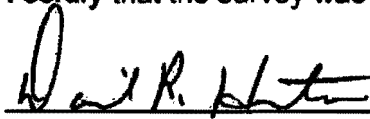
(4) THENCE North 23°49'56" East 80.00 feet with the existing east right-of-way line of IH 35 and the west line of said 10.20 acres to the **POINT OF BEGINNING**.

This parcel contains 0.367 of one acre of land, more or less, out of the James Stewart Survey, Abstract No. 816 in McLennan County, Texas.

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

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

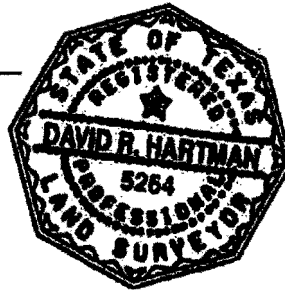
I certify that the survey was performed on the ground under my supervision.

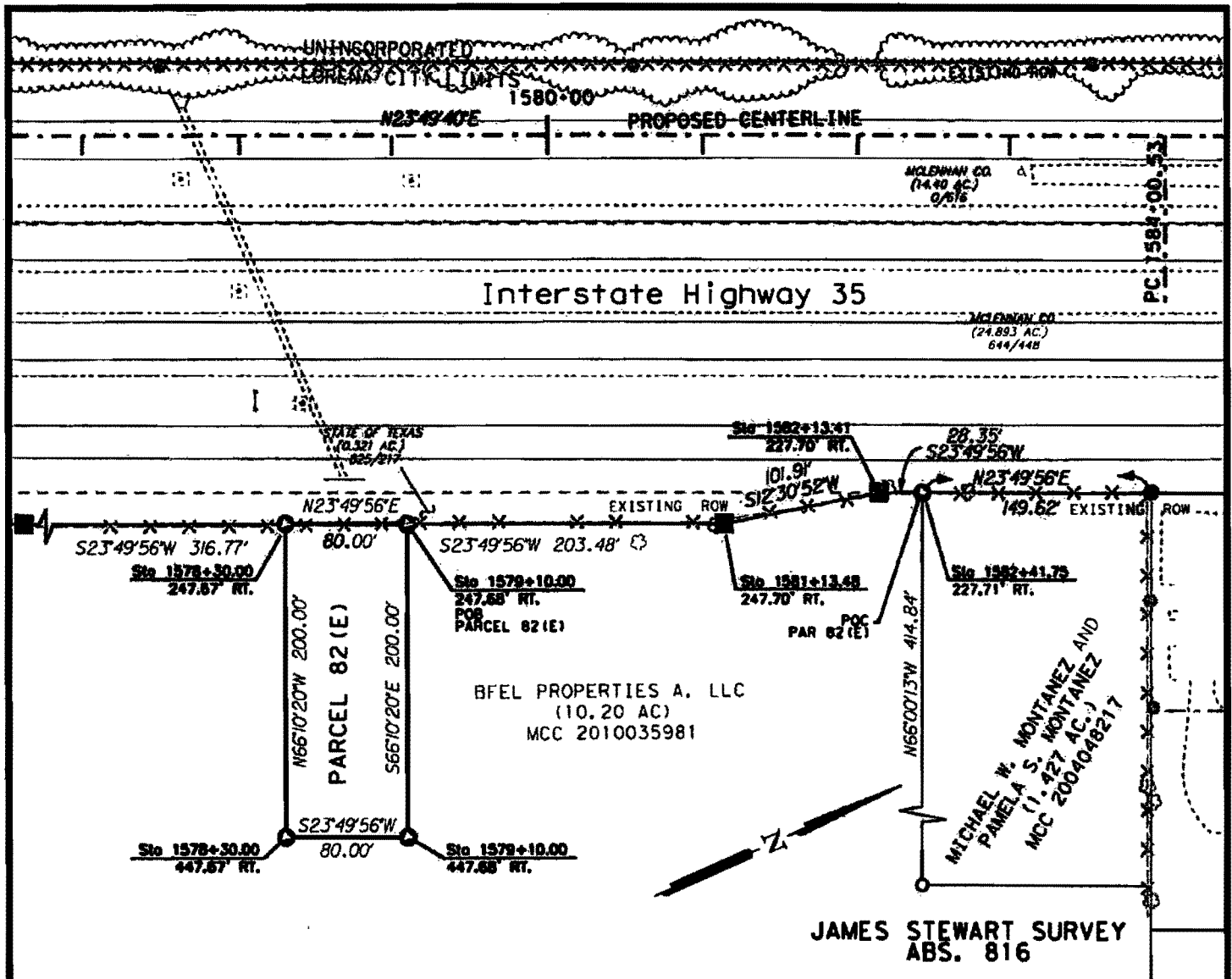


David R. Hartman

Registered Professional Land Surveyor  
State of Texas No. 5264

10/14/11  
Date





# SURVEY LEGEND

- ① - SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "T-001" (MAY BE REPLACED WITH TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF CONSTRUCTION)
- - TYPE II MONUMENT SET
- - TYPE I MONUMENT FOUND
- - 5/8" IRON ROD SET W/ "LANDESIGN" CAP UNLESS NOTED
- ◌ - 5/8" IRON ROD SET W/ "T-001" CAP UNLESS NOTED
- - 1/2" IRON ROD FOUND UNLESS NOTED
- ⊙ - IRON PIPE FOUND
- Δ - CALCULATED POINT
- P - PROPERTY LINE
- CL - CENTER LINE
- ( ) - RECORD INFORMATION
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- +++ - ACCESS DENIAL LINE

## NOTES:

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

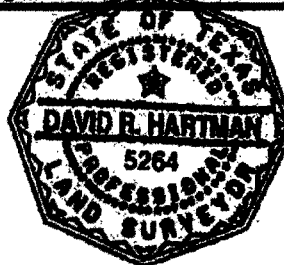
ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman* 10/14/11

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



LANDESIGN  
SERVICES, INC.

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

PARCEL: 82(E) ACRES: 0.367  
HIGHWAY: IH 35 COUNTY: McLENNAN  
ROW CSJ: 0015-01-220 DATE: 10/14/11  
SCALE: 1" = 100' SHEET: 3 of 3

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

Page 1 of 4  
October 14, 2011

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

**Property Description**  
**For Parcel 82(AC)**

BEING AN ACCESS DENIAL LINE, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE JAMES STEWART SURVEY, ABSTRACT NO. 816 IN MCLENNAN COUNTY, TEXAS AND ALONG THE WEST LINE OF A CALLED 10.20 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO BFEL PROPERTIES A. LLC RECORDED IN MCLENNAN COUNTY CLERK (MCC) FILE NUMBER 2010035981 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS (O.P.R.M.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a set 5/8" iron rod with plastic cap stamped "Landesign" in the north line of said 10.20 acres and the southeast corner of a called 1.427 acre tract of land described in deed to Michael W. Montanez and Pamela S. Montanez recorded in MCC 2004048217;

THENCE North 66°00'13" West 414.84 feet with the north line of said 10.20 acres and the south line of said 1.427 acres to a set 5/8" iron rod with a Texas Department of Transportation (TxDOT) aluminum cap in the existing east right-of-way line of Interstate Highway 35 (IH 35), the northwest corner of said 10.20 acres, the southwest corner of said 1.427 acres, in the east line of a called 24.893 acre tract described in deed to McLennan County for right-of-way recorded in Volume 644, Page 448 of the Deed Records of McLennan County, Texas ( D.R.M.C.T.) and the **POINT OF BEGINNING** of the Access Denial Line;

- (1) THENCE South 23°49'56" West 28.35 feet with the existing east right-of-way line of IH 35, the west line of said 10.20 acres and the Access Denial Line to a found Type I monument in the northwest corner of a called 0.321 acre tract described in deed to the State of Texas for right-of-way recorded in Volume 825, Page 217 of the D.R.M.C.T.;
- (2) THENCE South 12°30'52" West 101.91 feet with the existing east right-of-way line of IH 35, the west line of said 10.20 acres and the Access Denial Line to a found Type I monument;
- (3) THENCE South 23°49'56" West 600.25 feet with the existing east right-of-way line of IH 35, the west line of said 10.20 acres and the Access Denial Line to found Type I monument;

- (4) THENCE South 35°08'31" West 101.98 feet with the existing east right-of-way line of IH 35, the west line of said 10.20 acres and the Access Denial Line to found Type I monument;
- (5) THENCE South 23°49'56" West 52.58 feet with the existing east right-of-way line of IH 35, the west line of said 10.20 acres and the Access Denial Line to set 5/8" iron rod with TxDOT aluminum cap stamped "COA" for the **End** of the Access Denial Line.

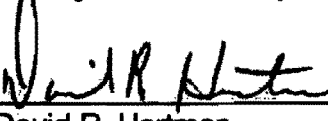
This parcel contains 885.06 linear feet of Access Denial Line.

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

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

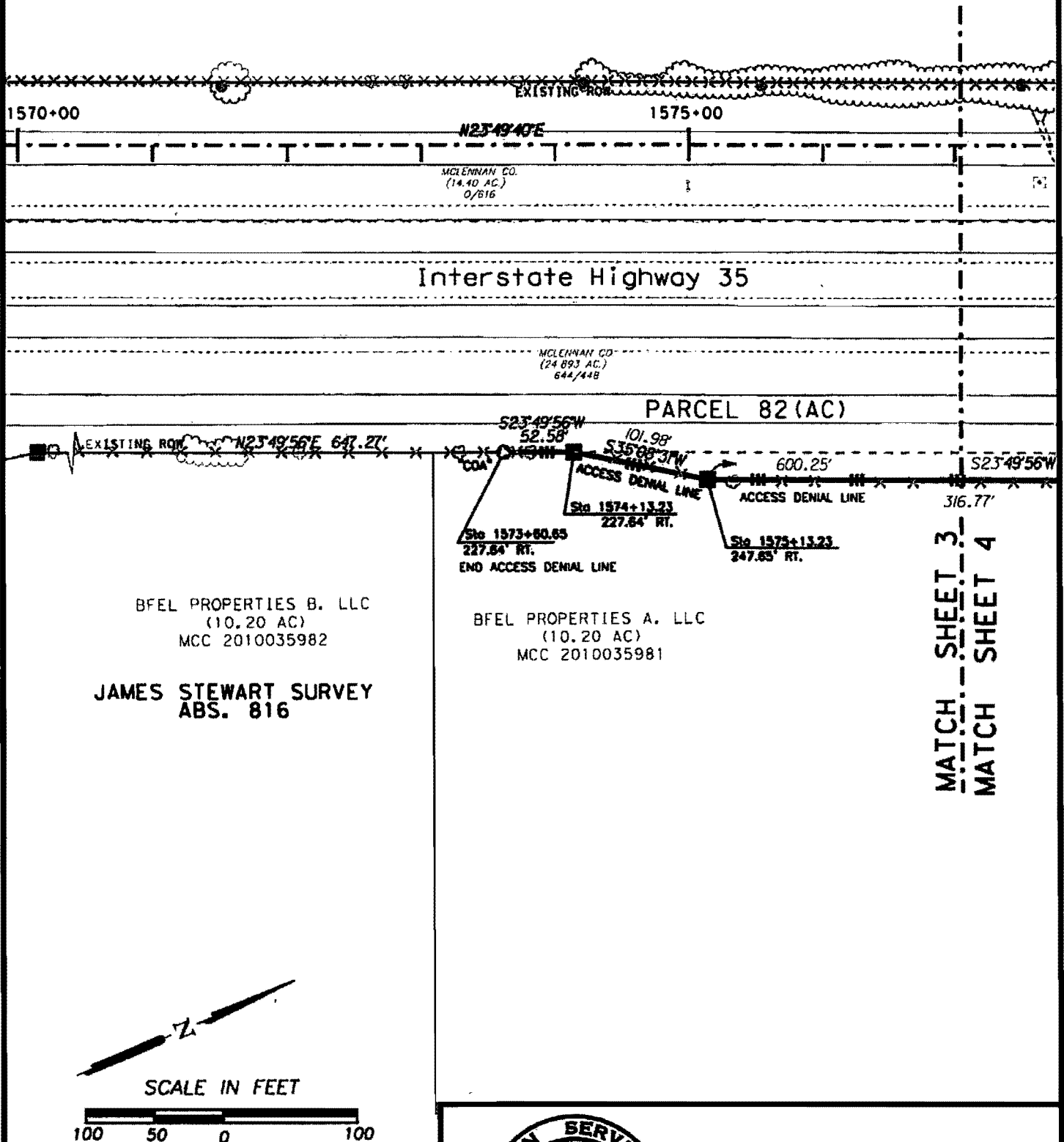
A plat of even survey date herewith accompanies this property description.

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

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

10/14/11  
\_\_\_\_\_  
Date



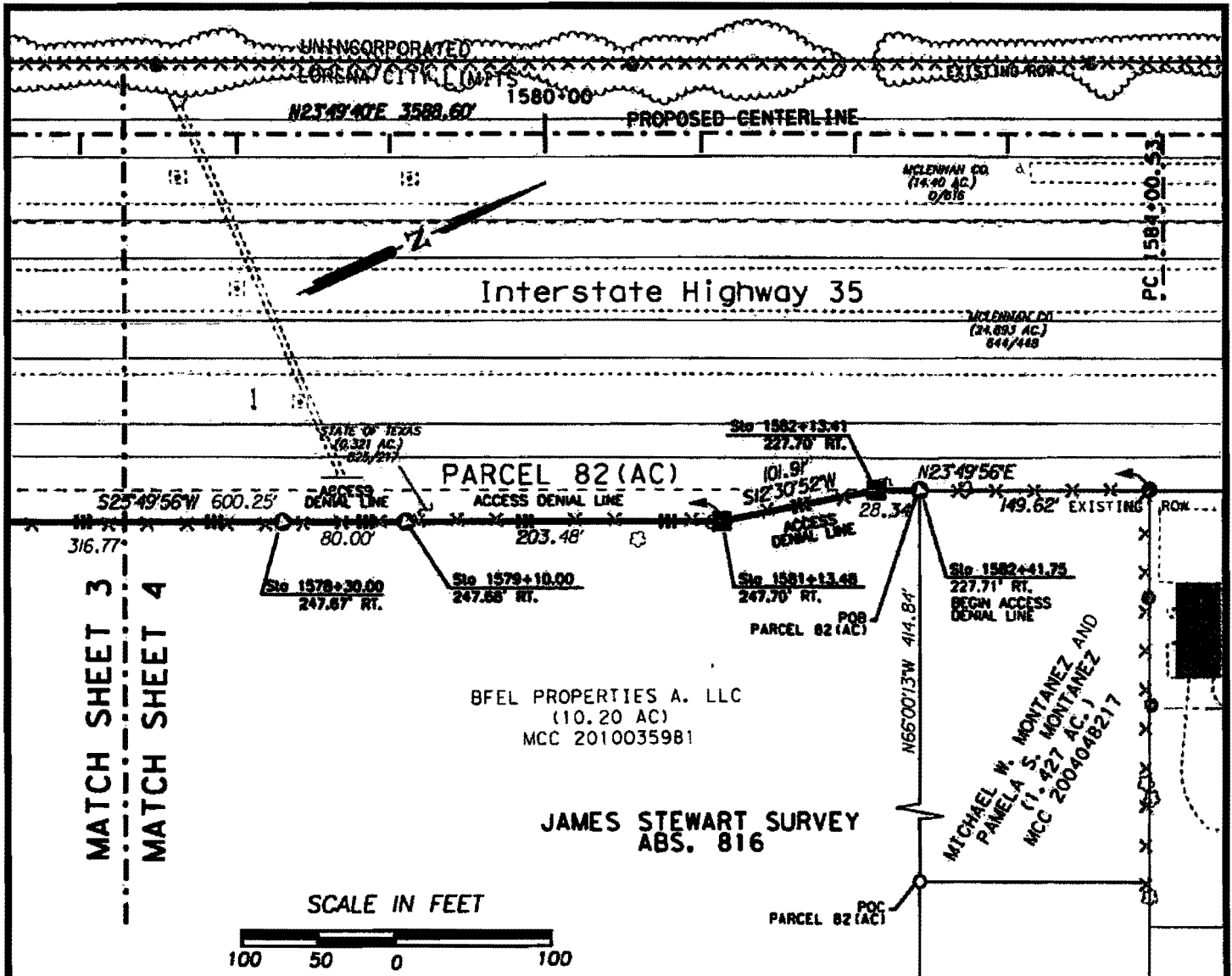


PARCEL: 82(AC)      ACCESS ONLY  
 HIGHWAY: IH 35      COUNTY: McLennan  
 ROW CSJ: 0015-01-220  
 SCALE: 1" = 100'      SHEET: 3 of 4  
 PROJECT NAME: IH 35 LORENA      JOB NUMBER: 101-07-002



**LANDESIGN  
SERVICES, INC.**

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



### SURVEY LEGEND

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

### NOTES:

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

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

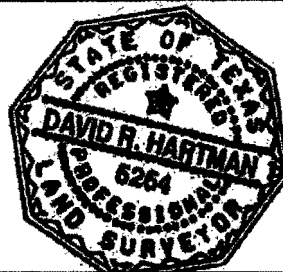
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*David R. Hartman* 10/14/11

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

PARCEL: 82(AC) ACCESS ONLY  
HIGHWAY: IH 35 COUNTY: McLENNAN  
ROW CSJ: 0015-01-220 DATE: 10/14/11  
SCALE: 1" = 100' SHEET: 4 of 4

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



**LANDESIGN  
SERVICES, INC.**

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

County: McLennan  
District: Waco  
Highway: IH 35  
Limits: From: South of FM 2837  
To: FM 2063

ROW CSJ: 0015-01-220  
Federal Project:  
Parcel: 82E/82AC

**Access Clause:**

AND IN ADDITION THERETO:

Access will be permitted to the remainder abutting the highway facility along Call 2 of the foregoing property description for Parcel 82/82AC.

AND,

Access will be denied to and from tract of land described in File Number 2010035981, of the Official Public Records of McLennan County, Texas along the existing West line of called 10.20 acre tract right of way line of Interstate Highway 35 for a distance of 885.06 linear feet as described in Call 1 of the foregoing property description for Parcel 82AC.



Page 1 of 4  
April, 2010  
Revised: August 4, 2011

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

Property Description  
Parcel 100

Being 0.891 of an acre of land situated in the JAMES SPROWLES SURVEY, Abstract No. 818, McLennan County, Texas. Being part of that certain called 8.108 acre tract of land conveyed to Derrell Newman by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 9830577 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 0.891 of an acre being more particularly described by metes and bounds as follows:

**COMMENCING** at a found 1/2-inch iron rod in the southwesterly line of that certain called 10.14 acre tract of land conveyed to Lisa B Properties, LLC, by deed and recorded under M.C.C.F. No. 2010035983 of said Official Public Records, being the northerly corner of said 8.108 acre tract;

Thence, South 59°07'36" West, 149.68 feet along the southwesterly line of said 10.14 acre tract, being the northwesterly line of said 8.108 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies) and for the **POINT OF BEGINNING**;

- 1) **THENCE, South 07°08'24" West, 330.10 feet** along the proposed easterly right of way line of Interstate Highway 35, passing at 139.24 feet a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" for the Beginning of an Access Denial Line and continuing along the proposed easterly right of way line of Interstate Highway 35 and the Access Denial Line to a set 5/8-inch iron rod with TxDOT aluminum cap in the northerly line of that certain called 2.00 acre tract of land conveyed to Thelma L. Matthews by deed and recorded under M.C.C.F. No. 2001015558 of said Official Public Records, being a southerly line of said 8.108 acre tract and for the End of the Access Denial Line;
- 2) **THENCE, North 80°51'00" West, 154.05 feet** along the northerly line of said 2.00 acre tract, being a southerly line of said 8.108 acre tract to a found 1/2-inch iron rod in the existing easterly right of way line of Interstate Highway 35 (width varies), being the northwesterly corner of said 2.00 acre tract, same being the most westerly corner of said 8.108 acre tract, said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 836, Page 221, Volume 836, Page 205 and Volume 823, Page 661 all of said Deed Records;
- 3) **THENCE, North 14°25'59" East, 108.88 feet** along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said 8.108 acre tract to an angle point, from which a found concrete monument (broken) bears North 05°34' East, 0.47 feet;

Page 2 of 4  
April, 2010  
Revised: August 4, 2011

- 4) **THENCE**, North  $08^{\circ}43'11''$  East, 109.57 feet continuing along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said 8.108 acre tract to a found concrete monument (disturbed) at the most westerly southwest corner of said 10.14 acre tract, being the northwest corner of said 8.108 acre tract;
- 5) **THENCE**, North  $59^{\circ}07'36''$  East, 174.04 feet along the southerly line of said 10.14 acre tract, being the northwesterly line of said 8.108 acre tract to the **POINT OF BEGINNING** and containing 0.891 of an acre of land, more or less.

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

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

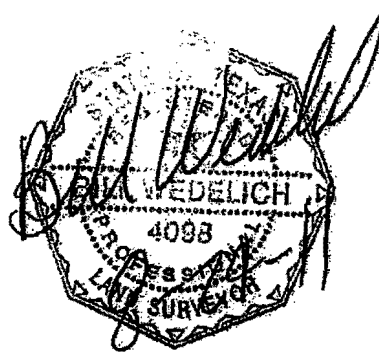
A survey was performed on the ground under my supervision in March, 2009 and August, 2011.

Revised:

August 4, 2011 – COA Line

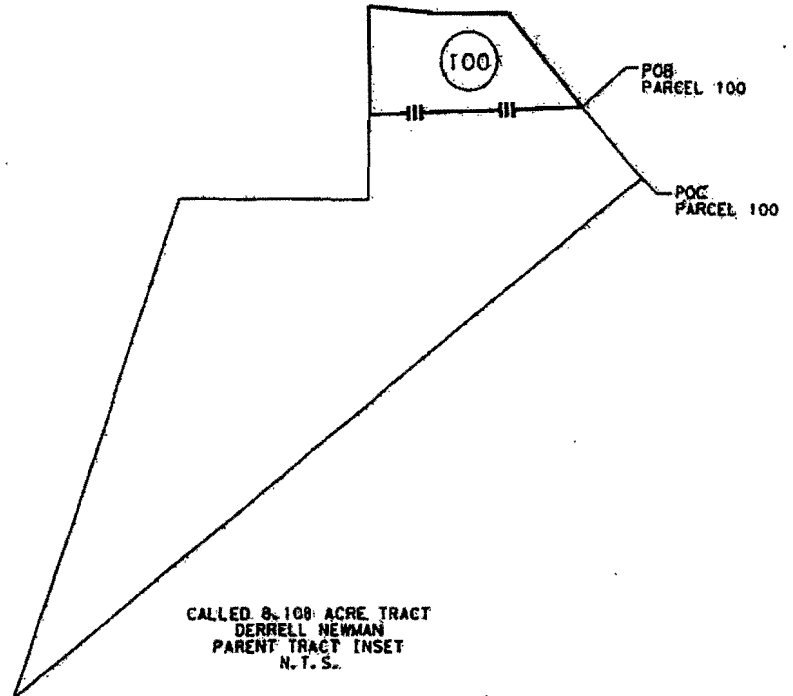
See attached 8 1/2" x 11" plat that accompanies.

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



# LEGEND

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



## NOTES:

1. Horizontal Control is based on Static and RTK GPS observations holding control monuments [359910, 135991], and C1304. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone (US Survey feet). Coordinates are surface using a surface adjustment factor of 1.0001316.
2. Abstracting was originally performed by Home Abstract & Title Company in March 2006, was updated by Home Abstract & Title Company in November, 2007, and property ownership was updated by GeoSolutions, LLC in December 2009.
3. Property description of even date has been prepared in conjunction with this parcel plat.
4. Access is prohibited across the "Access Denial Line" to the highway facility from the remainder of the abutting property.



PARCEL 100  
0.891 ACRES  
38,827 SQ.FT.

PAGE 3 OF 4

DERRELL NEWMAN  
1H-35 SOUTH  
C.S.J. 0015-01-221  
MCLENNAN COUNTY APRIL, 2010  
Prepared by:

**GeoSolutions, LLC**  
Office: 281-681-9768 Fax: 281-681-9779

REVISED  
08/04/11-COA LINE  
DGN: 1H35-030 Parcel 100A.dgn  
GS JOB No. 06-017-030

**INTERSTATE HIGHWAY 35**  
(width varies)

CALLLED 10.957 ACRES  
STATE OF TEXAS  
VOL. 633, PG. 476  
D.R.M.C.T.

CALLLED 0.866 ACRE  
STATE OF TEXAS  
VOL. 623, PG. 394  
D.R.M.C.T.

1324+00 1325+00 1326+00 1327+00 1328+00 1329+00

PROPOSED BASELINE

NOB° 42' 55" E

CALLLED 0.093 ACRES  
STATE OF TEXAS  
VOL. 836, PG. 221  
VOL. 836, PG. 205  
D.R.M.C.T.

CALLLED 0.1375 ACRES  
STATE OF TEXAS  
VOL. 823, PG. 661  
D.R.M.C.T.

EXISTING R.O.W.

N14° 25' 59" E 108.88' NOB° 43' 11" E 109.57'

END 1/2" IR

R.O.W. LINE PER DEED UNDER M.C.C.F. NO. 2001015558 O.P.R.M.C.T.

METAL SLOD.

NB0° 51' 00" W 154.05'

END CONC. MON. (BROKEN) BEARS NOS° 34' E, 0.47'

END CONC. MON. (DISTURBED)

NB0° 07' 36" E 174.04'

100

190.86' NOB° 08' 24" E 330.10' COA

BEGIN ACCESS DENIAL LINE STA: 1326+33.24 OFF: 215.03' R

PROPOSED R.O.W. AND ACCESS DENIAL LINE

END ACCESS DENIAL LINE STA: 1324+42.95 OFF: 224.26' R

POB PARCEL 100 STA: 1327+72.43 OFF: 215.20' R

PROPOSED R.O.W.


CALLLED 2.00 ACRE TRACT THELMA L. MATTHEWS M.C.C.F. NO. 2001015558 O.P.R.M.C.T.

CALLLED 0.108 ACRE TRACT DERRELL NEWMAN M.C.C.F. NO. 9830577 O.P.R.M.C.T.

CALLLED 10.14 ACRES LISA B PROPERTIES, LLC M.C.C.F. NO. 2010035983 O.P.R.M.C.T.

POC PARCEL 100 END 1/2" IR

PAGE 4 OF 4


**Solutions, LLC**

REVISED:  
08/04/11-COA LINE  
DGN: JH35-030 Parcel 100B.dgn  
GS JOB No. 06-017-030

Page 1 of 4  
April, 2010

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

Property Description  
Parcel 101

Being 1.124 acres of land situated in the JAMES SPROWLES SURVEY, Abstract No. 818, McLennan County, Texas. Being part of that certain called 268.58 acre tract (designated as Tract Seven) of land conveyed to Elise Braswell Schwartze by deed and recorded under Volume 1645, Page 322 of the Deed Records of McLennan County, Texas (D.R.M.C.T.); said 1.124 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at a found 1/2-inch iron rod in the southwesterly line of said 268.58 acre tract, being the northerly corner of that certain called 8.108 acre tract of land conveyed to Derrell Newman by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 9830577 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.);

Thence, South 59°07'36" West, 149.68 feet along the southwesterly line of said 268.58 acre tract, being the northwesterly line of said 8.108 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies) and for the **POINT OF BEGINNING**;

- 1) **THENCE, South 59°07'36" West, 174.04 feet** continuing along the southwesterly line of said 268.58 acre tract, being the northwesterly line of said 8.108 acre tract to a found concrete monument (disturbed) in the existing easterly right of way line of Interstate Highway 35 (width varies) being the most westerly corner of said 268.58 acre tract, same being the northwesterly corner of said 8.108 acre tract, said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 836, Page 221, Volume 836, Page 205 and Volume 823, Page 661 all of said Deed Records;
- 2) **THENCE, North 08°43'11" East, 308.57 feet** along the existing easterly right of way line Interstate Highway 35, being the westerly line of said 268.58 acre tract to a found concrete monument at the intersection of the existing easterly right of way line of Interstate Highway 35 with the southerly line of South Old Temple Road (a county maintained road) (no recording information found), being the northwesterly corner of said 268.58 acre tract
- 3) **THENCE, North 39°34'37" East, 261.00 feet** along the southeasterly line of South Old Temple Road, being the northwesterly line of said 268.58 acre tract to a set Type II TxDOT concrete monument in the proposed easterly right of way line of Interstate Highway 35;
- 4) **THENCE, South 08°41'12" West, 421.70 feet** along the proposed easterly right of way line of Interstate Highway 35 to the **POINT OF BEGINNING** and containing 1.124 acres of land, more or less.

Page 2 of 4  
April, 2010

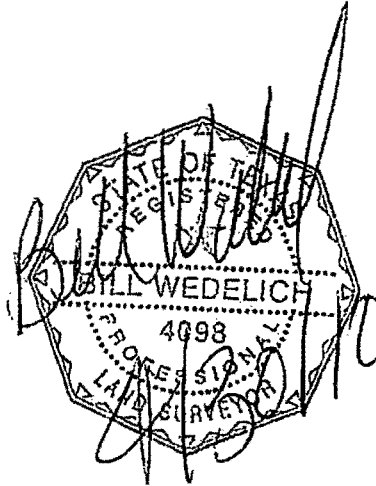
**Horizontal Control** – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD 83 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD 83 (1993) Grid values divide the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

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

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

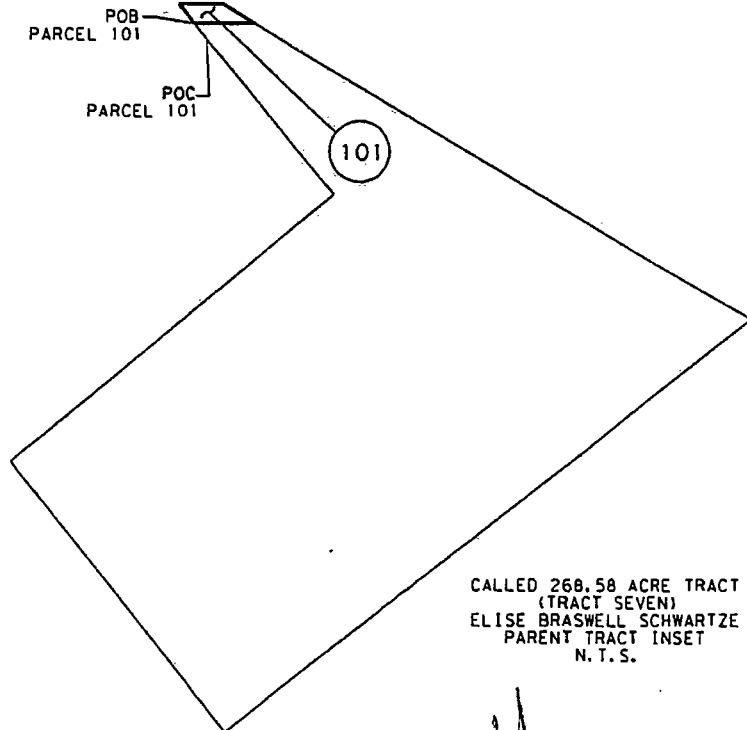
See attached 8 ½" x 11" plat that accompanies.

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

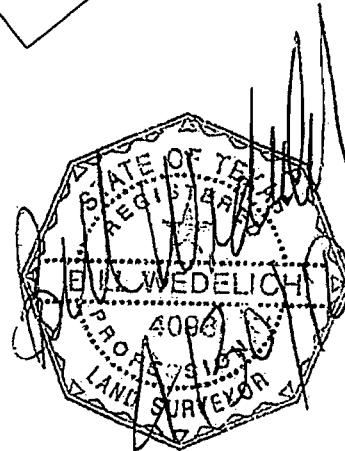


# LEGEND

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



CALLED 268.58 ACRE TRACT  
(TRACT SEVEN)  
ELISE BRASWELL SCHWARTZ  
PARENT TRACT INSET  
N.T.S.



## NOTES:

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

PARCEL 101  
1.124 ACRES  
48,945 SQ.FT.

PAGE 3 OF 4

ELISE BRASWELL SCHWARTZ

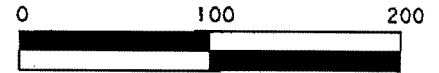
1H-35 SOUTH  
C.S.J. 0015-01-221  
McLENNAN COUNTY APRIL, 2010  
prepared by:



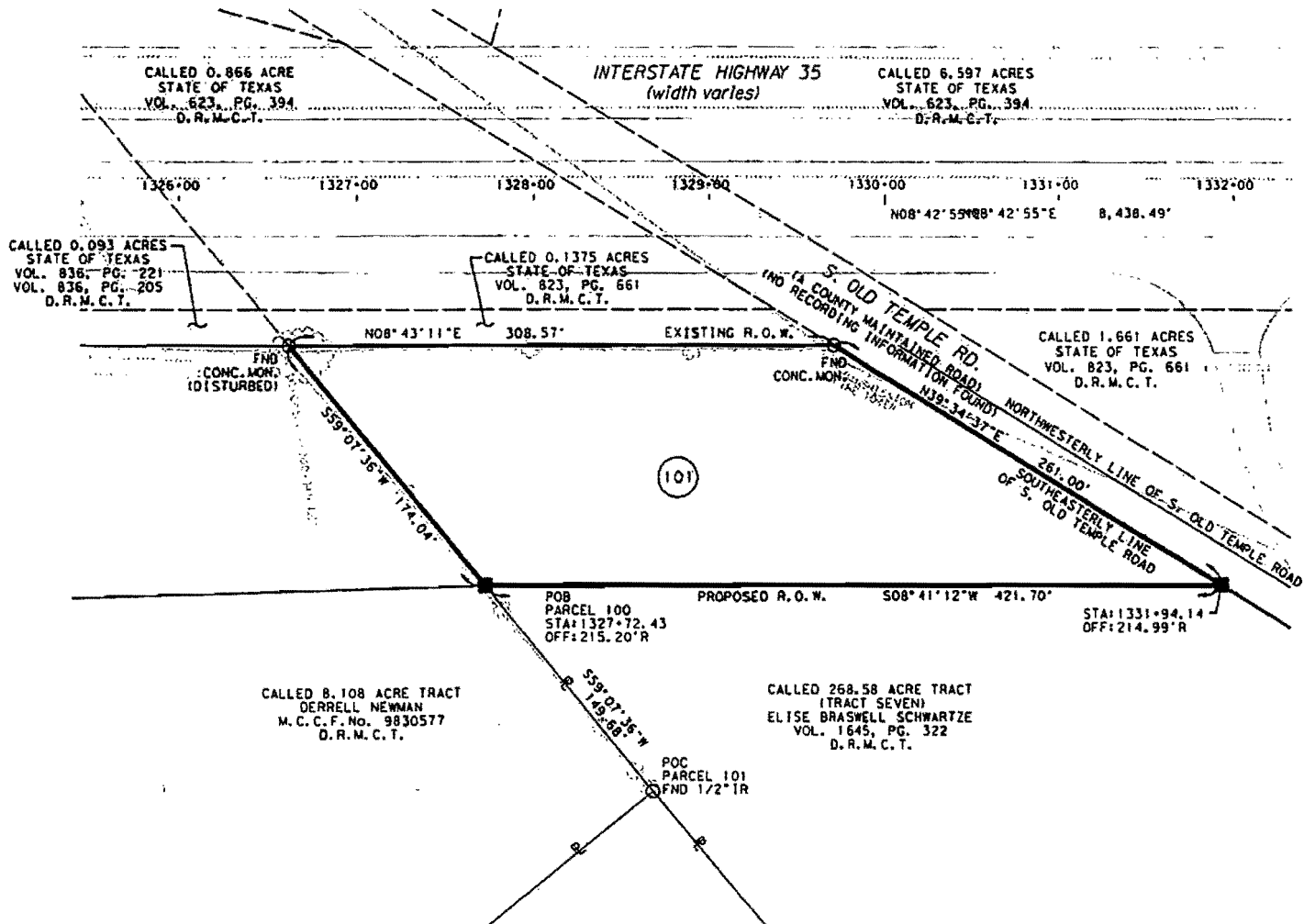
REVISED:

DGN: 1H35-030 Parcel 101A.dgn  
GS JOB No. 06-017-030

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



# JAMES SPROWLES SURVEY A-818



PARCEL 101  
1.124 ACRES  
48,945 SQ.FT.

PAGE 4 OF 4

ELISE BRASWELL SCHWARTZE

IH-35 SOUTH  
C.S.J. 0015-01-221  
MCLENNAN COUNTY APRIL, 2010  
prepared by:



REVISED:

DGN: IH35-030 Parcel 101B.dgn  
GS JOB No. 06-017-030

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



Page 1 of 4  
April, 2010  
Revised: November 8, 2011  
Revised: December 1, 2011

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

**Property Description**  
**Parcel 102**

Being 1.518 acres of land situated in the JAMES SPROWLES SURVEY, McLennan County, Texas. Being part of that certain called 5.41 acre tract of land conveyed to RSB4 Properties B, LLC by deed and recorded in McLennan County Clerk's File (M.C.C.F.) No. 2010035986 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 1.518 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at a set 5/8-inch iron rod with "GS" cap in the westerly line of remainder of that certain called 412.29 acre tract of land conveyed to Robert S. Braswell IV, by deed and recorded in Volume 1645, Page 322 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), being the northeasterly corner of that certain called 5.51 acre tract of land conveyed to RSB4 Properties A, LLC, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010035985 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.), same being the southeasterly corner of said 5.41 acre tract (RSB4 Properties B, LLC);

Thence, North 81°16'49" West, 355.26 feet along the northerly line of said 5.51 acre tract, being the southerly line of said 5.41 acre tract (RSB4 Properties B, LLC) to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies) and an Access Denial Line for the **POINT OF BEGINNING**;

- 1) **THENCE, North 81°16'49" West, 138.74 feet** continuing along the northerly line of said 5.51 acre tract, being the southerly line of said 5.41 acre tract (RSB4 Properties B, LLC) to a set 5/8-inch iron rod with "GS" cap in the existing easterly right of way line of Interstate Highway 35 (width varies), being the northwesterly corner of said 5.51 acre tract, same being the southwesterly corner of said 5.41 acre tract (RSB4 Properties B, LLC), said existing right of way conveyed to the State of Texas by deed and recorded in Volume 823, Page 661 of said Deed Records;
- 2) **THENCE, North 08°43'11" East, 476.67 feet** along the existing easterly right of way line of Interstate Highway 35, passing at 239.70 feet a found 1/2-inch iron rod bears South 81°17' East, 0.37 feet from existing right of way line, and continuing to a set 5/8-inch iron rod with "GS" cap at the southwesterly corner of said 5.41 acre tract of land conveyed to RSB4 Properties A, LLC, by deed and recorded in M.C.C.F. No. 2010035985 of said Official Public Records, being the northwesterly corner of said 5.41 acre tract (RSB4 Properties B, LLC);

Page 2 of 4  
April, 2010

Revised: November 8, 2011

Revised: December 1, 2011

- 3) **THENCE, South 81°16'49" East, 138.70 feet** along the southerly line of said 5.41 acre tract (RSB4 Properties A, LLC), being the northerly line of said 5.41 acre tract (RSB4 Properties B, LLC) to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed easterly right of way line of Interstate Highway 35;
- 4) **THENCE, South 08°42'55" West, 476.67 feet** along the proposed easterly right of way line of Interstate Highway 35, passing at 203.02 feet a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" (COA) for the Beginning of an Access Denial Line and continuing along the proposed easterly right of way line of Interstate Highway 35 and the Access Denial Line to the **POINT OF BEGINNING** and containing 1.518 acres of land.

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

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

Revised Denial of Access Line – June, 2010.

Revised parent tract and taking – November 8, 2011.

Revised parent tract – December 1, 2011.

A survey was performed on the ground under my supervision in March, 2009 and November, 2011

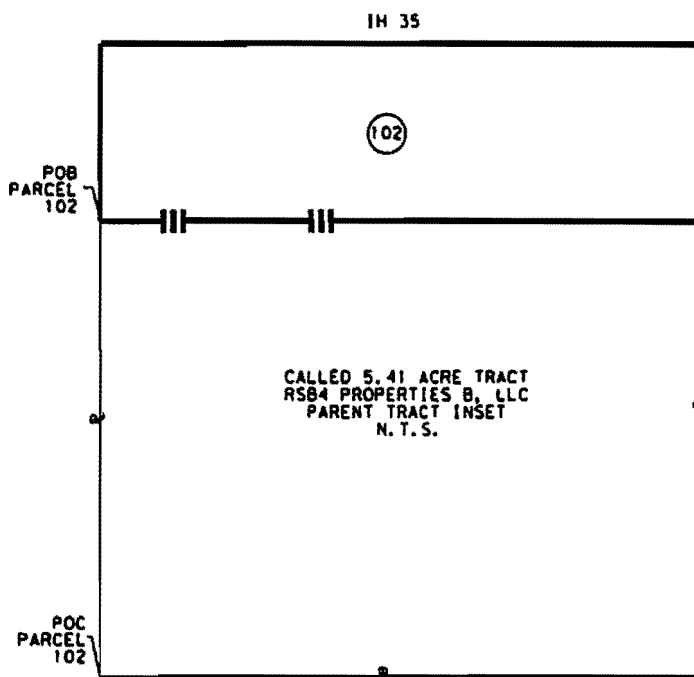
See attached 8 1/2" x 11" plat that accompanies.

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



# LEGEND

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



## NOTES:

1. Horizontal Control is based on Static and RTK GPS observations holding control monuments 1359910, 1359911, and C1304. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone (US Survey feet). Coordinates are surface using a surface adjustment factor of 1.0001316.
2. Abstracting was originally performed by Home Abstract & Title Company in March 2006, was updated by Home Abstract & Title Company in November, 2007, and property ownership was updated by GeoSolutions, LLC in December 2009 and in August, 2011.
3. Property description of even date has been prepared in conjunction with this parcel plat.
4. Access is prohibited across the "Access Denial Line" to the highway facility from the remainder of the abutting property.

PARCEL 102  
1.518 ACRES  
66,123 SQ.FT.

PAGE 3 OF 4

RSB4 PROPERTIES B, LLC

1H-35 SOUTH  
C.S.J. 0015-01-221  
McLENNAN COUNTY APRIL, 2010  
prepared by:



REVISED:  
JUNE, 2010-DENIAL OF ACCESS LINE  
11/08/11-REVISED PARENT TRACT  
AND TAKING  
12/01/11-REVISED PARENT TRACT

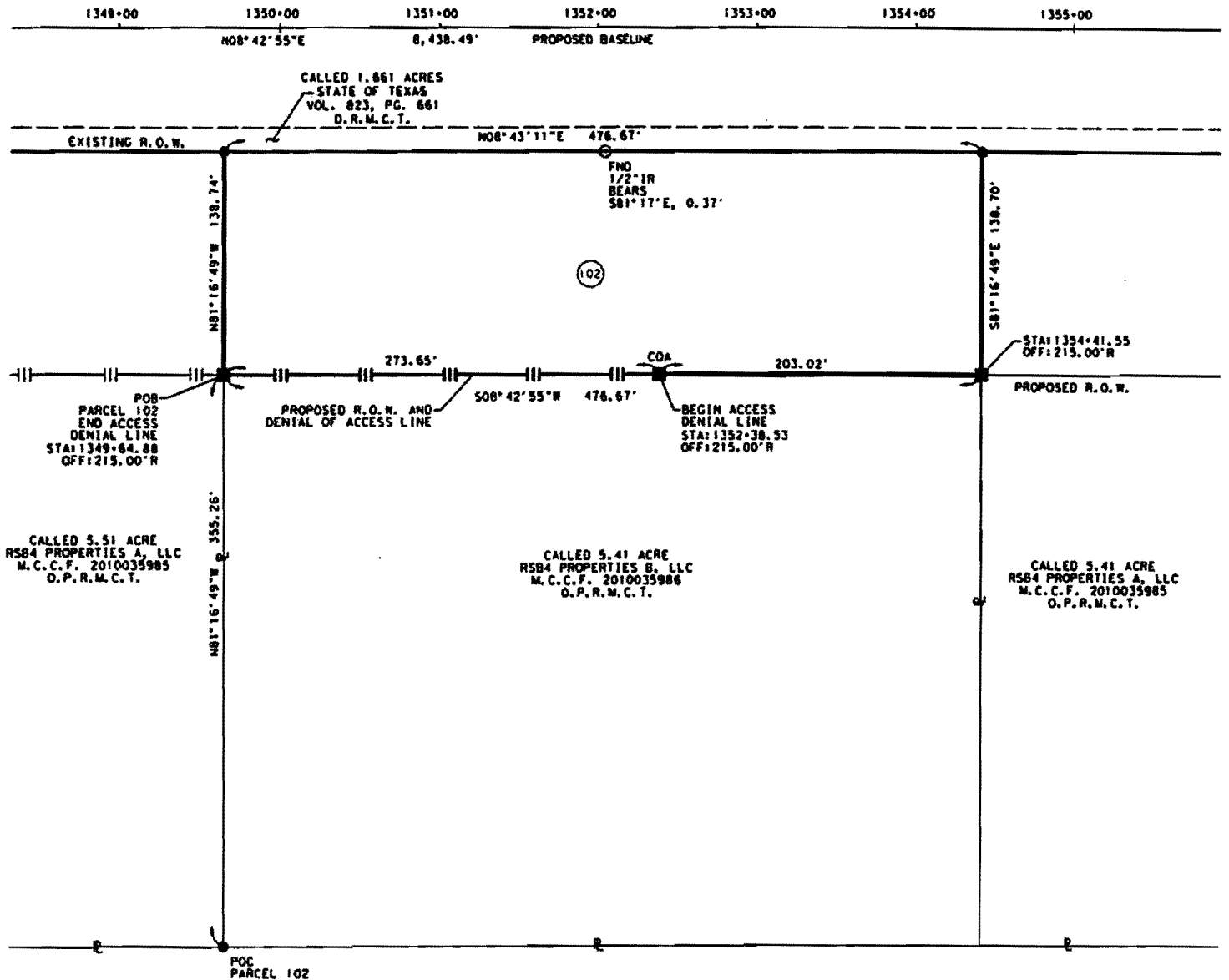
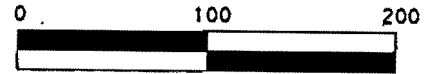
DGN: 1H35-030 Parcel 102A.dgn  
GS JOB No. 06-017-030

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

# JAMES SPROWLES SURVEY, A-818

INTERSTATE HIGHWAY 35  
(width varies)

CALLED 7.825 ACRES  
STATE OF TEXAS  
VOL. 822, PG. 620  
D.R.M.C.T.



REMAINDER OF A  
CALLED 412.29 ACRE TRACT  
(TRACT EIGHT)  
ROBERT S. BRASWELL IV  
VOL. 1645, PG. 322  
D.R.M.C.T.

PARCEL 102  
1.518 ACRES  
66,123 SQ.FT.

PAGE 4 OF 4

RSB4 PROPERTIES B. LLC

1H-35 SOUTH  
C.S.J. 0015-01-221  
MCLENNAN COUNTY APRIL, 2010  
prepared by:



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

REVISED:  
JUNE, 2010-DENIAL OF ACCESS LINE  
11/02/11-REVISED PARENT TRACT  
AND TAKING  
12/01/11-REVISED PARENT TRACT

DGN: 1H35-030 Parcel 102B.dgn  
GS JOB No. 06-017-030

Page 1 of 5  
April, 2010  
Revised October 27, 2010

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

**Property Description**  
**Parcel 116**

Being 0.427 of an acre of land situated in the H.E. DAVIS SURVEY, Abstract No. 304, McLennan County, Texas. Being part of that certain called 4.952 acre tract of land conveyed to Christine Ferris and Richard Ferris by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2002012318 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 0.427 of an acre being more particularly described by metes and bounds as follows:

**COMMENCING** at a set 5/8-inch iron rod with "GS" cap in the existing easterly railroad right of way line of the Union Pacific Railroad (100' R.O.W.) (per station map for the Missouri, Kansas and Texas Railway Company of Texas dated June 30, 1918), being the northwesterly corner of that certain called 0.66 acre tract of land conveyed Dietrich Eckhard Bauch by deed and recorded under Volume 1709, Page 787 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), being the southwesterly corner of said 4.952 acre tract;

Thence, South 81°23'15" East, 169.94 feet along the northerly line of said 0.66 acre tract, being the southerly line of said 4.952 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed westerly right of way line of Interstate Highway 35 (width varies) and for the **POINT OF BEGINNING**;

- 1) **THENCE, North 07°38'11" East, 1,004.48 feet** along the proposed westerly right of way line of Interstate Highway 35, passing at 207.22 feet a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" for the Beginning of an Access Denial Line, continuing along the proposed westerly right of way line of Interstate Highway 35 and the Access Denial Line, passing at 744.24 feet a set 5/8-inch iron rod with aluminum cap stamped "Control of Access Point" for the End of the Access Denial Line and continuing to a point in the centerline of North Cow Bayou, being the southerly line of that certain called 20.50 acre tract of land conveyed to Benjamin Glinsman and Deborah Glinsman by deed and recorded under Volume 1844, Page 542 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), same being the northerly line of said 4.952 acre tract;
- 2) **THENCE, South 76°35'09" East, 18.95 feet** along the centerline of Cow Bayou, being the southerly line of said 20.50 acre tract, same being the northerly line of said 4.952 acre tract to a point in the existing westerly right of way line of Interstate Highway 35 (width varies), being the southeasterly corner of said 20.50 acre tract, same being the northeasterly corner of said 4.952 acre tract, said existing right of way conveyed to the State of Texas by deed and recorded under Volume O, Page 689 of the Civil Court Minutes of McLennan County, Texas;

Page 2 of 5  
April, 2010  
Revised October 27, 2010

- 3) **THENCE, South 08°42'37" West, 41.82 feet** along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said 4.952 acre tract to a set 5/8-inch iron rod with "GS" cap, from which a found 1/2-inch iron rod bears South 07°19'00" West, 7.79 feet;
- 4) **THENCE, South 02°59'59" West, 100.50 feet** continuing along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said 4.952 acre tract to a set 5/8-inch iron rod with "GS" cap, from which a found 1/2-inch iron rod bears South 08°15'44" West, 8.02 feet;
- 5) **THENCE, South 08°42'37" West, 860.92 feet** continuing along the existing westerly right of way line of Interstate Highway 35, being the easterly line of said 4.952 acre tract to a set 5/8-inch iron rod with "GS" cap at the northeasterly corner of said 0.66 acre tract, being the southeasterly corner of said 4.952 acre tract
- 6) **THENCE, North 81°23'15" West, 10.06 feet** along the northerly line of said 0.66 acre tract, being the southerly line of said 4.952 acre tract to the **POINT OF BEGINNING** and containing 0.427 of an acre of land, more or less.

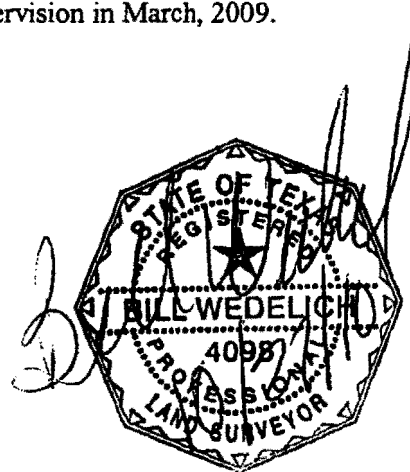
**Horizontal Control** – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD 83 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD 83 (1993) Grid values divide the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

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

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

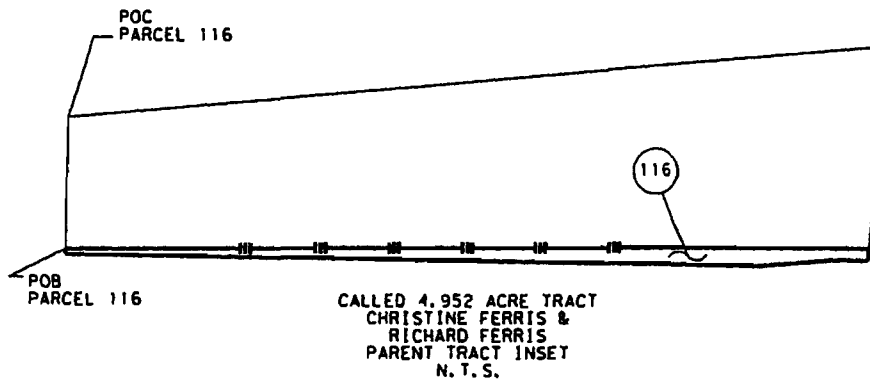
See attached 8 1/2" x 11" plat that accompanies.

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



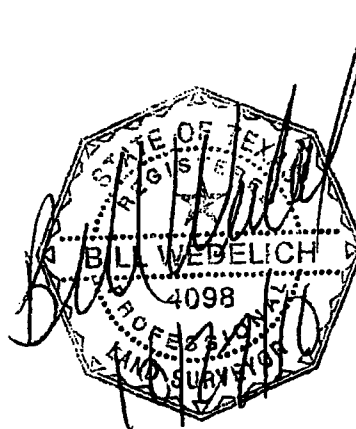
# LEGEND

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



## NOTES:

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



PARCEL 116  
0.427 ACRES  
18,609 SQ.FT.

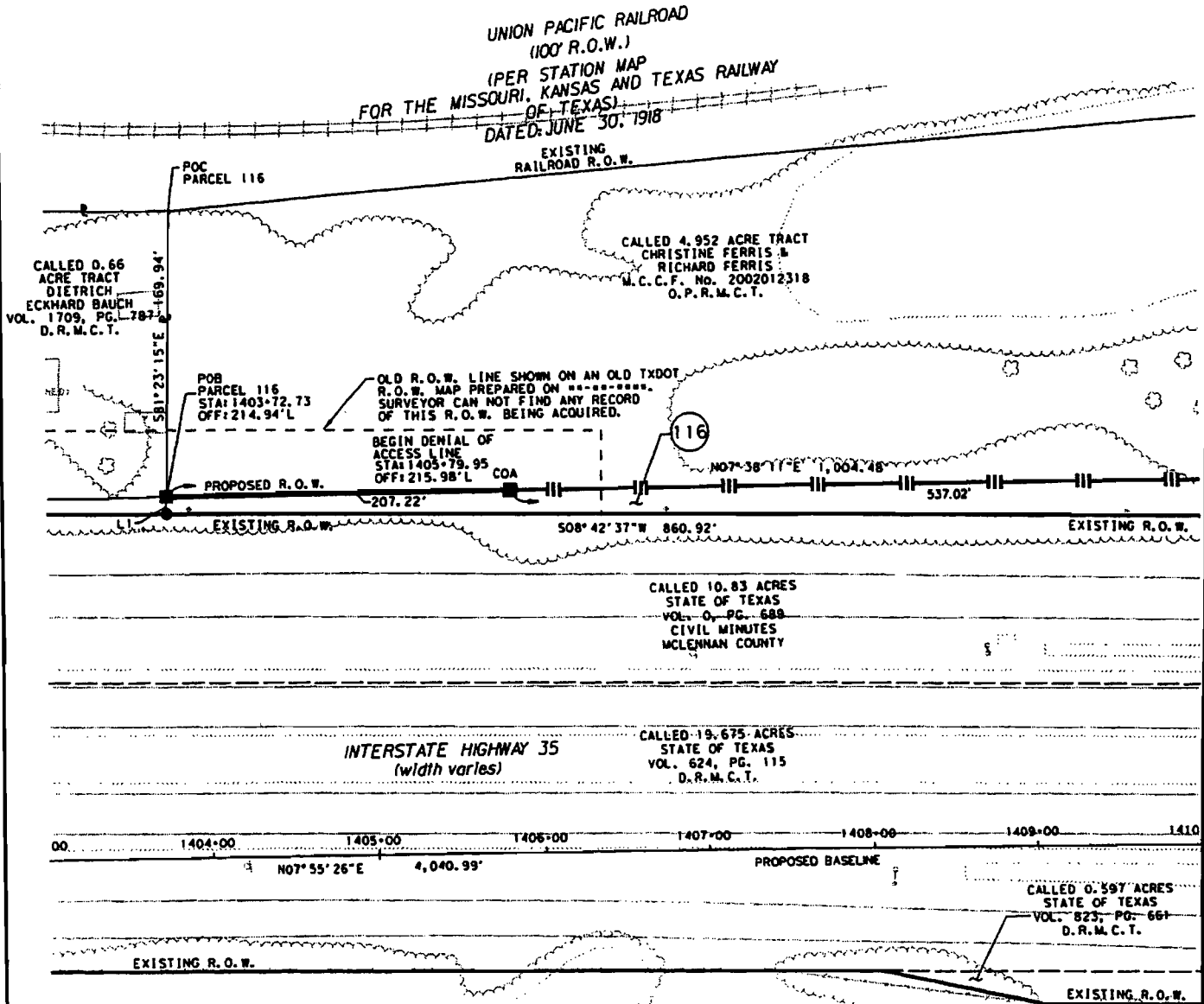
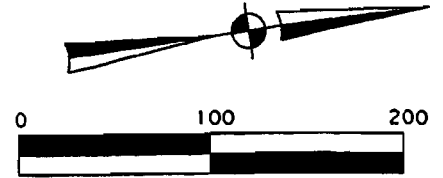
PAGE 3 OF 5

CHRISTINE FERRIS AND  
RICHARD FERRIS  
1/4-35 SOUTH  
C.S.J. 0015-01-221  
MCLENNAN COUNTY APRIL, 2010  
prepared by:



Revised:  
10-27-2010 Revised owner's name  
and acres on south adjoinder.  
DGN: 1H35-030 Parcel 116A.dgn

# H.E. DAVIS SURVEY A-304



LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N81°23'15"W	10.06'

PARCEL 116  
0.427 ACRES  
18,609 SQ.FT.

PAGE 4 OF 5

CHRISTINE FERRIS AND  
RICHARD FERRIS  
1H-35 SOUTH  
C.S.J. 0015-01-221  
MCLENNAN COUNTY APRIL, 2010  
prepared by:

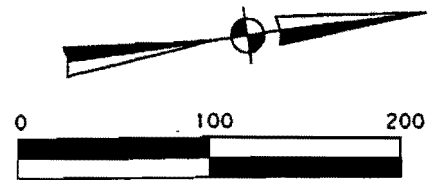
REVISED:  
10-27-2010 Revised owner's name  
and acres on 0.66 acre south  
adjainer tract.



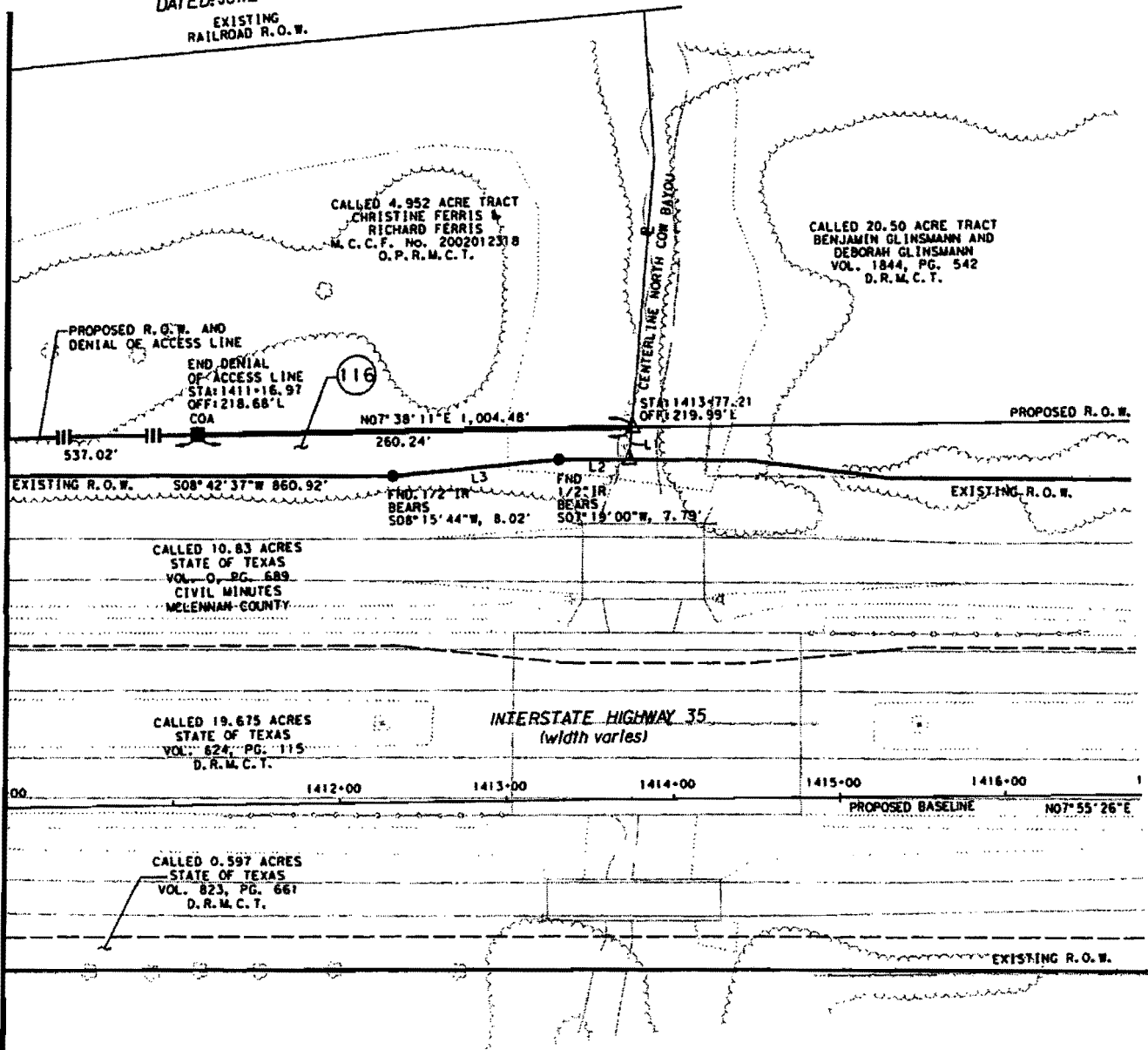


# H.E. DAVIS SURVEY A-304

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



MATCHLINE STA. 1410+00.00



LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	S76°35'09"E	18.95'
L2	S08°42'37"W	41.82'
L3	S02°59'59"W	100.50'

PARCEL 116  
0.427 ACRES  
18,609 SQ.FT.

PAGE 5 OF 5

CHRISTINE FERRIS AND  
RICHARD FERRIS  
[H-35 SOUTH  
C.S.J. 0015-01-221  
MCLENNAN COUNTY APRIL, 2010  
prepared by:



REVISED:

Page 1 of 5  
November 8, 2011

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

**Property Description**  
**Parcel 138**

Being 2.830 acres of land situated in the JAMES SPROWLES SURVEY, Abstract No. 818, McLennan County, Texas. Being part of that certain called 5.78 acre tract of land conveyed to RSB4 Properties A, LLC, by deed and recorded in McLennan County Clerk's File (M.C.C.F.) No. 2010035985 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 2.830 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at a set 5/8-inch iron rod with "GS" cap in the northwesterly line of S. Old Temple Road (a county maintained road) (no recording information found), being the most southern southeasterly corner of that certain remainder of a called 412.29 acre tract (Tract 8) conveyed to Robert S. Braswell, IV by deed and recorded under Volume 1645, Page 355 of Deed Records of McLennan County, Texas (D.R.M.C.T.), same being the northeasterly corner of said 5.78 acre tract;

Thence, North 83°19'40" West, 438.28 feet along the common line of said 5.78 acre tract and remainder of said 412.29 acre tract, passing at 82.87 feet the most southern southwesterly corner of remainder of said 412.29 acre tract, being the southeasterly corner of that certain called 5.51 acre tract of land conveyed to RSB4 Properties B, LLC, by deed and recorded in M.C.C.F. No. 2010035986 of said Official Public Records, same being in the northerly line of said 5.78 acre tract, and continuing to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies) and for the **POINT OF BEGINNING**;

- 1) **THENCE, South 08°42'55" West, 408.66 feet** along the proposed easterly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with TxDOT Type II concrete monument;
- 2) **THENCE, South 81°17'05" East, 184.48 feet** continuing along the proposed easterly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with TxDOT aluminum cap in the northwesterly line of S. Old Temple Road, being the easterly line of said 5.78 acre tract;

Page 2 of 5  
November 8, 2011

- 3) **THENCE, South 39°34'30" West, 325.19 feet** along the northwesterly line of S. Old Temple Road, being the easterly line of said 5.78 acre tract to a set 5/8-inch iron rod with "GS" cap at the intersection of the northwesterly line of S. Old Temple road with the existing easterly right of way line of Interstate Highway 35, being southeasterly corner of said 5.78 acre tract, from which a found concrete monument bears North 80°49'43" West, 3.60 feet, said existing right of way conveyed to the State of Texas by deed and recorded in Volume 823, Page 661 of said Deed Records;
- 4) **THENCE, North 80°49'43" West, 156.55 feet** along the existing easterly right of way line of Interstate Highway 35, being the southerly line of said 5.78 acre tract to a found concrete monument (broken) for the southwesterly corner of said 5.78 acre tract;
- 5) **THENCE, North 08°43'11" East, 681.61 feet** along the existing easterly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with "GS" cap, being the westerly line of said 5.78 acre tract to the southwesterly corner of said 5.51 acre tract, same being the northwesterly corner of said 5.78 acre tract;
- 6) **THENCE, South 83°19'40" East, 138.90 feet** along the common line of said 5.51 acre tract and said 5.78 acre tract to the **POINT OF BEGINNING** and containing 2.830 acres of land.

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

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

A survey was performed on the ground under my supervision in November, 2011.

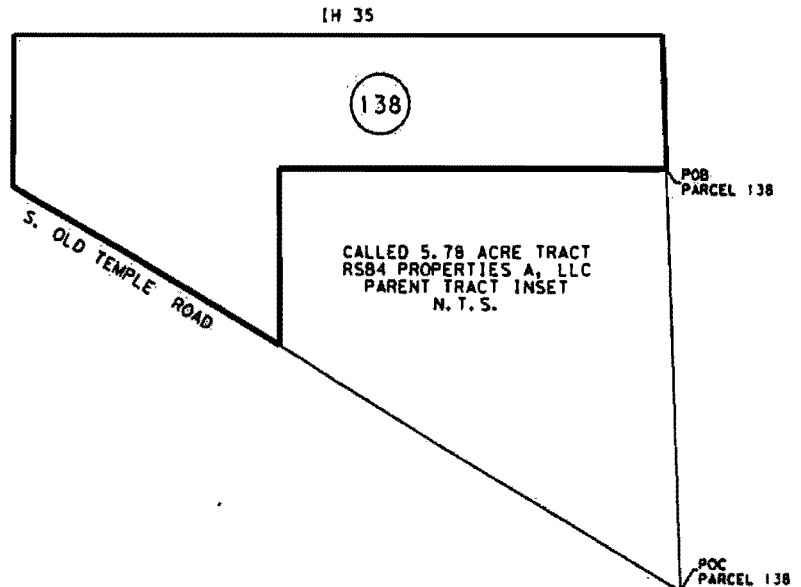
See attached 8 ½" x 11" plat that accompanies.

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



# LEGEND

- SET TXDOT TYPE II CONCRETE MONUMENT
- SET 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/TXDOT ALUM. CAP Stamped
- COA "CONTROL OF ACCESS POINT" (COA)
- FND. 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/GS CAP (UNLESS NOTED)
- FND. (TYPE INDICATED AT LOCATION)
- P Property Line
- N Landhook
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- Survey Line
- \*P1 = BASELINE P1
- ⊙ PARCEL NUMBER
- D.R.M.C.T. DEED RECORDS McLENNAN COUNTY, TEXAS
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS McLENNAN COUNTY TEXAS
- F.C.D.R. FALLS COUNTY DEED RECORDS
- ||- DENIAL OF ACCESS LINE
- DEED LINE WITHIN 1H 35 R.O.W.
- PROPOSED R.O.W. LINE
- P.R.M.C.T. PLAT RECORDS OF McLENNAN COUNTY, TEXAS
- PIPELINE MARKER [ ] TELE. PEDESTAL
- POWER POLE | FIBER OPTIC SIGN
- ( GUY [ ] TELE. MH
- ⊕ FIRE HYDRANT — FIBER OPTIC LINE
- ⊙ WATER VALVE ● SAN. MH
- ⊙ SIGN



## NOTES:

1. Horizontal Control is based on Static and RTK GPS observations holding control monuments 1359910, 1359911, and C1304. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone (US Survey feet). Coordinates are surface using a surface adjustment factor of 1.0001316.
2. Abstracting was originally performed by Home Abstract & Title Company in March 2006, was updated by Home Abstract & Title Company in November, 2007, and property ownership was updated by GeoSolutions, LLC in December 2009 and in August, 2011.
3. Property description of even date has been prepared in conjunction with this parcel plat.
4. Access is allowed to the highway facility from the remainder of the abutting property.

PARCEL 138  
2.830 ACRES  
123.271 SQ. FT.

PAGE 3 OF 5

RSB4 PROPERTIES A, LLC  
1H-35 SOUTH  
C.S.J. 0015-01-221  
McLENNAN COUNTY NOVEMBER 8, 2011  
prepared by:

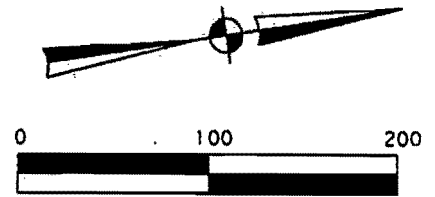
**Geo Solutions, LLC**  
Office: 281-681-9766 Fax: 281-681-9779

REVISED:

DGN: 1H35-030 Parcel 138A.dgn  
GS JOB No. 06-017-030



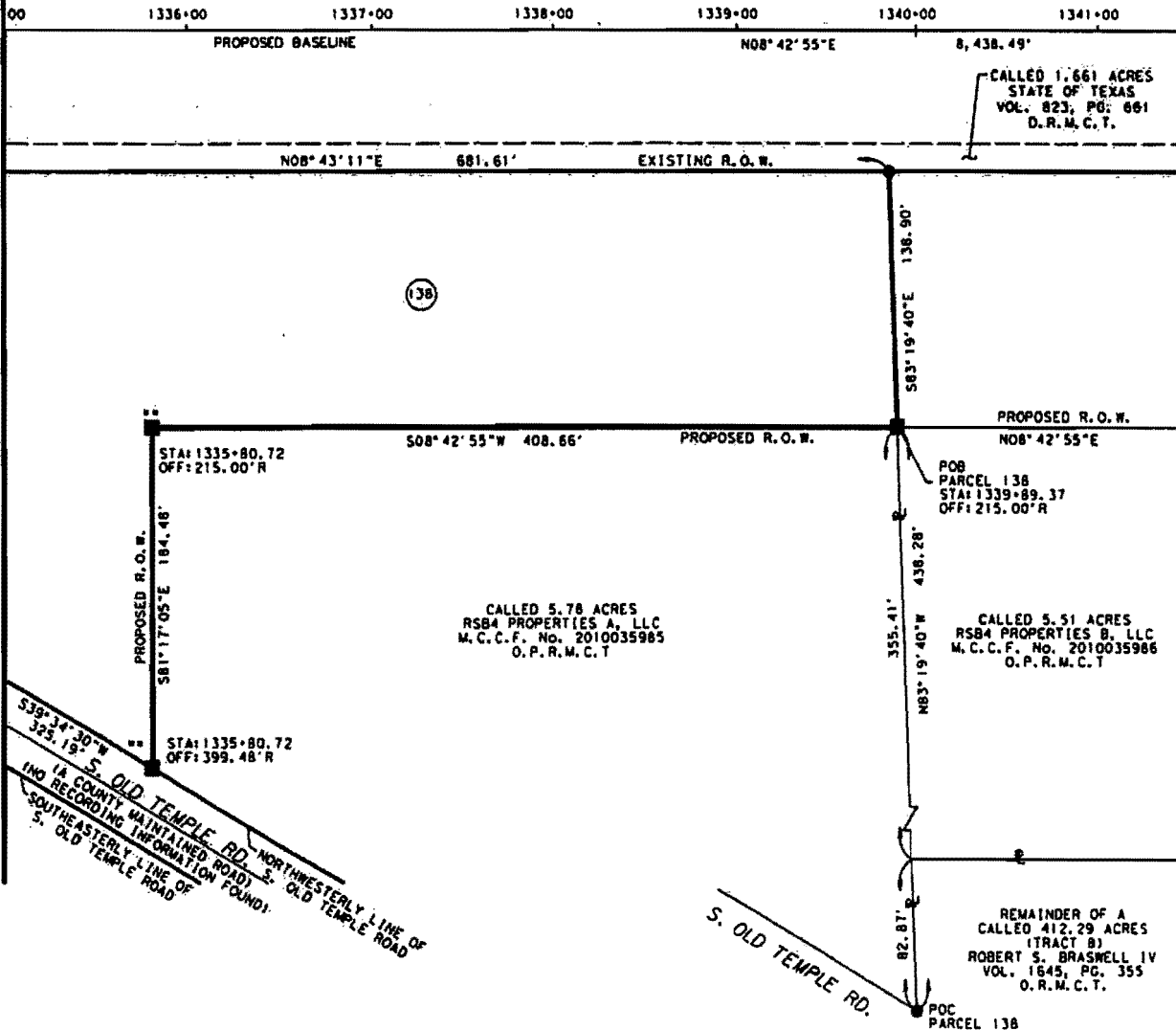
JAMES SPROWLES  
SURVEY, A-818



INTERSTATE HIGHWAY 35  
(width varies)

CALLED 6.597 ACRES  
 STATE OF TEXAS  
 VOL. 623, PG. 394  
 D. R. M. C. Y.

**MATCHLINE STA. 1335+00.00**



PARCEL 138  
2.830 ACRES  
123,271 SQ.FT.  
PAGE 5 OF 5

RSB4 PROPERTIES A, LLC

1H-35 SOUTH  
C.S.J. 0015-01-221  
McLENNAN COUNTY NOVEMBER 8, 2011  
prepared by:



DGN: 1H35-030 Parcel 138C.dgn  
GS JOB No. 06-017-030

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

Page 1 of 4  
August 5, 2008  
Revised May 15, 2010

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

**Property Description**  
**For Parcel 47**

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

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

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

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

Page 2 of 4

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

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

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

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

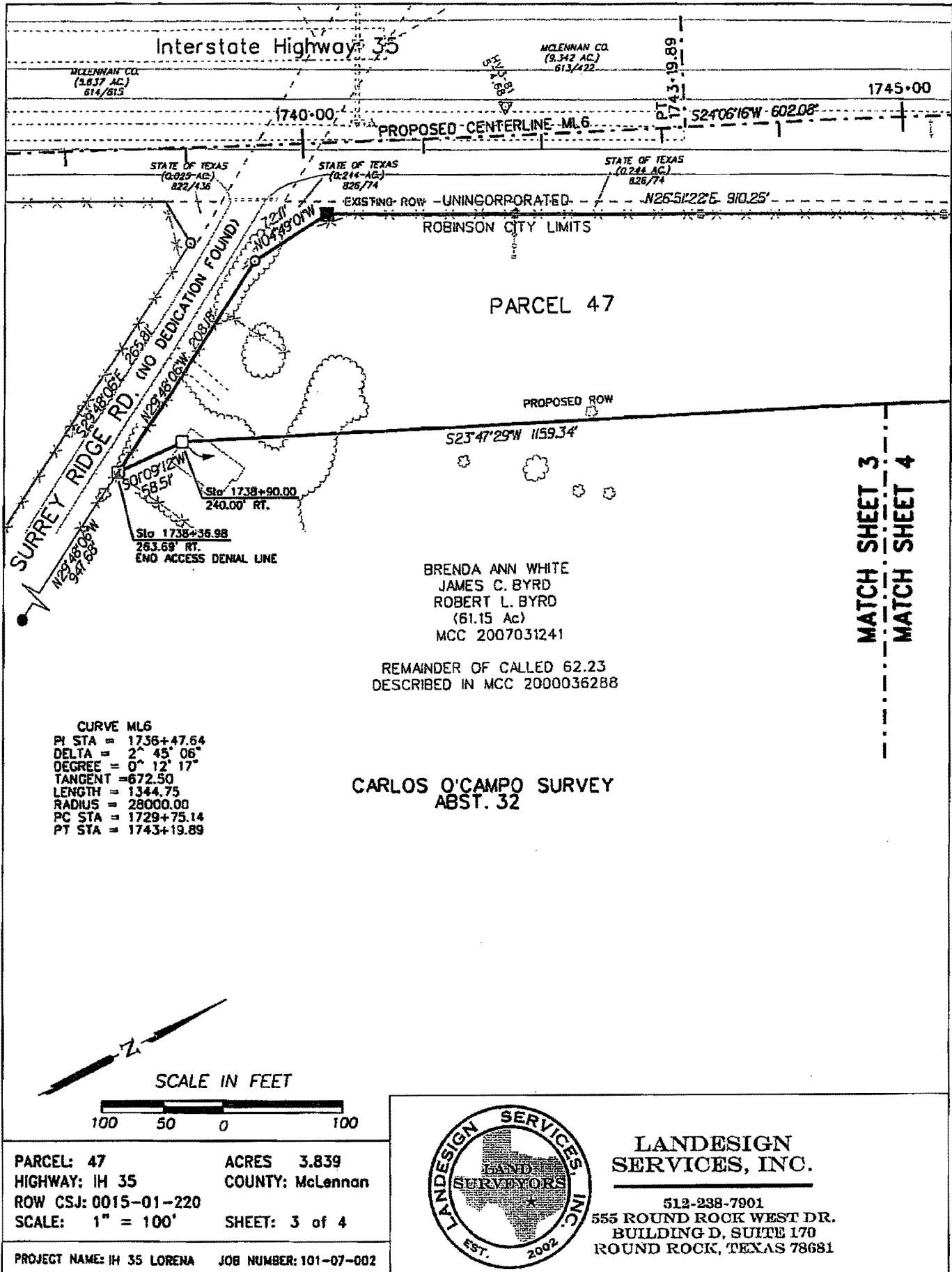
A plat of even survey date herewith accompanies this property description.

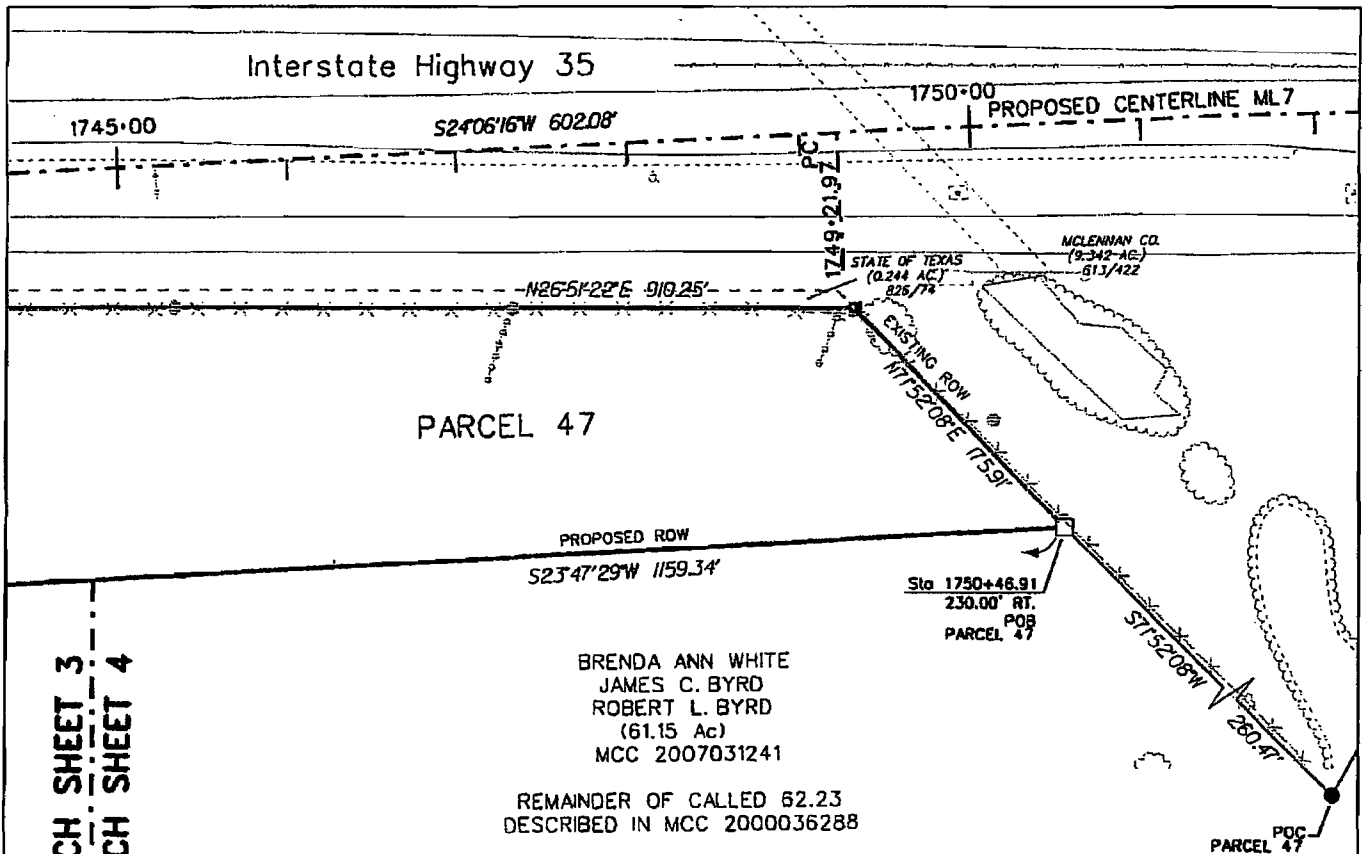
I certify that the survey was performed on the ground under my supervision.

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

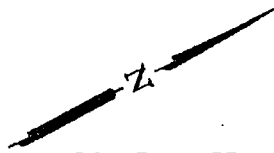




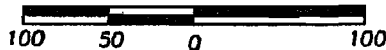




MATCH SHEET 3  
MATCH SHEET 4



SCALE IN FEET



### SURVEY LEGEND

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

Rev. 05/15/10

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

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

CARLOS O'CAMPO SURVEY  
ABST. 32

### NOTES:

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

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman* 5/15/10

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



LANDESIGN  
SERVICES, INC.

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

County: McLennan  
Highway: IH 35  
CSJ: 0015-01-220  
Parcel: 47

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

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

Page 1 of 4  
November 8, 2011

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

**Property Description**  
**Parcel 139**

Being 1.589 acres of land situated in the JAMES SPROWLES SURVEY, Abstract No. 818, McLennan County, Texas. Being part of that certain called 5.51 acre tract of land conveyed to RSB4 Properties B, LLC, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010035986 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 1.589 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at a set 5/8-inch iron rod with "GS" cap in the northwesterly line of S. Old Temple Road (a county maintained road) (no recording information found), being the most southern southeasterly corner of that certain remainder of a called 412.29 acre tract (Tract 8) conveyed to Robert S. Braswell, IV by deed and recorded in Volume 1645, Page 355 of Deed Records of McLennan County, Texas (D.R.M.C.T.), same being the northeasterly corner of that certain called 5.78 acre tract of land conveyed to RSB4 Properties A, LLC, by deed and recorded in McLennan County Clerk's File (M.C.C.F.) No. 2010035985 of said Official Public Records;

Thence, North 83°19'40" West, 438.28 feet along the common line of said 5.78 acre tract and remainder of a said 412.29 acre tract, passing at 82.87 feet the most southern southwesterly corner of remainder of a said 412.29 acre tract, being the southeasterly corner of said 5.51 (RSB4 Properties B, LLC) acre tract, same being in the northerly line of said 5.78 acre tract, and continuing to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies) and for the **POINT OF BEGINNING**;

- 1) **THENCE, North 83°19'40" West, 138.90 feet** along the common line of said 5.51 (RSB4 Properties B, LLC) acre tract and said 5.78 acre tract to a set 5/8-inch iron rod with "GS" cap in the existing easterly right of way line of Interstate Highway 35 (width varies), being the northwesterly corner of said 5.78 acre tract, being the southwesterly corner of said 5.51 (RSB4 Properties B, LLC) acre tract, said existing right of way conveyed to the State of Texas by deed and recorded in Volume 823, Page 661 of said Deed Records;
- 2) **THENCE, North 08°43'11" East, 503.81 feet** along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said 5.51 (RSB4 Properties B, LLC) acre tract to a set 5/8-inch iron rod with "GS" cap at the southwesterly corner of that certain called 5.51 acre tract of land conveyed to RSB4 Properties A, LLC, by deed and recorded under M.C.C.F. No. 201035985 of said Official Public Records, being the northwesterly corner of said 5.51 (RSB4 Properties B, LLC) acre tract;
- 3) **THENCE, South 79°07'15" East, 138.87 feet** along the common line of said 5.51 (RSB4 Properties A, LLC) acre tract and said 5.51 (RSB4 Properties B, LLC) acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies);

Page 2 of 4  
November 8, 2011

- 4) **THENCE, South 08°42'55" West, 493.61 feet** along the proposed easterly right of way line of Interstate Highway 35 to the **POINT OF BEGINNING** and containing 1.589 acres of land.

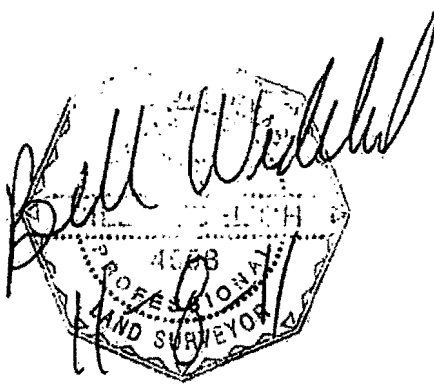
**Horizontal Control** – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD 83 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD 83 (1993) Grid values divide the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

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

A survey was performed on the ground under my supervision in November, 2011.

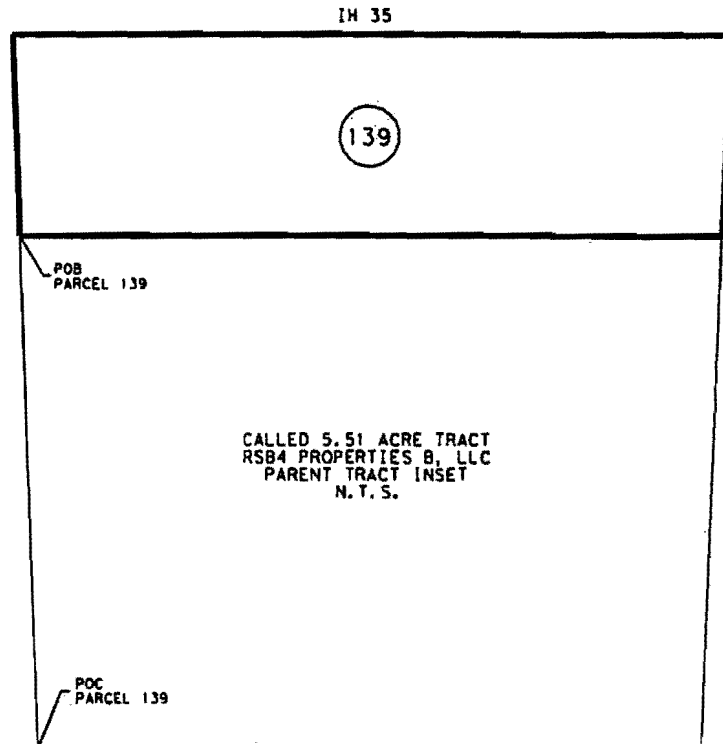
See attached 8 ½" x 11" plat that accompanies:

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



# LEGEND

- SET TXDOT TYPE II CONCRETE MONUMENT
- SET 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/TXDOT ALUM. CAP Stamped
- COA "CONTROL OF ACCESS POINT" (COA)
- FND. 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/GS CAP (UNLESS NOTED)
- FND. (TYPE INDICATED AT LOCATION)
- Property Line
- Landhook
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- Survey Line
- PI• BASELINE P1
- ⊙ PARCEL NUMBER
- D.R.M.C.T. DEED RECORDS McLENNAN COUNTY, TEXAS
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS McLENNAN COUNTY TEXAS
- F.C.D.R. FALLS COUNTY DEED RECORDS
- ||- DENIAL OF ACCESS LINE
- DEED LINE WITHIN 1/4 35 R.O.W.
- PROPOSED R.O.W. LINE
- P.R.M.C.T. PLAT RECORDS OF McLENNAN COUNTY, TEXAS
- PIPELINE MARKER [ ] TELE. PEDESTAL
- POWER POLE [ ] FIBER OPTIC SIGN
- GUY [ ] TELE. MH
- FIRE HYDRANT [ ] FIBER OPTIC LINE
- WATER VALVE ● SAN. MH
- SIGN



## NOTES:

1. Horizontal Control is based on Static and RTK GPS observations holding control monuments 1359910, 1359911, and C1304. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone (US Survey feet). Coordinates are surface using a surface adjustment factor of 1.0001316.
2. Abstracting was originally performed by Home Abstract & Title Company in March 2006, was updated by Home Abstract & Title Company in November, 2007, and property ownership was updated by GeoSolutions, LLC in December 2009 and August, 2011.
3. Property description of even date has been prepared in conjunction with this parcel plat.
4. Access is allowed to the highway facility from the remainder of the abutting property.

REVISED:

DGN: IH35-030 Parcel 139B.dgn  
GS JOB No. 06-017-030

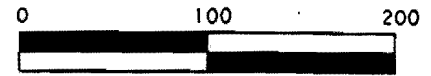
PARCEL 139  
1.589 ACRES  
69,217 SQ.FT.

PAGE 3 OF 4

RSB4 PROPERTIES B, LLC  
IH-35 SOUTH  
C.S.J. 0015-01-221  
McLENNAN COUNTY NOVEMBER 8, 2011  
prepared by:

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

# JAMES SPROWLES SURVEY, A-818



INTERSTATE HIGHWAY 35  
(width varies)

1339+00 1340+00 1341+00 1342+00 1343+00 1344+00 1346+00

NOB° 42' 55" E

8,438.49'

CALLED 6.597 ACRES  
STATE OF TEXAS  
VOL. 623, PG. 394  
D.R.M.C.T.

PROPOSED BASELINE

CALLED 1.661 ACRES  
STATE OF TEXAS  
VOL. 823, PG. 661  
D.R.M.C.T.

CALLED 7.625 ACRES  
STATE OF TEXAS  
VOL. 622, PG. 620  
D.R.M.C.T.

NOB° 43' 11" E 503.81'

EXISTING R.O.W.

NB3° 19' 40" W  
138.90'

(139)

S79° 07' 15" E  
138.81'

POB  
PARCEL 139  
STA 11339+89.37  
OFF 215.00' R

S0B° 42' 55" W 493.61'

PROPOSED R.O.W.

STA 11344+82.98  
OFF 215.00' R

CALLED 5.78 ACRES  
RSB4 PROPERTIES A, LLC  
M.C.C.F. No. 2010035985  
O.P.R.M.C.T.

CALLED 5.51 ACRES  
RSB4 PROPERTIES B, LLC  
M.C.C.F. No. 2010035986  
O.P.R.M.C.T.

CALLED 5.51 ACRE  
RSB4 PROPERTIES A, LLC  
M.C.C.F. 2010035985  
O.P.R.M.C.T.

355.41'

NB3° 19' 40" W 438.28'

S79° 07' 15" E

S39° 34' 10" W  
S. OLD TEMPLE RD.  
(A COUNTY MAINTAINED ROAD)  
(NO RECORDING INFORMATION FOUND)  
SOUTHEASTERLY LINE OF  
S. OLD TEMPLE ROAD

82.87'

POC  
PARCEL 139

REMAINDER OF A  
CALLED 412.29 ACRES  
(TRACT B)  
ROBERT S. BRASWELL IV  
VOL. 1645, PG. 355  
D.R.M.C.T.

NORTHWESTERLY LINE OF  
S. OLD TEMPLE ROAD

PARCEL 139  
1.59 ACRES  
69,217 SQ.FT.

PAGE 4 OF 4

RSB4 PROPERTIES B, LLC

IH-35 SOUTH  
C.S.J. 0015-01-221  
MCLENNAN COUNTY NOVEMBER 8, 2011  
prepared by:

Geo Solutions, LLC

Page 1 of 5  
November 8, 2011

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

**Property Description**  
**Parcel 140**

Being 1.527 acres of land situated in the JAMES SPROWLES SURVEY, Abstract No. 818, McLennan County, Texas. Being part of that certain called 5.51 acre tract of land conveyed to RSB4 Properties A, LLC, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010035985 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 1.527 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at a set 5/8-inch iron rod with "GS" cap for an el corner in the westerly line of that certain remainder of a called 412.29 acre tract (Tract 8) conveyed to Robert S. Braswell, IV by deed and recorded in Volume 1645, Page 355 of Deed Records of McLennan County, Texas (D.R.M.C.T.), being the northeasterly corner of said 5.51 (RSB4 Properties A, LLC) acre tract;

Thence, North 81°16'49" West, 355.26 feet along the westerly line of remainder of said 412.29 acre tract, being the northerly line of said 5.51 (RSB4 Properties A, LLC) acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies) and an Access Denial Line for the **POINT OF BEGINNING**;

- 1) **THENCE, South 08°42'55" West, 481.90 feet** along the proposed easterly right of way line of Interstate Highway 35 and Access Denial Line, passing at at 308.19 feet a set 5/8-inch iron rod with TxDOT aluminum cap stamped "Control of Access" (COA) for the end of said Access Denial Line, and continuing to a set 5/8-inch iron rod with TxDOT aluminum cap in the northerly line of said 5.51 acre tract of land conveyed to RSB4 Properties B, LLC, by deed and recorded in M.C.C.F. No. 2010035986 of said Official Public Records, being the southerly line of said 5.51 (RSB4 Properties A, LLC) acre tract;
- 2) **THENCE, North 79°07'15" West, 138.87 feet** along the common line of said 5.51 (RSB4 Properties B, LLC) and said 5.51 (RSB4 Properties A, LLC) to a set 5/8-inch iron rod with "GS" cap in the existing easterly right of way line of Interstate Highway 35 (width varies), being the northwesterly corner of said 5.51 (RSB4 Properties B, LLC) acre tract, same being the southwesterly corner of said 5.51 (RSB4 Properties A, LLC) acre tract, said existing right of way conveyed to the State of Texas by deed and recorded in Volume 823, Page 661 of said Deed Records;
- 3) **THENCE, North 08°43'11" East, 476.66 feet** along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said 5.51 (RSB4 Properties A, LLC) acre tract to a set 5/8-inch iron rod with "GS" cap at the most westerly southwest corner of remainder of said 412.29 acre tract, being the northwesterly corner of said 5.51 (RSB4 Properties A, LLC);



Page 2 of 5  
November 8, 2011

- 4) **THENCE, South 81°16'49" East, 138.74 feet** along the common line of remainder of said 412.29 acre tract and said 5.51 (RSB4 Properties A, LLC) acre tract to the **POINT OF BEGINNING** and containing 1.527 acres of land.

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

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

A survey was performed on the ground under my supervision in November, 2011.

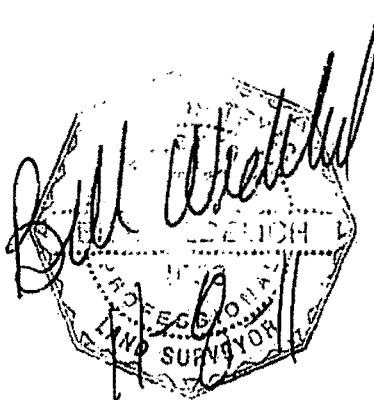
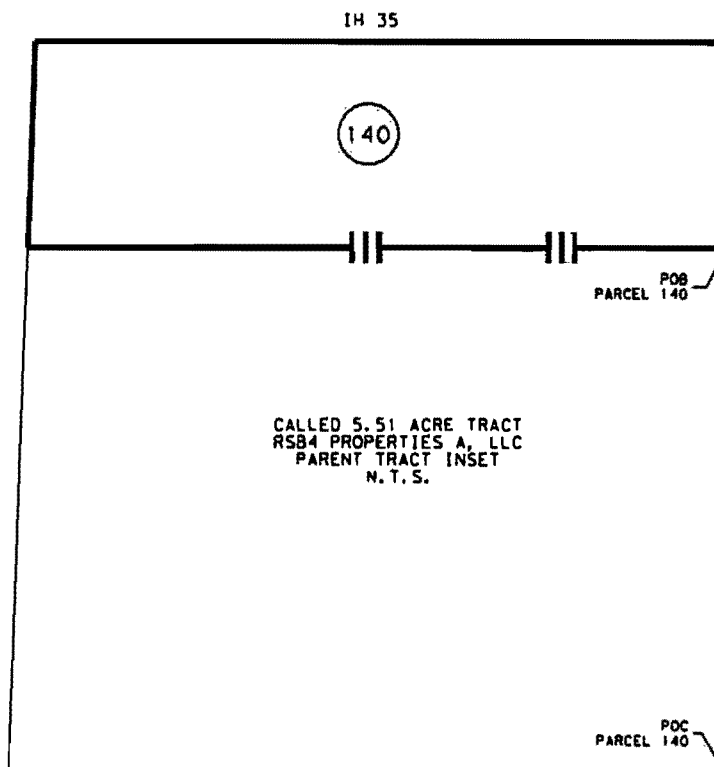
See attached 8 ½" x 11" plat that accompanies.

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



# LEGEND

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



## NOTES:

1. Horizontal Control is based on Static and RTK GPS observations holding control monuments 1359910, 1359911, and C1304. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone (US Survey feet). Coordinates are surface using a surface adjustment factor of 1.0001316.
2. Abstracting was originally performed by Home Abstract & Title Company in March 2006, was updated by Home Abstract & Title Company in November, 2007, and property ownership was updated by GeoSolutions, LLC in December 2009 and August, 2011.
3. Property description of even date has been prepared in conjunction with this parcel plat.
4. Access is prohibited across the "Access Denial Line" to the highway facility from the remainder of the abutting property.

PARCEL 140  
1.527 ACRES  
66,501 SQ.FT.

PAGE 3 OF 5

REVISED:

QGN: 1435-030 Parcel 140A.dgn  
GS JOB No. 06-017-030

**RSB4 PROPERTIES A, LLC**

1/4-35 SOUTH  
C.S.J. 0015-01-221  
McLENNAN COUNTY NOVEMBER 8, 2011

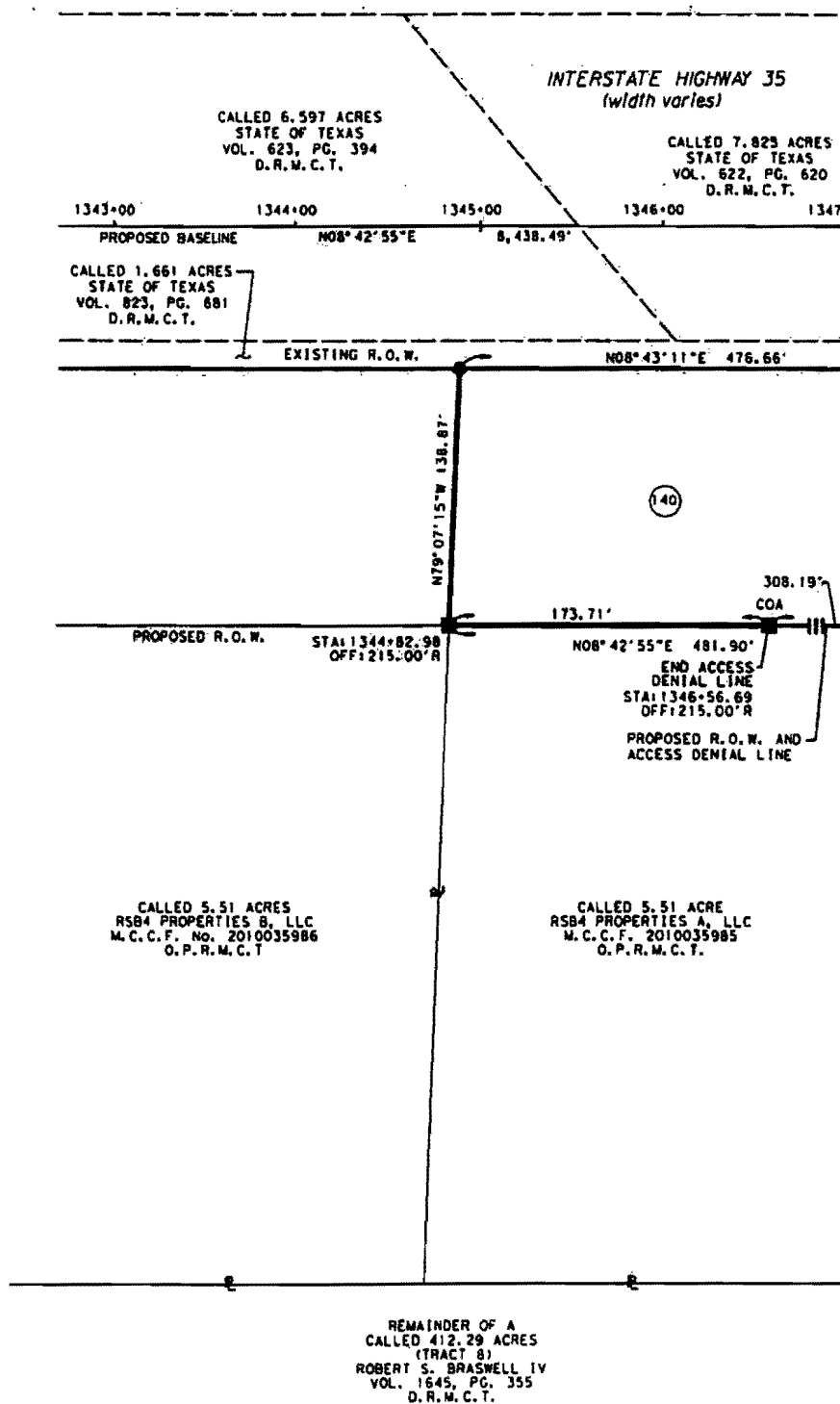
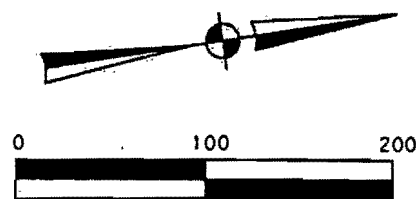
prepared by:

Geo

Solutions, LLC

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

# JAMES SPROWLES SURVEY, A-818



PARCEL 140  
1.527 ACRES  
66,501 SQ.FT.  
PAGE 4 OF 5

RSB4 PROPERTIES A, LLC  
IH-35 SOUTH  
C.S.J. 0015-01-221  
MCLENNAN COUNTY NOVEMBER 8, 2011  
prepared by:

**Geo Solutions, LLC**

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

JAMES SPROWLES  
SURVEY, A-818



Age Group	No (%)	Yes (%)	Don't know (%)	No answer (%)
0-10	100	0	0	0
11-20	100	0	0	0
21-30	100	0	0	0
31-40	100	0	0	0
41-50	100	0	0	0
51-60	100	0	0	0
61-70	100	0	0	0
71+	100	0	0	0

INTERSTATE HIGHWAY 35  
(width varies)

CALLED 7.825 ACRES  
 STATE OF TEXAS  
 VOL. 622, PG. 620  
 D. R. M. C. T.

**MATCHLINE STA. 1347+00.00**

1348+00 1349+00 1350+00 1351+00  
PROPOSED BASELINE N08° 42' 55" E 8,438.49'

CALLED 1.661 ACRES  
 STATE OF TEXAS  
 VOL. 823, PG. 661  
 D. R. M. C. T.

N08° 43' 11" E 476.66'

**EXISTING R.O.W.**

140

308. 19°

508° 42' 55" W 481.90'  
PROPOSED R.O.W. AND-  
ACCESS DENIAL LINE

POB  
PARCEL 140  
BEGIN ACCESS  
DENIAL LINE  
STA: 1349+64.88  
OFF: 215.00'R

CALLED 5.51 ACRE  
 RSB4 PROPERTIES A, LLC  
 M.C.C.F. 2010035985  
 O.P.R.M.C.T.

REMAINDER OF A  
CALLED 412.29 ACRE TRACT  
(TRACT EIGHT)  
ROBERT S. BRASWELL IV  
VOL. 1645, PG. 322  
O.R.W.C.T.

**NA1-16'49"W 355.26'**

POC  
PARCEL 140

PARCEL 140  
1.527 ACRES  
66,501 SQ.FT.

PAGE 5 OF 5

RSB4 PROPERTIES A, LLC

IH-35 SOUTH

C. S. J. 0015-01-221

MCLENNAN COUNTY NOVEMBER 8, 2011

prepared by:

Geo

Geo Solutions, LLC

DGN: IHS5-030 Parcel 140C.dgn  
GS JOB No. 06-017-030

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

Page 1 of 4  
November 8, 2011

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

**Property Description**  
**Parcel 141**

Being 1.518 acres of land situated in the JAMES SPROWLES SURVEY, Abstract No. 818, McLennan County, Texas. Being part of that certain called 5.41 acre tract of land conveyed to RSB4 Properties A, LLC, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010035985 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 1.518 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at a set 5/8-inch iron rod with "GS" cap for the southeasterly corner of that certain called 5.41 acre tract of land conveyed to RSB4 Properties B, LLC, by deed and recorded under M.C.C.F. No. 201035986 of said Official Public Records, being in the westerly line of that certain remainder of a called 412.29 acre tract (designated as Tract Eight) conveyed to Robert S. Braswell, IV, by deed and recorded under Volume 1645, Page 322 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), same being northeasterly corner of said 5.41 acre tract (RSB4 Properties A, LLC);

Thence, North 81°16'49" West, 355.26 feet along the common line of said 5.41 acre tract (RSB4 Properties A, LLC) and said 5.41 acre tract (RSB4 Properties B, LLC) to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies) for the **POINT OF BEGINNING**;

- 1) **THENCE, South 08°42'55" West, 476.67 feet** along the proposed easterly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with TxDOT aluminum cap in the westerly line of remainder of said 412.29 acre tract, being the southerly line of said 5.41 acre tract (RSB4 Properties A, LLC);
- 2) **THENCE, North 81°16'49" West, 138.70 feet** along the common line of said 5.41 acre tract (RSB4 Properties A, LLC) and remainder of said 412.29 acre tract to a set 5/8-inch iron rod with "GS" cap in the existing easterly right of way line of Interstate Highway 35 (width varies), being the most westerly northwest corner of remainder of said 412.29 acre tract, same being the southwesterly corner of said 5.41 acre tract (RSB4 Properties A, LLC), said existing right of way conveyed to the State of Texas by deed and recorded in Volume 823, Page 661 of said Deed Records;
- 3) **THENCE, North 08°43'11" East, 476.67 feet** along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said 5.41 acre tract (RSB4 Properties A, LLC) to a set 5/8-inch iron rod with "GS" cap at the southwesterly corner of said 5.41 acre tract (RSB4 Properties B, LLC), being the northwesterly corner of said 5.41 acre tract (RSB4 Properties A, LLC);

Page 2 of 4  
November 8, 2011

- 4) **THENCE, South 81°16'49" East, 138.66 feet** along the common line of said 5.41 acre tract (RSB4 Properties B, LLC) and said 5.41 acre tract (RSB4 Properties A, LLC) to the **POINT OF BEGINNING** and containing 1.518 acres of land.

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

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

A survey was performed on the ground under my supervision in November, 2011.

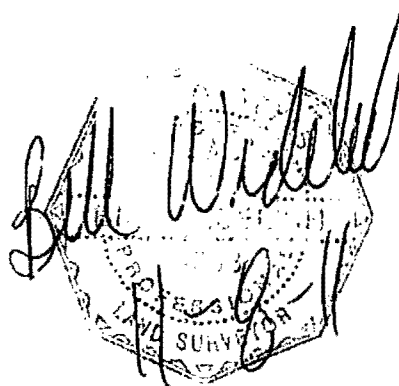
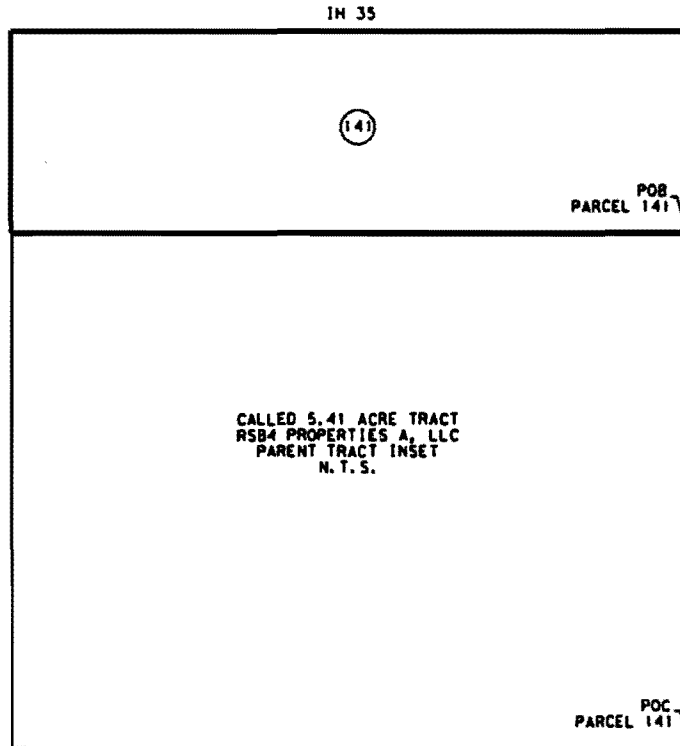
See attached 8 1/2" x 11" plat that accompanies.

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

A handwritten signature in black ink is written over a circular surveyor's seal. The seal contains the text "SURVEYOR" and "STATE OF TEXAS" around the perimeter, with a star in the center. The signature is written in a cursive style.

# LEGEND

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



## NOTES:

1. Horizontal Control is based on Static and RTK GPS observations holding control monuments 1359910, 1359911, and C1304. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone (US Survey feet). Coordinates are surface using a surface adjustment factor of 1.0001316.
2. Abstracting was originally performed by Home Abstract & Title Company in March 2006, was updated by Home Abstract & Title Company in November, 2007, and property ownership was updated by GeoSolutions, LLC in December 2009 and in August, 2011.
3. Property description of even date has been prepared in conjunction with this parcel plat.
4. Access is allowed to the highway facility from the remainder of the abutting property.

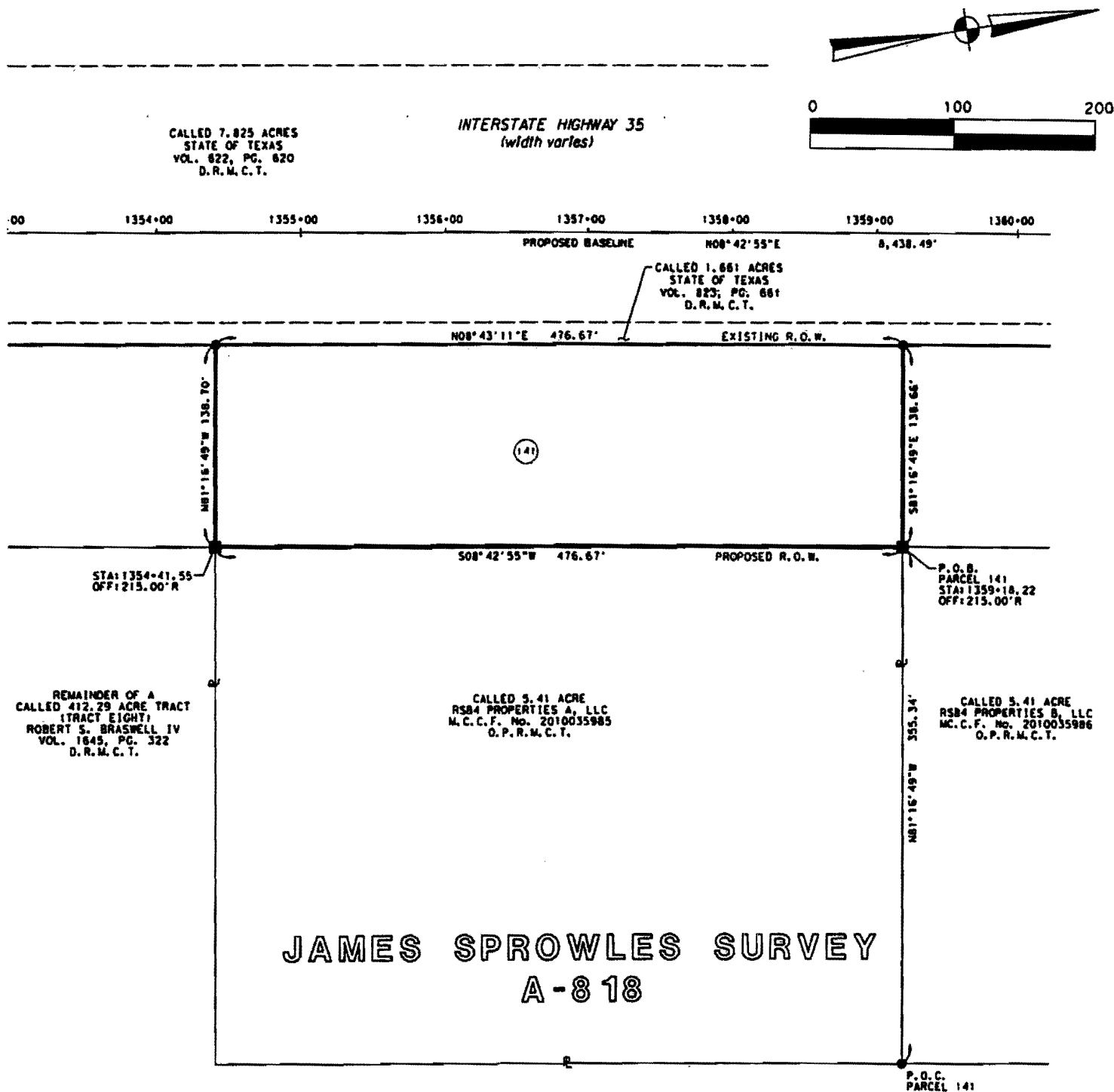
PARCEL 141  
1.518 ACRES  
66,105 SQ.FT.

PAGE 3 OF 4

RSB4 PROPERTIES A, LLC	
IH-35 SOUTH	
C.S.J. 0015-01-221	
McLENNAN COUNTY	NOVEMBER 8, 2011
prepared by:	
	Solutions, LLC
Office: 281-681-9766 Fax: 281-681-9779	

REVISED:

DGN: IH35-030 Parcel 141A.dgn  
GS JOB No. 06-017-030



PARCEL 141  
1.518 ACRES  
66,105 SQ.FT.  
PAGE 4 OF 4

RSB4 PROPERTIES A, LLC  
IH-35 SOUTH  
C.S.J. 0015-01-221  
MCLENNAN COUNTY NOVEMBER 8, 2011  
prepared by:

Geo Solutions, LLC

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



Page 1 of 4  
November 8, 2011

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

**Property Description**  
**Parcel 142**

Being 1.528 acres of land situated in the JAMES SPROWLES SURVEY, Abstract No. 818, McLennan County, Texas. Being part of that certain called 5.41 acre tract of land conveyed to RSB4 Properties B, LLC, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010035986 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 1.528 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at a set 5/8-inch iron rod with "GS" cap for the northeasterly corner of that certain called 5.41 acre tract of land conveyed to RSB4 Properties A, LLC by deed and recorded under M.C.C.F. No. 2010035985 of said Official Public Records, being in the westerly line of that certain remainder of a called 412.29 acre tract (designated as Tract Eight) conveyed to Robert S. Braswell, IV, by deed and recorded under Volume 1645, Page 322 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), same being the southeasterly corner of said 5.41 acre tract (RSB4 Properties B, LLC),

Thence, North 81°16'49" West, 355.34 feet along the common line of said 5.41 acre tract (RSB4 Properties A, LLC) and said 5.41 acre tract (RSB4 Properties B, LLC) to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies) for the **POINT OF BEGINNING**;

- 1) **THENCE, North 81°16'49" West, 138.66 feet** continuing along the common line of said 5.41 acre tract (RSB4 Properties B, LLC) and said 5.41 acre tract (RSB4 Properties A, LLC) to a set 5/8-inch iron rod with "GS" cap in the existing easterly right of way line of Interstate Highway 35 (width varies), being the northwesterly corner of said 5.41 acre tract (RSB4 Properties A, LLC), same being the southwesterly corner of said 5.41 acre tract (RSB4 Properties B, LLC), said existing right of way conveyed to the State of Texas by deed and recorded in Volume 823, Page 661 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);
- 2) **THENCE, North 08°43'11" East, 476.67 feet** along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said 5.41 acre tract (RSB4 Properties B, LLC) to a set 5/8-inch iron rod with "GS" cap at the northwesterly corner of said 5.41 acre tract (RSB4 Properties B, LLC), being the southwesterly corner of that certain called 5.41 acre tract of land conveyed to RSB4 Properties A, LLC, by deed and recorded under M.C.C.F. No. 2010035985 of said Official Public Records;
- 3) **THENCE, South 81°16'49" East, 143.68 feet** along the common line of said 5.41 acre tract (RSB4 Properties A, LLC) and 5.41 acre tract (RSB4 Properties B, LLC) to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies) in a curve to the left;

Page 2 of 4  
November 8, 2011

- 4) **THENCE**, in a southwesterly direction, along the proposed easterly right of way line of Interstate Highway 35 and along said curve to the left, having a central angle of  $01^{\circ}59'04''$ , a radius of 8,435.00 feet, an arc length of 292.15 feet and a chord bearing and distance of South  $09^{\circ}42'27''$  West, 292.12 feet, to a set 5/8-inch iron rod with TxDOT aluminum cap for the end of said curve;
- 5) **THENCE**, South  $08^{\circ}42'55''$  West, 184.59 feet continuing along the proposed easterly right of way line of Interstate Highway 35 to the **POINT OF BEGINNING** and containing 1.528 acres of land.

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

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

A survey was performed on the ground under my supervision in November, 2011.

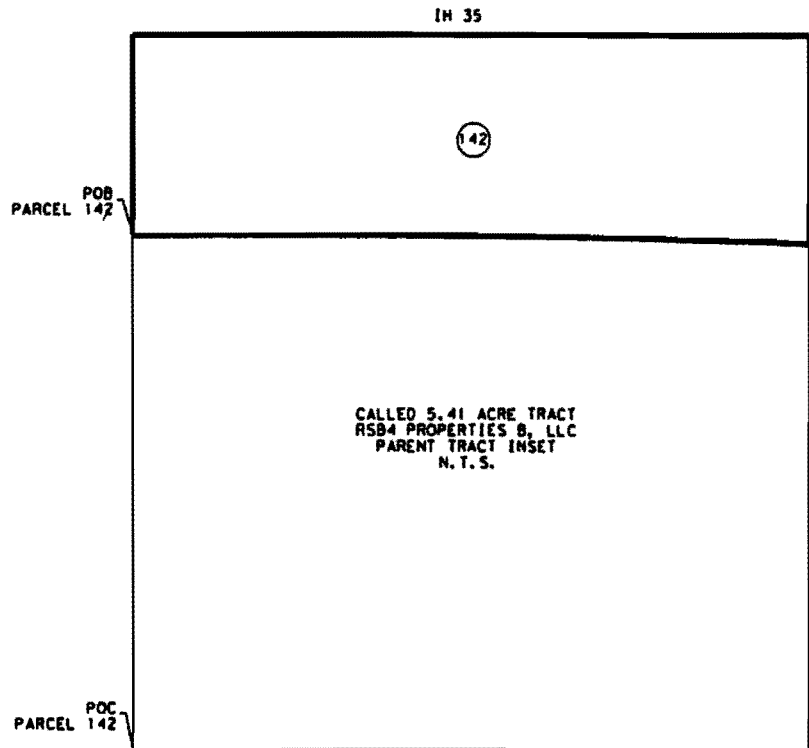
See attached 8 1/2" x 11" plat that accompanies.

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



# LEGEND

- SET 1xDOT TYPE II CONCRETE MONUMENT
- SET 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/TXDOT ALUM. CAP Stamped
- COA "CONTROL OF ACCESS POINT" (COA)
- FND. 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/GS CAP (UNLESS NOTED)
- FND. (TYPE INDICATED AT LOCATION)
- Property Line
- Landmark
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- Survey Line
- P1 = BASELINE P1
- ⊙ PARCEL NUMBER
- D.R.M.C.T. DEED RECORDS McLENNAN COUNTY, TEXAS
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS McLENNAN COUNTY TEXAS
- F.C.D.R. FALLS COUNTY DEED RECORDS
- ||- DENIAL OF ACCESS LINE
- DEED LINE WITHIN 1/4 35 R.O.W.
- PROPOSED R.O.W. LINE
- P.R.M.C.T. PLAT RECORDS OF McLENNAN COUNTY, TEXAS
- PIPELINE MARKER ■ TELE. PEDESTAL
- ◆ POWER POLE | FIBER OPTIC SIGN
- GUY ■ TELE. MH
- ◆ FIRE HYDRANT — FIBER OPTIC LINE
- WATER VALVE ● SAN. MH
- SIGN



## NOTES:

- Horizontal Control is based on Static and RTK GPS observations holding control monuments 1359910, 1359911, and C1304. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone (US Survey feet). Coordinates are surface using a surface adjustment factor of 1.0001316.
- Abstracting was originally performed by Home Abstract & Title Company in March 2006, was updated by Home Abstract & Title Company in November, 2007, and property ownership was updated by GeoSolutions, LLC in December 2009 and in August, 2011.
- Property description of even date has been prepared in conjunction with this parcel plat.
- Access is allowed to the highway facility from the remainder of the abutting property.

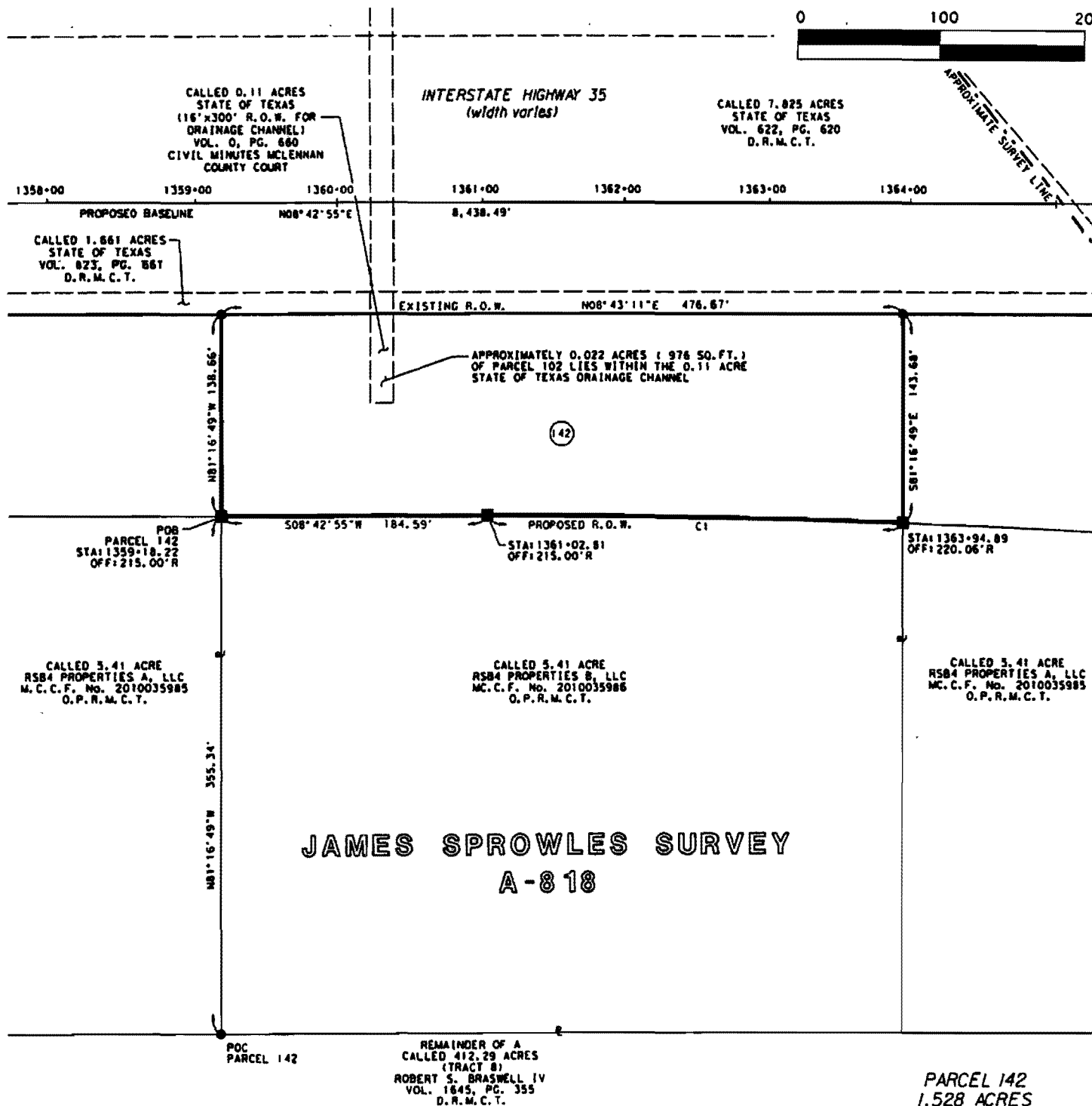
REVISED:

DGN: 1H35-030 Parcel 142A.dgn  
GS JOB No. 06-017-030

PARCEL 142  
1.528 ACRES  
66,578 SQ.FT.  
PAGE 3 OF 4

RSB4 PROPERTIES B, LLC  
1H-35 SOUTH  
C.S.J. 0015-01-221  
McLENNAN COUNTY NOVEMBER 8, 2011  
prepared by:

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



CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	CHORD	CHD
C1	01°59'04"	8,435.00'	292.12'	S09°42'27"W	292.12'

RSB4 PROPERTIES B, LLC  
IH-35 SOUTH  
C.S.J. 0015-01-221  
MCLENNAN COUNTY NOVEMBER 8, 2011  
prepared by:

**GEO Solutions, LLC**

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

Page 1 of 4  
November 8, 2011

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

Property Description  
Parcel 143

Being 1.712 acres of land situated in the JAMES SPROWLES SURVEY, Abstract No. 818 and M. MATA SURVEY, Abstract No. 615, McLennan County, Texas. Being part of that certain called 5.41 acre tract of land conveyed to RSB4 Properties A, LLC, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010035985 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 1.712 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at a set 5/8-inch iron rod with "GS" cap for the southeasterly corner of that certain called 5.41 acre tract of land conveyed to RSB4 Properties B, LLC, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010035986 of said Official Public Records, being in the westerly line of that certain remainder of a called 412.29 acre tract (designated as Tract Eight) conveyed to Robert S. Braswell, IV, by deed and recorded under Volume 1645, Page 322 of the Deed Records of McLennan County, Texas (D.R.M.C.T.), same being the northeasterly corner of said 5.41 acre tract (RSB4 Properties A, LLC);

Thence, North 81°16'49" West, 320.31 feet along the common line of said 5.41 acre tract (RSB4 Properties A, LLC) and said 5.41 acre tract (RSB4 Properties B, LLC) to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies) for the **POINT OF BEGINNING**;

- 1) **THENCE, South 13°52'48" West, 9.46 feet** along the proposed easterly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with TxDOT aluminum cap for the point of curvature of a curve to the left;
- 2) **THENCE, in a southwesterly direction, along the proposed easterly right of way line of Interstate Highway 35 and along said curve to the left, having a central angle of 03°10'49", a radius of 8,435.00 feet, an arc length of 468.20 feet and a chord bearing and distance of South 12°17'23" West, 468.15 feet,** to a set 5/8-inch iron rod with TxDOT aluminum cap for the end of said curve in the northerly line of that certain called 5.41 acre tract of land conveyed to RSB4 Properties B, LLC by deed and recorded under 2010035985 of said Official Public Records, being the southerly line of said 5.41 acre tract (RSB4 Properties A, LLC);
- 3) **THENCE, North 81°16'49" West, 143.68 feet** along the common line of said 5.41 (RSB4 Properties A, LLC) and 5.41 (RSB4 Properties B, LLC) to a set 5/8-inch iron rod with "GS" cap in the existing easterly right of way line of Interstate Highway 35 (width varies), being the northwesterly corner of said 5.41 acre tract (RSB4 B, LLC), same being the southwesterly corner of said 5.41 acre tract (RSB4 Properties A, LLC), said existing right of way conveyed to the State of Texas by deeds and recorded in Volume 823, Page 661 and Volume 830, Page 483 of Deed Records of McLennan County, Texas (D.R.M.C.T.);

Page 2 of 4  
November 8, 2011

- 4) **THENCE, North 08°43'11" East, 476.66 feet** along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said 5.41 acre tract (RSB4 Properties A, LLC) to a set 5/8-inch iron rod with "GS" cap at the southwesterly corner of said 5.41 acre tract (RSB4 Properties B, LLC), being the northwesterly corner of said 5.41 acre tract (RSB4 Properties A, LLC);
- 5) **THENCE, South 81°16'49" East, 173.69 feet** along the common lines of said 5.41 acre tract (RSB4 Properties A, LLC) and said 5.41 acre tract (RSB4 Properties B, LLC), to the **POINT OF BEGINNING** and containing 1.712 acres of land.

Parcel 143

James Sprowles Survey, Abstract No. 818 – 0.801 Acres (34,875 SQ.FT.)

M. Mata Survey, Abstract No. 615 – 0.911 Acres (39,686 SQ.FT.)

**Total 1.712 Acres (75,561 SQ.FT.)**

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

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

A survey was performed on the ground under my supervision in November, 2011.

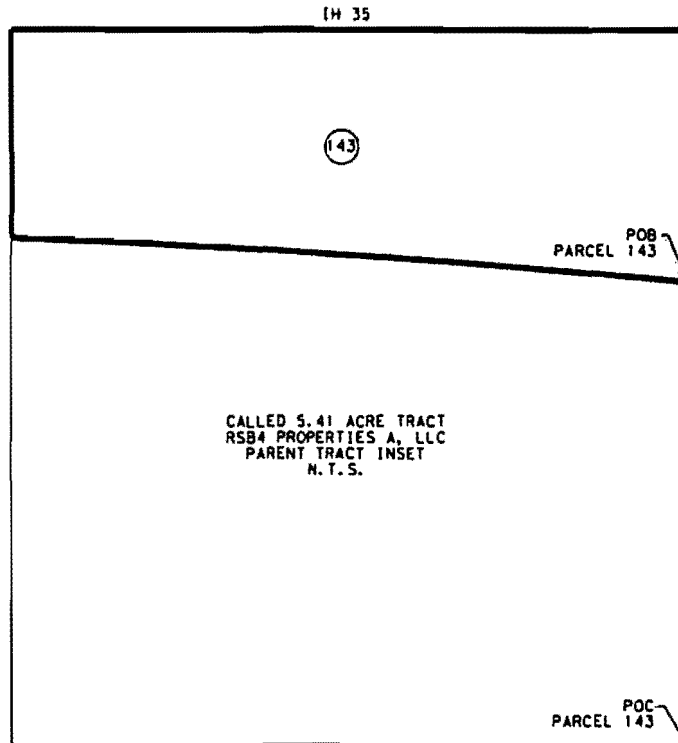
See attached 8 1/2" x 11" plat that accompanies.

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



# LEGEND

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



PARCEL 143		
M. MATA SURVEY, A-615	0.801 ACRES (34,875 SQ. FT.)	
JAMES SPROWLES SURVEY, A-618	0.911 ACRES (39,686 SQ. FT.)	
TOTAL	1.712 ACRES (74,561 SQ. FT.)	

## NOTES:

- Horizontal Control is based on Static and RTK GPS observations holding control monuments 1359910, 1359911, and C1304. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone (US Survey feet). Coordinates are surface using a surface adjustment factor of 1.0001316.
- Abstracting was originally performed by Home Abstract & Title Company in March 2006, was updated by Home Abstract & Title Company in November, 2007, and property ownership was updated by GeoSolutions, LLC in December 2009 and in August, 2011.
- Property description of even date has been prepared in conjunction with this parcel plat.
- Access is allowed to the highway facility from the remainder of the abutting property.



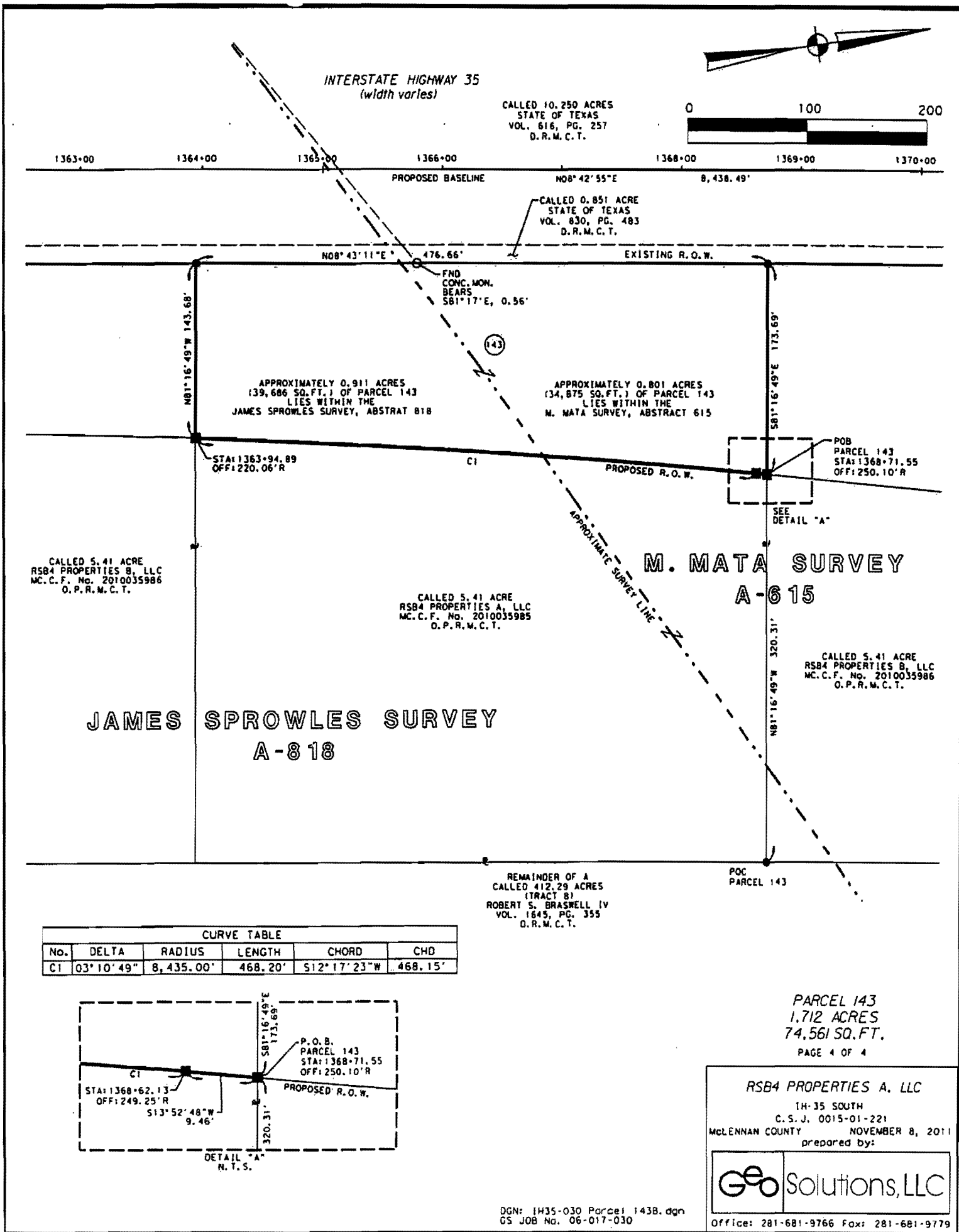
PARCEL 143  
1.712 ACRES  
74,561 SQ. FT.  
PAGE 3 OF 4

RSB4 PROPERTIES A, LLC  
1W-35 SOUTH  
C.S.J. 0015-01-221  
McLENNAN COUNTY NOVEMBER 8, 2011  
prepared by:

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

REVISED:

DGN: 1W35-030 Parcel 143A.dgn  
GS JOB No. 06-017-030





Page 1 of 4  
November 8, 2011

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

**Property Description**  
**Parcel 144**

Being 2.136 acres of land situated in the M. MATA SURVEY, Abstract No. 615, McLennan County, Texas. Being part of that certain called 5.41 acre tract of land conveyed to RSB4 Properties B, LLC, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010035986 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 2.136 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at a set 5/8-inch iron rod with "GS" cap for the northeasterly corner of that certain called 5.41 acre tract of land conveyed to RSB4 Properties A, LLC, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010035985 of said Official Public Records, being the southeasterly corner of said 5.41 acre tract (RSB4 Properties B, LLC), being in the westerly line of that certain remainder of a called 412.29 acre tract (designated as Tract Eight) conveyed to Robert S. Braswell, IV, by deed and recorded under Volume 1645, Page 322 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);

Thence, North 81°16'49" West, 320.31 feet along the common line of said 5.41 acre tract (RSB4 Properties A, LLC) and said 5.41 acre tract (RSB4 Properties B, LLC) to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies) for the **POINT OF BEGINNING**;

- 1) **THENCE, North 81°16'49" West, 173.69 feet** continuing along the common line of said 5.41 acre tract (RSB4 Properties A, LLC) and said 5.41 acre tract (RSB4 Properties B, LLC) to a set 5/8-inch iron rod with "GS" cap in the existing easterly right of way line of Interstate Highway 35 (width varies), being the northwesterly corner of said 5.41 acre tract (RSB4 Properties A, LLC), same being the southwesterly corner of said 5.41 acre tract (RSB4 Properties B, LLC), said existing right of way conveyed to the State of Texas by deed and recorded under Volume 830, Page 483 of said Deed Records;
- 2) **THENCE, North 08°43'11" East, 476.67 feet** along existing easterly right of way line of Interstate Highway 35, being the westerly line of said 5.41 acre tract (RSB4 Properties B, LLC) to a set 5/8-inch iron rod with "GS" cap at the southwesterly corner of that certain called 7.70 acre tract of land conveyed to RSB4 Properties A, LLC, by deed and recorded under M.C.C.F. No. 2010035985 of said Official Public Records, being the northwesterly corner of said 5.41 acre tract (RSB4 Properties B, LLC);
- 3) **THENCE, South 81°16'49" East, 216.73 feet** along the common line of said 5.41 (RSB4 Properties B, LLC) and said 7.70 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed easterly right of way line of Interstate Highway 35;

Page 2 of 4  
November 8, 2011

- 4) **THENCE, South 13°52'48" West, 478.61 feet** along the proposed easterly right of way line of Interstate Highway 35 to the **POINT OF BEGINNING** and containing 2.136 acres of land.

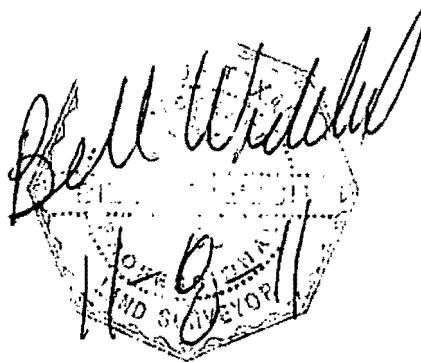
**Horizontal Control** – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD 83 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD 83 (1993) Grid values divide the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

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

A survey was performed on the ground under my supervision in November, 2011.

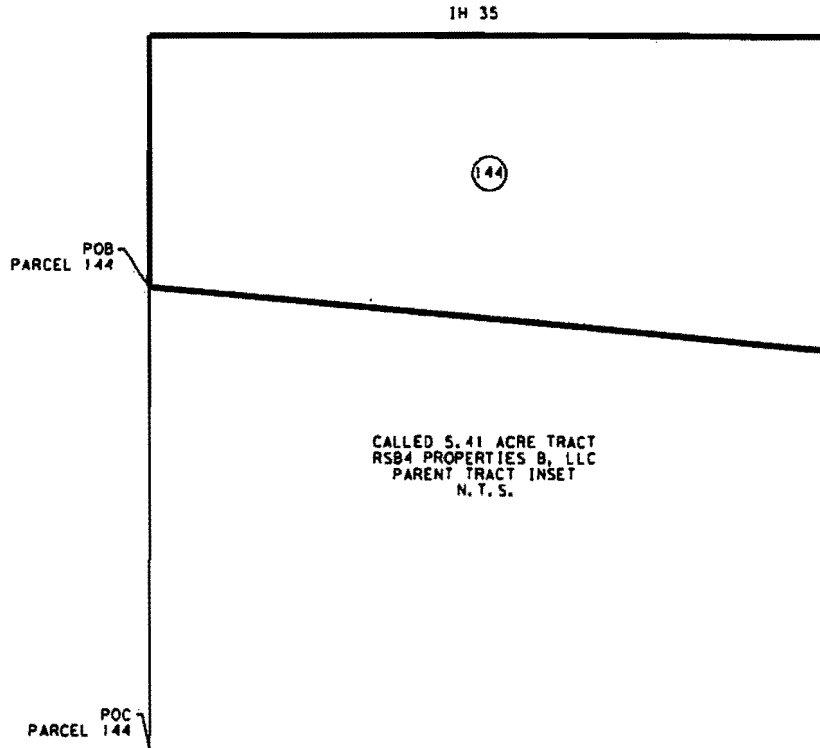
See attached 8 ½" x 11" plat that accompanies.

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



# LEGEND

- SET TXDOT TYPE 11 CONCRETE MONUMENT
- SET 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/TXDOT ALUM. CAP Stamped
- COA "CONTROL OF ACCESS POINT"(COA)
- FND. 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/GS CAP (UNLESS NOTED)
- FND. (TYPE INDICATED AT LOCATION)
- P Property Line
- N Landhook
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- S Survey Line
- \*PI - BASELINE PI
- ⊙ PARCEL NUMBER
- D.R.M.C.T. DEED RECORDS McLENNAN COUNTY, TEXAS
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS McLENNAN COUNTY TEXAS
- F.C.D.R. FALLS COUNTY DEED RECORDS
- ||- DENIAL OF ACCESS LINE
- - - DEED LINE WITHIN 1H 35 R.O.W.
- PROPOSED R.O.W. LINE
- P.R.M.C.T. PLAT RECORDS OF McLENNAN COUNTY, TEXAS
- PIPELINE MARKER [ ] TELE. PEDESTAL
- POWER POLE [ ] FIBER OPTIC SIGN
- C GUY [ ] TELE. MH
- ⊕ FIRE HYDRANT [ ] FIBER OPTIC LINE
- ⊙ WATER VALVE ● SAN. MH
- ⊙ SIGN



*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*

## NOTES:

1. Horizontal Control is based on Static and RTK GPS observations holding control monuments 1359910, 1359911, and C1304. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone (US Survey feet). Coordinates are surface using a surface adjustment factor of 1.0001316.
2. Abstracting was originally performed by Home Abstract & Title Company in March 2006, was updated by Home Abstract & Title Company in November, 2007, and property ownership was updated by GeoSolutions, LLC in December 2009 and in August, 2011.
3. Property description of even date has been prepared in conjunction with this parcel plat.
4. Access is allowed to the highway facility from the remainder of the abutting property.

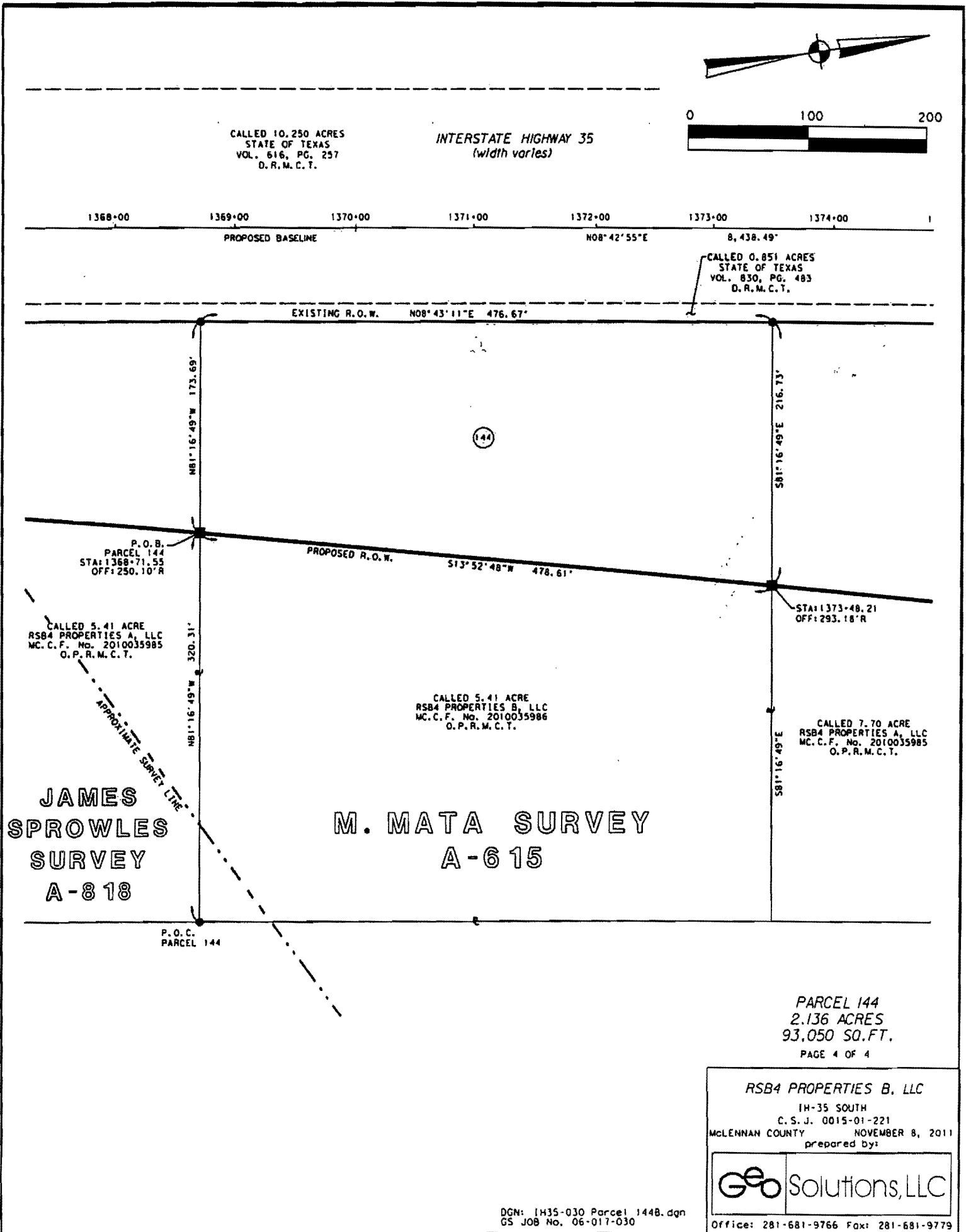
REVISED:

DGN: 1H35-030 Parcel 144A.dgn  
GS JOB No. 06-017-030

PARCEL 144  
2.136 ACRES  
93,049 SQ. FT.  
PAGE 3 OF 4

RSB4 PROPERTIES B, LLC  
1H-35 SOUTH  
C.S. J. 0015-01-221  
McLENNAN COUNTY NOVEMBER 8, 2011  
prepared by:

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



PARCEL 144  
2.136 ACRES  
93,050 SQ.FT.  
PAGE 4 OF 4

RSB4 PROPERTIES B, LLC  
IH-35 SOUTH  
C.S.J. 0015-01-221  
MCLENNAN COUNTY NOVEMBER 8, 2011  
prepared by:

**Geo Solutions, LLC**

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

Page 1 of 4  
November 8, 2011

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

**Property Description**  
**Parcel 145**

Being 3.832 acres of land situated in the M. MATA SURVEY, Abstract No. 615, McLennan County, Texas. Being part of that certain called 7.70 acre tract of land conveyed to RSB4 Properties A, LLC, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010035985 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 3.832 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at a set 5/8-inch iron rod with "GS" cap for the southeasterly corner of that certain called 5.58 acre tract of land conveyed to RSB4 Properties B, LLC, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010035986 of said Official Public Records, being the northeasterly corner of said 7.70 acre tract, being in the westerly line of that certain remainder of a called 412.29 acre tract (designated as Tract Eight) conveyed to Robert S. Braswell, IV, by deed and recorded under Volume 1645, Page 322 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);

Thence, North 83°11'14" West, 148.25 feet along the common line of said 5.58 acre tract and said 7.70 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies) and for the **POINT OF BEGINNING**;

- 1) **THENCE, South 03°45'24" East, 24.60 feet** along the proposed easterly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with TxDOT aluminum cap stamped "Control of Access" (COA) for the Beginning of an Access Denial Line;
- 2) **THENCE, South 58°07'34" West, 138.84 feet** continuing along the proposed easterly right of way line of Interstate Highway 35 and Access Denial Line to a set 5/8-inch iron rod with TxDOT aluminum cap for the point of curvature of a curve to the right;
- 3) **THENCE**, in a southwesterly direction, along the proposed easterly right of way line of Interstate Highway 35 and Access Denial Line, along said curve to the right, **having a central angle of 02°49'58"**, a radius of 8,571.00 feet, an arc length of 423.76 feet and a chord bearing and distance of **South 10°52'48" West, 423.74 feet**, passing at an arc length of 358.63 feet a set 5/8-inch iron rod with TxDOT aluminum cap stamped COA for the End of an Access Denial Line, and continuing to a set 90d nail set in rocks for the end of said curve;
- 4) **THENCE, South 13°52'48" West, 144.69 feet** continuing along the proposed easterly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with TxDOT aluminum cap in the northerly line of that certain called 5.41 acre tract of land conveyed to RSB4 Properties B, LLC, by deed and recorded under M.C.C.F. No. 2010035986 of said Official Public Records, being the southerly line of said 7.70 acre tract;

Page 2 of 4  
November 8, 2011

- 5) **THENCE, North 81°16'49" West, 216.73 feet** along the common line of said 5.41 acre tract and said 7.70 acre tract to a set 5/8-inch iron rod with "GS" cap in the existing easterly right of way line of Interstate Highway 35, being the northwesterly corner of said 5.41 acre tract, same being the southwesterly corner of said 7.70 acre tract, said existing right of way conveyed to the State of Texas by deed and recorded under Volume 830, Page 483 of said Deed Records;
- 6) **THENCE, North 08°43'11" East, 670.39 feet** along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said 7.70 acre tract to a set 5/8-inch iron rod with "GS" cap in Telephone Road (24' R.O.W.) (per City of Lorena) part of called 412.29 acre tract of land conveyed to Robert S. Braswell, IV, by deed and recorded under Volume 1645, Page 322 of said Deed Records, being the southwesterly corner of said 5.58 acre tract, being the northwesterly corner of said 7.70 acre tract, from which a found 1/2-inch iron rod bears South 06°43' West, 31.28 feet;
- 7) **THENCE, South 83°11'14" East, 346.02 feet** along the common line of said 5.58 acre tract and said 7.70 acre tract to the **POINT OF BEGINNING** and containing 3.832 acres of land.

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

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

A survey was performed on the ground under my supervision in November, 2011.

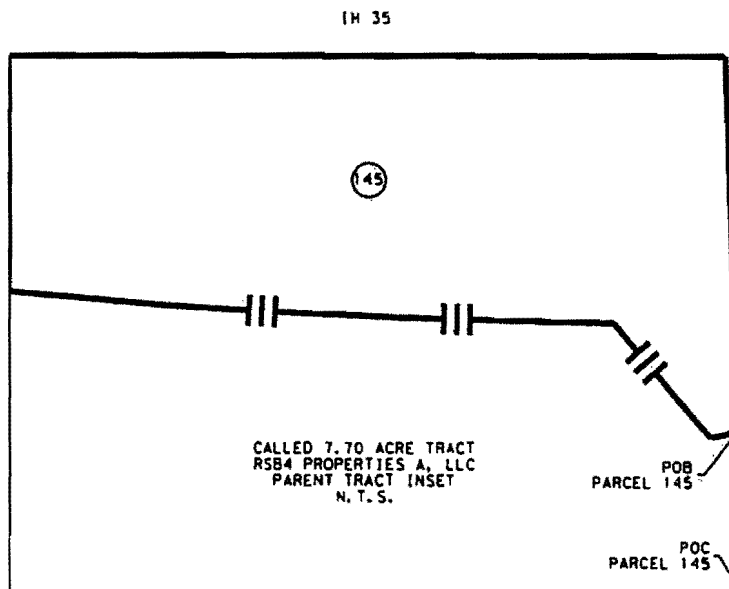
See attached 8 1/2" x 11" plat that accompanies.

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

A handwritten signature, likely of a surveyor, is written over a circular official seal. The seal contains the text "STATE OF TEXAS" and "LAND SURVEYOR". The signature is in dark ink and appears to be "Brett W. [unclear]".

# LEGEND

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



## NOTES:

1. Horizontal Control is based on Static and RTK GPS observations holding control monuments [359910, [359911], and C1304. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone (US Survey feet). Coordinates are surface using a surface adjustment factor of 1.0001316.
2. Abstracting was originally performed by Home Abstract & Title Company in March 2006, was updated by Home Abstract & Title Company in November, 2007, and property ownership was updated by GeoSolutions, LLC in December 2009 and in August, 2011.
3. Property description of even date has been prepared in conjunction with this parcel plot.
4. Access is prohibited across the "Access Denial Line" to the highway facility from the remainder of the abutting property.

PARCEL 145  
3.832 ACRES  
166,914 SQ.FT.

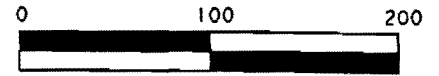
PAGE 3 OF 4

RSB4 PROPERTIES A, LLC	
1H-35 SOUTH	
C.S.J. 0015-01-221	
McLENNAN COUNTY	NOVEMBER 8, 2011
prepared by:	
	Solutions, LLC
Office: 281-681-9766 Fax: 281-681-9779	

REVISED:

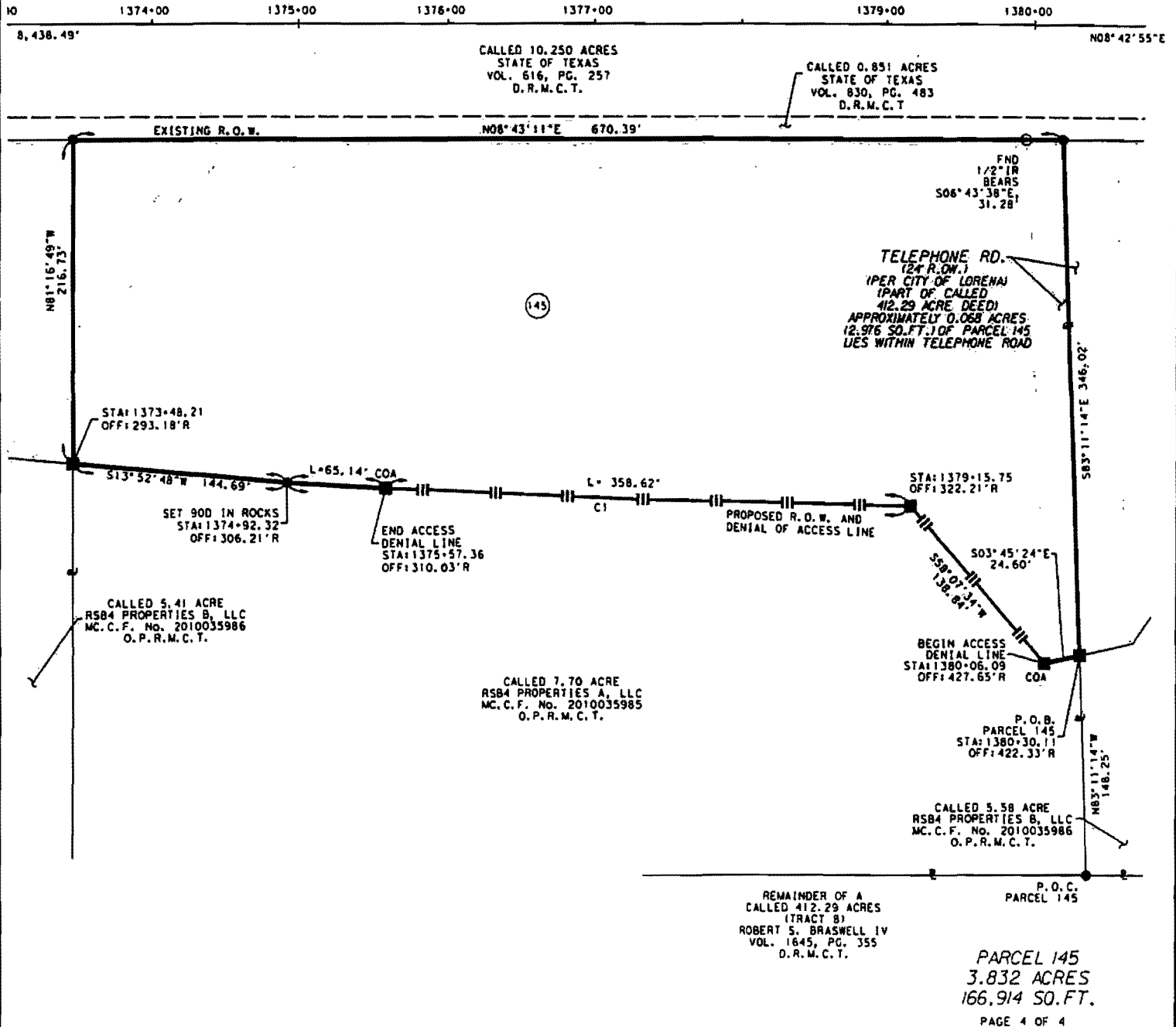
DGN: 1H35-030 Parcel 145A.dgn  
GS JOB No. 06-017-030

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD	CHD
C1	02° 49' 58"	8,571.00'	423.76'	S10° 52' 48" W	423.74'



# M. MATA SURVEY A-615

INTERSTATE HIGHWAY 35  
(width varies)



RSB4 PROPERTIES A, LLC  
IH-35 SOUTH  
C.S.J. 0015-01-221  
MCLENNAN COUNTY NOVEMBER 8, 2011  
prepared by:



Page 1 of 4  
November 8, 2011

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

**Property Description**  
**Parcel 146**

Being 2.846 acres of land situated in the M. MATA SURVEY, Abstract No. 615 and H.E. DAVIS SURVEY Abstract No. 304, McLennan County, Texas. Being part of that certain called 5.58 acre tract of land conveyed to RSB4 Properties B, LLC, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010035986 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 2.846 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at a set 5/8-inch iron rod with "GS" cap for the northeasterly corner of that certain called 7.70 acre tract of land conveyed to RSB4 Properties A, LLC, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010035985 of said Official Public Records, being the southeasterly corner of said 5.58 acre tract, being in the westerly line of that certain remainder of a called 412.29 acre tract (designated as Tract Eight) conveyed to Robert S. Braswell, IV, by deed and recorded under Volume 1645, Page 322 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);

Thence, North 83°11'14" West, 148.25 feet along the common line of said 5.58 acre tract and said 7.70 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies) and for the **POINT OF BEGINNING**;

- 1) **THENCE, North 83°11'14" West, 346.02 feet** continuing along the common line of said 5.58 acre tract and said 7.70 acre tract through Telephone Road (24' R.O.W.) (per City of Lorena) part of remainder of said 412.29 acre tract to a set 5/8-inch iron rod with "GS" cap in the existing easterly right of way line of Interstate Highway 35 (width varies), being the northwesterly corner of said 7.70 acre tract, same being the southwesterly corner of said 5.58 acre tract from which a found 1/2-inch iron rod bears South 06°43' West, 31.28 feet;
- 2) **THENCE, North 08°43'11" East, 500.55 feet** along the existing easterly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with "GS" cap at the southwesterly corner of that certain called 5.08 acre tract of land conveyed to RSB4 Properties A, LLC by deed and recorded under M.C.C.F. No. 2010035985 of said Official Public Records, being the northwesterly corner of said 5.58 acre tract;
- 3) **THENCE, South 81°16'49" East, 224.05 feet** along the common line of said 5.08 acre tract and said 5.58 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed easterly right of way line of Interstate Highway 35;
- 4) **THENCE, South 05°55'21" West, 386.50 feet** along the proposed easterly right of way line of Interstate Highway 35, passing at 43.36 feet a set 5/8-inch iron rod with TxDOT aluminum cap stamped "Control of Access" (COA) for the Beginning of an Access Denial Line, and continuing to a set 5/8-inch iron rod with TxDOT aluminum cap;

Page 2 of 4  
November 8, 2011

- 5) **THENCE, South 46°42'17" East, 114.84 feet** continuing along the proposed easterly right of way line of Interstate Highway 35 and an Access Denial Line to a set 5/8-inch iron rod with TxDOT aluminum cap stamped COA for the End of an Access Denial Line;
- 6) **THENCE, South 03°45'24" East, 38.75 feet** continuing along the proposed easterly right of way line of Interstate Highway 35 to the **POINT OF BEGINNING** and containing 2.846 acres of land.

**Parcel 146**

M. Mata Survey, Abstract No. 615 –	2.792 Acres (121,602 SQ.FT.)
<u>H.E. Davis Survey, Abstract No. 304 –</u>	<u>0.054 Acres (2,357 SQ.FT.)</u>
<b>Total</b>	<b>2.846 Acres (123,959 SQ.FT.)</b>


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

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

A survey was performed on the ground under my supervision in November, 2011.

See attached 8 1/2" x 11" plat that accompanies.

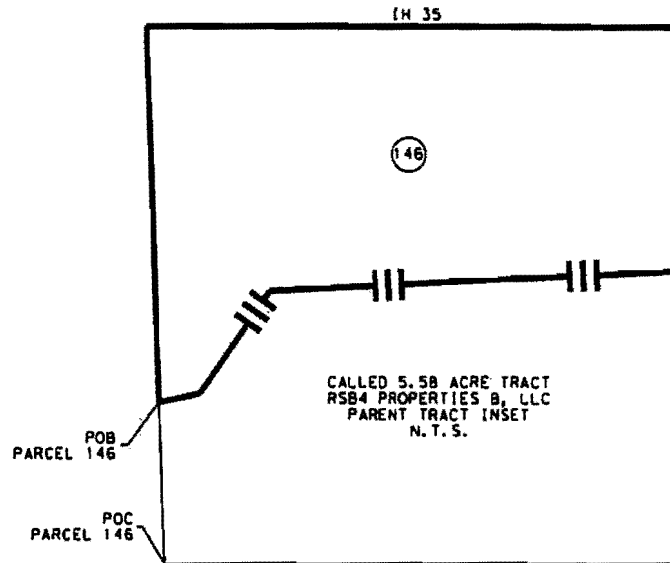
**PREPARED BY:**  
GeoSolutions, LLC  
25814 Budde Road  
Spring, Texas 77380



# LEGEND



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



PARCEL 146		
M. NATA SURVEY, A-615	2.792 ACRES	(121,602 SQ. FT.)
H.E. DAVIS SURVEY, A-304	0.054 ACRES	(2,357 SQ. FT.)
TOTAL	2.846 ACRES	(123,959 SQ. FT.)



## NOTES:

- Horizontal Control is based on Static and RTK GPS observations holding control monuments 1359910, 1359911, and C1304. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone (US Survey feet). Coordinates are surface using a surface adjustment factor of 1.0001316.
- Abstracting was originally performed by Home Abstract & Title Company in March 2006, was updated by Home Abstract & Title Company in November, 2007, and property ownership was updated by GeoSolutions, LLC in December 2009 and in August, 2011.
- Property description of even date has been prepared in conjunction with this parcel plat.
- Access is prohibited across the "Access Denial Line" to the highway facility from the remainder of the abutting property.

PARCEL 146  
2.846 ACRES  
123,959 SQ. FT.

PAGE 3 OF 4

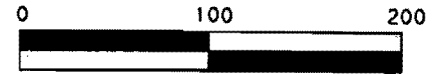
RSB4 PROPERTIES B, LLC  
1H-35 SOUTH  
C.S.J. 0015-01-221  
McLENNAN COUNTY NOVEMBER 8, 2011  
prepared by:

**Geo Solutions, LLC**

REVISED:

DGN: 1H35-030 Parcel 146A.dgn  
GS JOB No. 06-017-030

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



# H.E. DAVIS SURVEY, A-304

CALLED 10.250 ACRES  
STATE OF TEXAS  
VOL. 616, PG. 257  
D.R.M.C.T.

INTERSTATE HIGHWAY 35  
(width varies)

1380+00 1381+00 1382+00 1383+00 1384+00 1385+00 1386+00

N08°42'55"E 8,438.49'

CALLED 0.851 ACRES  
STATE OF TEXAS  
VOL. 830, PG. 483  
D.R.M.C.T.

APPROXIMATELY 0.054 ACRES  
12,357 SQ. FT. 1 OF PARCEL 146  
LIES WITHIN THE H.E. DAVIS SURVEY;  
ABSTRACT 304

N08°43'11"E 500.55'

EXISTING R.O.W.

FND  
1/2" IR  
BEARS  
S06°43'38"E  
31.28'

TELEPHONE RD.  
(24' R.O.W.)  
(PER CITY OF LORENA)  
(PART OF CALLED  
412.29 ACRE DEED)  
APPROXIMATELY 0.122 ACRES  
(15,306 SQ. FT.) OF PARCEL 146  
LIES WITHIN TELEPHONE ROAD

APPROXIMATELY 2.792 ACRES  
(121,602 SQ. FT.) OF PARCEL 146  
LIES WITHIN THE M. MATA SURVEY,  
ABSTRACT 615

APPROXIMATELY 0.190 ACRES  
(8,271 SQ. FT.) OF PARCEL 102  
LIES WITHIN TELEPHONE ROAD

(146)

S81°16'49"E 224.05'

APPROXIMATE SURVEY LINE

43.36'

PROPOSED R.O.W.

STA: 1385+19.15

OFF: 300.59' R

BEGIN ACCESS  
DENIAL LINE  
STA: 1384+75.85  
OFF: 302.70' R

PROPOSED R.O.W. AND  
DENIAL OF ACCESS LINE

343.14'  
S05°55'21"W 386.50'

STA: 1381+33.12  
OFF: 319.42' R

END ACCESS  
DENIAL LINE  
STA: 1380+67.94  
OFF: 413.97' R

S03°45'24"E  
38.75'

CALLED 5.58 ACRE  
RSB4 PROPERTIES B, LLC  
MC.C.F. No. 2010035986  
O.P.R.M.C.T.

CALLLED 5.08 ACRE  
RSB4 PROPERTIES A, LLC  
MC.C.F. No. 2010035985  
O.P.R.M.C.T.  
(PARENT TRACT  
ON SH. 38)

P.O.B.  
PARCEL 146  
STA: 1380+30.11  
OFF: 422.33' R

CALLLED 7.70 ACRE  
RSB4 PROPERTIES A, LLC  
MC.C.F. No. 2010035985  
O.P.R.M.C.T.

P.O.C.  
PARCEL 146

REMAINDER OF A  
CALLED 412.29 ACRES  
(TRACT B)  
ROBERT S. BRASWELL IV  
VOL. 1645, PG. 355  
D.R.M.C.T.

# M. MATA SURVEY A-615

PARCEL 146  
2.846 ACRES  
123,959 SQ. FT.  
PAGE 4 OF 4

RSB4 PROPERTIES B, LLC

1H-35 SOUTH  
C.S.J. 0015-01-221  
MCLENNAN COUNTY NOVEMBER 8, 2011  
prepared by:

**Geo** Solutions, LLC

Page 1 of 4  
November 8, 2011

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

**Property Description**  
**Parcel 147**

Being 2.148 acres of land situated in the M. MATA SURVEY, Abstract No. 615 and H.E. DAVIS SURVEY, Abstract No. 304 in McLennan County, Texas. Being part of that certain called 5.08 acre tract of land conveyed to RSB4 Properties A, LLC, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010035985 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 2.148 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at a set 5/8-inch iron rod with "GS" cap for the southeasterly corner of that certain called 5.25 acre tract of land conveyed to RSB4 Properties B, LLC, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010035986 of said Official Public Records, being the northeasterly corner of said 5.08 acre tract, being in the westerly line of that certain remainder of a called 412.29 acre tract (designated as Tract Eight) conveyed to Robert S. Braswell, IV, by deed and recorded under Volume 1645, Page 322 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);

Thence, North 81°16'49" West, 299.68 feet along the common line of said 5.25 acre tract and said 5.08 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies) and for the **POINT OF BEGINNING**;

- 1) **THENCE, South 04°31'11" West, 315.71 feet** along the proposed easterly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with TxDOT aluminum cap;
- 2) **THENCE, South 05°55'21" West, 135.31 feet** continuing along the proposed easterly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with TxDOT aluminum cap in the northerly line of that certain called 5.58 acre tract of land conveyed to RSB4 Properties B, LLC by deed and recorded under M.C.C.F. No. 2010035986 of said Official Public Records, being the southerly line of said 5.08 acre tract;
- 3) **THENCE, North 81°16'49" West, 224.05 feet** along the common line of said 5.08 acre tract and said 5.58 acre tract to a set 5/8-inch iron rod with "GS" cap in the existing easterly right of way line of Interstate Highway 35, said existing right of way line conveyed to the State of Texas by deed and recorded in Volume 830, Page 483 of said Deed Records;
- 4) **THENCE, North 08°43'11" East, 159.31 feet** along the existing easterly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with "GS" cap;

Page 2 of 4  
November 8, 2011

- 5) **THENCE, North 20°01'52" East, 25.49 feet** continuing along the existing easterly right of way line of Interstate Highway 35 to a point from which a found concrete monument bears South 81°17' East, 0.36 feet;
- 6) **THENCE, North 08°43'11" East, 240.09 feet** continuing along the existing easterly right of way line of Interstate Highway 35 to a found concrete monument (disturbed);
- 7) **THENCE, North 33°53'37" West, 29.54 feet** continuing along the existing easterly right of way line of Interstate Highway 35 to a point from which a found concrete monument bears South 81°17' East, 1.09 feet;
- 8) **THENCE, North 08°43'11" East, 3.87 feet** continuing along the existing easterly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with "GS" cap at the southwesterly corner of said 5.25 acre tract, being the northwesterly corner of said 5.08 acre tract;
- 9) **THENCE, South 81°16'49" East, 209.32 feet** along the common line of said 5.25 acre tract and said 5.08 acre tract to the **POINT OF BEGINNING** and containing 2.148 acres of land.

Parcel 147

M. Mata Survey, Abstract No. 615 –	0.223 Acres (9,714 SQ.FT.)
<u>H.E. Davis Survey, Abstract No. 304 –</u>	<u>1.925 Acres (83,848 SQ.FT.)</u>
<b>Total</b>	<b>2.148 Acres (93,562 SQ.FT.)</b>

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

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

A survey was performed on the ground under my supervision in November, 2011.

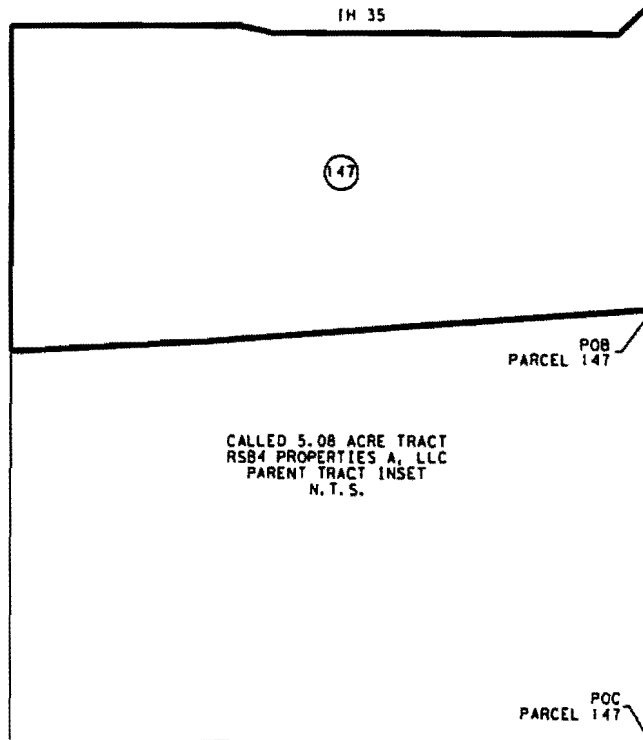
See attached 8 ½" x 11" plat that accompanies.

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



# LEGEND

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



PARCEL 147	
M. MATA SURVEY, A-615	0.223 ACRES (9,714 SQ. FT.)
H.E. DAVIS SURVEY, A-304	1.925 ACRES (83,848 SQ. FT.)
TOTAL	2.148 ACRES (93,562 SQ. FT.)

## NOTES:

- Horizontal Control is based on Static and RTK GPS observations holding control monuments 1359910, 1359911, and C1304. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone (US Survey feet). Coordinates are surface using a surface adjustment factor of 1.0001316.
- Abstracting was originally performed by Home Abstract & Title Company in March 2006, was updated by Home Abstract & Title Company in November, 2007, and property ownership was updated by GeoSolutions, LLC in December 2009 and in August, 2011.
- Property description of even date has been prepared in conjunction with this parcel plat.
- Access is allowed to the highway facility from the remainder of the abutting property.

*Bill Winkler*  
11-8-11

PARCEL 147  
2.148 ACRES  
93,562 SQ. FT.

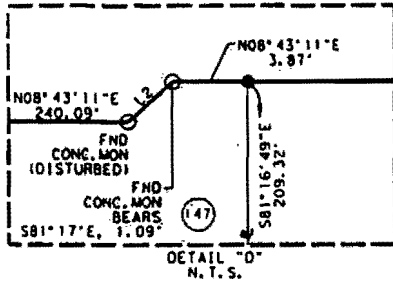
PAGE 3 OF 4

RSB4 PROPERTIES A, LLC  
1H-35 SOUTH  
C.S.J. 0015-01-221  
McLENNAN COUNTY NOVEMBER 8, 2011  
prepared by:

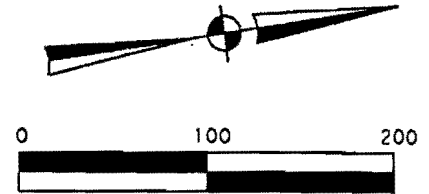
**Geo Solutions, LLC**  
Office: 281-681-9766 Fax: 281-681-9779

REVISED:

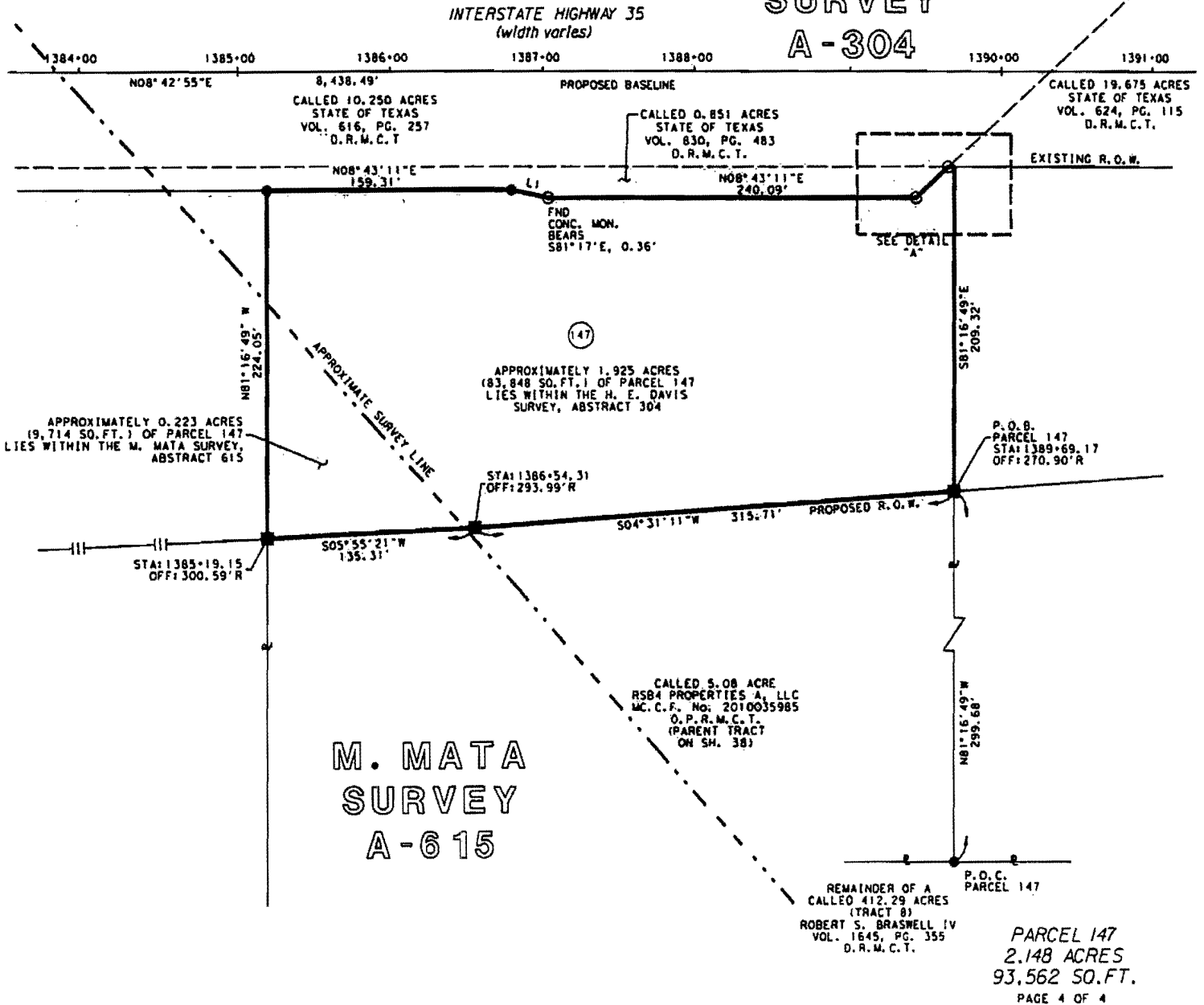
DGN: 1H35-030 Parcel 147A.dgn  
GS JOB No. 06-017-030



LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N20°01'52"E	25.49'
L2	N33°53'37"W	29.54'



# H.E. DAVIS SURVEY A-304



# M. MATA SURVEY A-615

RSB4 PROPERTIES A, LLC  
IH-35 SOUTH  
C.S.J. 0015-01-221  
MCLENNAN COUNTY NOVEMBER 8, 2011  
prepared by:

**Geo Solutions, LLC**

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



Page 1 of 4  
November 8, 2011

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

**Property Description**  
**Parcel 148**

Being 1.992 acres of land situated in the H.E. DAVIS SURVEY, Abstract No. 304 in McLennan County, Texas. Being part of that certain called 5.25 acre tract of land conveyed to RSB4 Properties B, LLC, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010035986 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 1.992 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at a set 5/8-inch iron rod with "GS" cap for the northeasterly corner of that certain called 5.08 acre tract of land conveyed to RSB4 Properties A, LLC, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010035985 of said Official Public Records, being the southeasterly corner of said 5.25 acre tract, being in the westerly line of that certain remainder of a called 412.29 acre tract (designated as Tract Eight) conveyed to Robert S. Braswell, IV, by deed and recorded under Volume 1645, Page 322 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);

Thence, North 81°16'49" West, 299.68 feet along the common line of said 5.25 acre tract and said 5.08 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies) and for the **POINT OF BEGINNING**;

- 1) **THENCE, North 81°16'49" West, 209.32 feet** continuing along the common line of said 5.25 acre tract and said 5.08 acre tract to a set 5/8-inch iron rod with "GS" cap in the existing easterly right of way line of Interstate Highway 35 (width varies), being the northwesterly corner of said 5.08 acre tract, same being the southwesterly corner of said 5.25 acre tract, said existing right of way conveyed to the State of Texas by deed and recorded under Volume 624, Page 115 of said Deed Records;
- 2) **THENCE, North 08°43'11" East, 450.00 feet** along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said 5.25 acre tract to a set 5/8-inch iron rod with "GS" cap at the southwesterly corner of that certain called 5.26 acre tract of land conveyed to RSB4 Properties A, LLC by deed and recorded under M.C.C.F. No. 2010035985 of said Official Public Records, being the northwesterly corner of said 5.25 acre tract;
- 3) **THENCE, South 81°16'49" East, 176.72 feet** along the common line of said 5.26 acre tract and said 5.25 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed easterly right of way line of Interstate Highway 35;
- 4) **THENCE, South 09°09'54" West, 5.48 feet** along the proposed easterly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with TxDOT aluminum cap;

Page 2 of 4  
November 8, 2011

- 5) **THENCE, South 04°31'11" West, 445.71 feet** continuing along the proposed easterly right of way line of Interstate Highway 35 to the **POINT OF BEGINNING** and containing 1.992 acres of land.

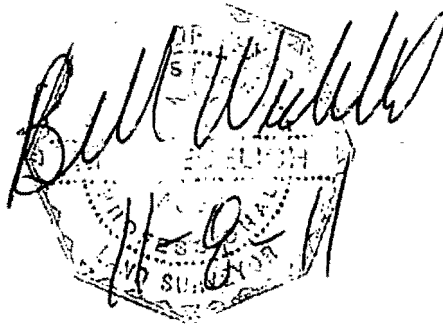
**Horizontal Control** – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD 83 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD 83 (1993) Grid values divide the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

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

A survey was performed on the ground under my supervision in November, 2011.

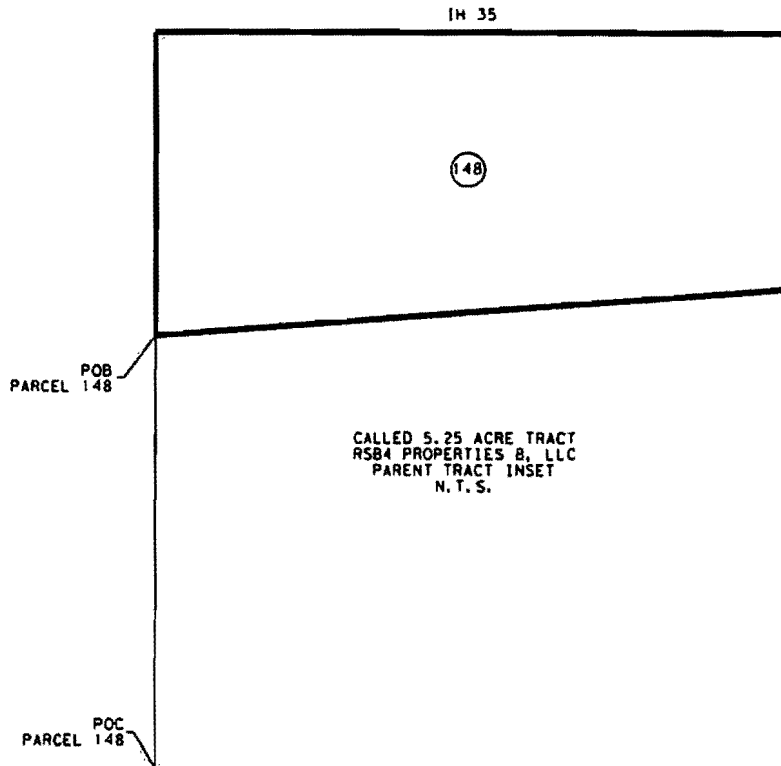
See attached 8 ½" x 11" plat that accompanies.

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

A handwritten signature, "Bill W. W.", is written over a circular surveyor's seal. The seal contains the text "SURVEYOR" and "STATE OF TEXAS".

# LEGEND

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



*Bill W. Waddy*  
11-8-11  
COUNTY CLERK  
McLENNAN COUNTY, TEXAS

## NOTES:

1. Horizontal Control is based on Static and RTK GPS observations holding control monuments 1359910, 1359911, and C1304. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone (US Survey feet). Coordinates are surface using a surface adjustment factor of 1.0001316.
2. Abstracting was originally performed by Home Abstract & Title Company in March 2006, was updated by Home Abstract & Title Company in November, 2007, and property ownership was updated by GeoSolutions, LLC in December 2009 and in August, 2011.
3. Property description of even date has been prepared in conjunction with this parcel plat.
4. Access is allowed to the highway facility from the remainder of the abutting property.

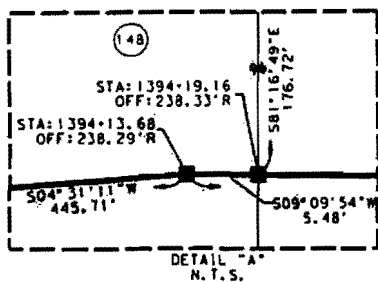
PARCEL 148  
1.992 ACRES  
86,760 SQ. FT.

PAGE 3 OF 4

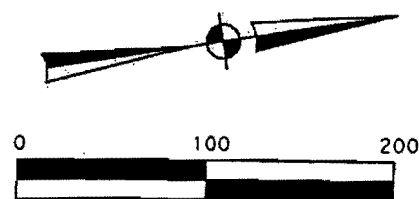
RSB4 PROPERTIES B, LLC	
IH-35 SOUTH	
C.S.J. 0015-01-221	
McLENNAN COUNTY	NOVEMBER 8, 2011
prepared by:	
	GeoSolutions, LLC
Office: 281-681-9766 Fax: 281-681-9779	

REVISED:

DGN: IH35-030 Parcel 148A.dgn  
GS JOB No. 06-017-030



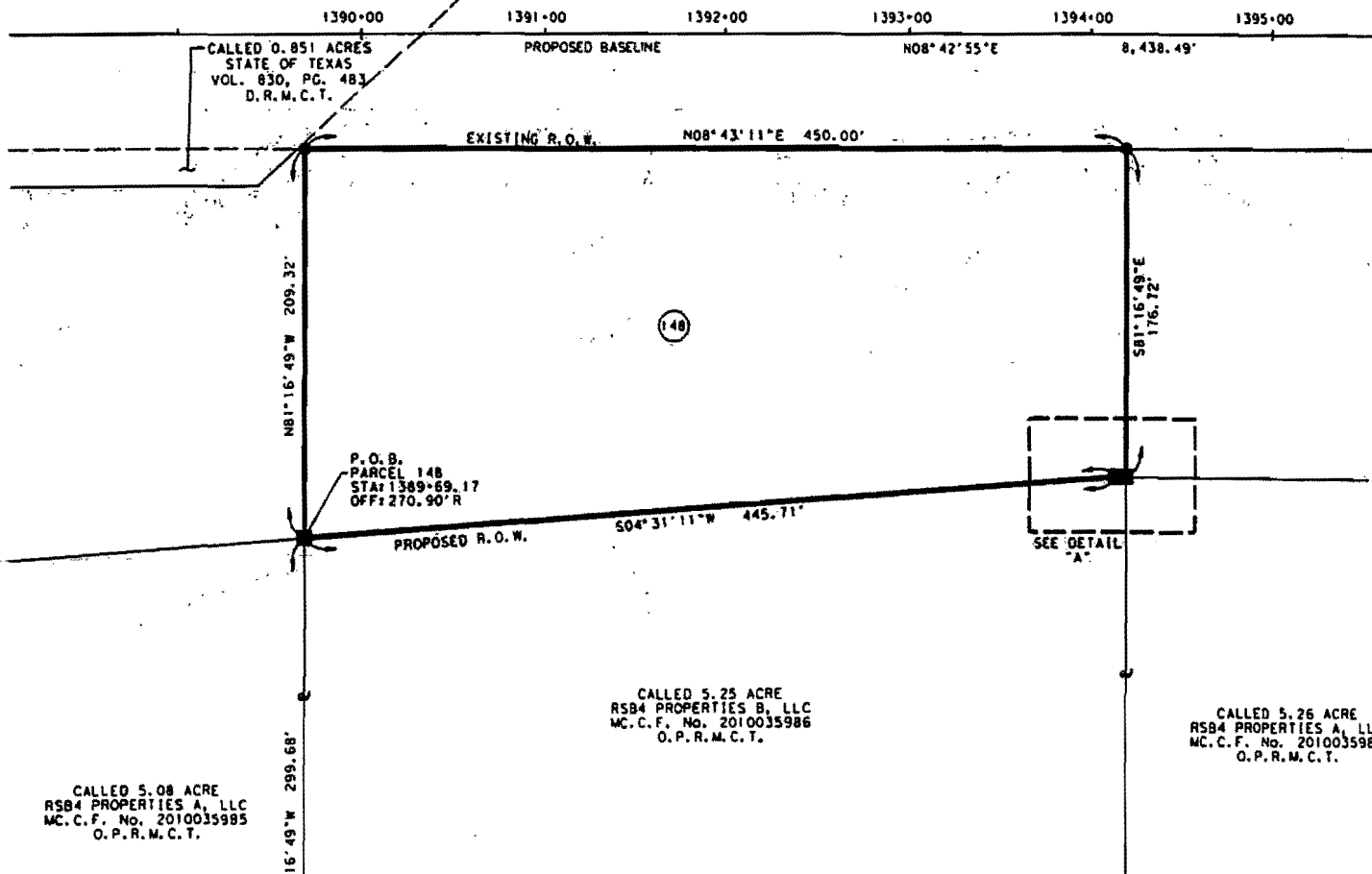
# H.E. DAVIS SURVEY A-304



CALLED 10.250 ACRES  
STATE OF TEXAS  
VOL. 618, PG. 257  
D.R.M.C.T.

CALLED 19.675 ACRES  
STATE OF TEXAS  
VOL. 624, PG. 115  
D.R.M.C.T.

INTERSTATE HIGHWAY 35  
(width varies)



REMAINDER OF A  
CALLED 412.29 ACRES  
(TRACT B)  
ROBERT S. BRASWELL IV  
VOL. 1645, PG. 355  
D.R.M.C.T.

P.O.C.  
PARCEL 148

PARCEL 148  
1.992 ACRES  
86,760 SQ.FT.  
PAGE 4 OF 4

RSB4 PROPERTIES B, LLC

1H-35 SOUTH  
C.S.J. 0015-01-221  
MCLENNAN COUNTY NOVEMBER 8, 2011  
prepared by:

**Geo Solutions, LLC**

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

Page 1 of 4  
November 8, 2011

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

Property Description  
Parcel 149

Being 1.835 acres of land situated in the H.E. DAVIS SURVEY, Abstract No. 304 in McLennan County, Texas. Being part of that certain called 5.26 acre tract of land conveyed to RSB4 Properties A, LLC, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010035985 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 1.835 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at a set 5/8-inch iron rod with "GS" cap at the southeasterly corner of that certain called 5.26 acre tract of land conveyed to RSB4 Properties B, LLC, by deed and recorded under M.C.C.F. No. 2010035986 of said Official Public Records, being the northeasterly corner of said 5.26 acre tract (RSB4 Properties A, LLC), being in the westerly line of that certain called 412.29 acre tract (designated as Tract Eight) conveyed to Robert S. Braswell, IV, by deed and recorded under Volume 1645, Page 322 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);

Thence, North 81°16'49" West, 333.42 feet along the common line of said 5.26 acre tract (RSB4 Properties A, LLC) and said 5.26 acre tract (RSB4 Properties B, LLC) to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies) and for the **POINT OF BEGINNING**;

- 1) **THENCE, South 07°33'44" West, 165.86 feet** along the proposed easterly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with TxDOT aluminum cap;
- 2) **THENCE, South 09°09'54" West, 284.18 feet** continuing along the proposed easterly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with TxDOT aluminum cap in the northerly line of that certain called 5.25 acre tract of land conveyed to RSB4 Properties B, LLC, by deed and recorded under M.C.C.F. No. 2010035986 of said Official Public Records, being the southerly line of said 5.26 acre tract (RSB4 Properties A, LLC);
- 3) **THENCE, North 81°16'49" West, 176.72 feet** along the common line of said 5.26 acre tract (RSB4 Properties B, LLC) and said 5.25 acre tract (RSB4 Properties A, LLC) to a set 5/8-inch iron rod with "GS" cap in the existing easterly right of way line of Interstate Highway 35 (width varies), being the northwesterly corner of said 5.25 acre tract (RSB4 Properties B, LLC), same being the southwesterly corner of said 5.26 acre tract (RSB4 Properties A, LLC), said existing right of way conveyed to the State of Texas by deed and recorded under Volume 624, Page 115 of said Deed Records;

Page 2 of 4  
November 8, 2011

- 4) **THENCE, North 08°43'11" East, 450.00 feet** along the existing easterly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with "GS" cap at the southwesterly corner of said 5.26 acre tract (RSB4 Properties B, LLC), being the northwesterly corner of said 5.26 acre tract (RSB4 Properties A, LLC);
- 5) **THENCE, South 81°16'49" East, 175.58 feet** along the common line of said 5.26 acre tract (RSB4 Properties B, LLC) and said 5.26 acre tract (RSB4 Properties A, LLC) to the **POINT OF BEGINNING** and containing 1.835 acres of land.

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

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

A survey was performed on the ground under my supervision in November, 2011.

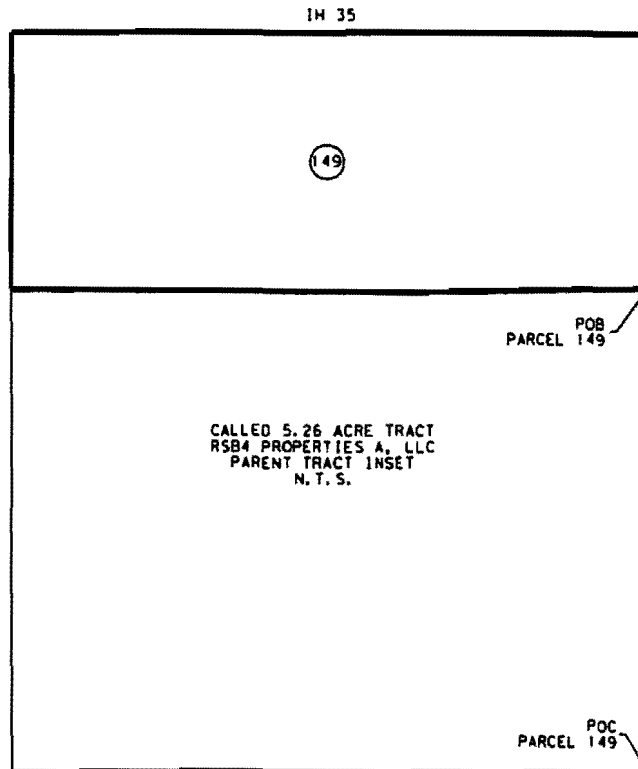
See attached 8 1/2" x 11" plat that accompanies.

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

A handwritten signature, "Bill White", is written over a circular surveyor's seal. The seal contains the text "11-8-11" and "ST. CO. JR." around a central emblem.

# LEGEND

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



## NOTES:

1. Horizontal Control is based on Static and RTK GPS observations holding control monuments 1359910, 1359911, and C1304. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone (US Survey feet). Coordinates are surface using a surface adjustment factor of 1.0001316.
2. Abstracting was originally performed by Home Abstract & Title Company in March 2006, was updated by Home Abstract & Title Company in November, 2007, and property ownership was updated by GeoSolutions, LLC in December 2009 and in August, 2011.
3. Property description of even date has been prepared in conjunction with this parcel plat.
4. Access is allowed to the highway facility from the remainder of the abutting property.

*Handwritten signature: Bill Whitham*  
*Handwritten date: 11-8-11*  
*Handwritten text: END SIGNATURE*

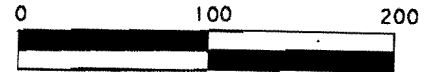
PARCEL 149  
1.835 ACRES  
79,926 SQ.FT.

PAGE 3 OF 4

RSB4 PROPERTIES A, LLC	
1H-35 SOUTH	
C.S.J. 0015-01-221	
McLENNAN COUNTY	NOVEMBER 8, 2011
prepared by:	
	Solutions, LLC
Office: 281-681-9766 Fax: 281-681-9779	

REVISED:

DGN: 1H35-030 Parcel 149A.dgn  
GS JOB No. 06-017-030



# H.E. DAVIS SURVEY A-304

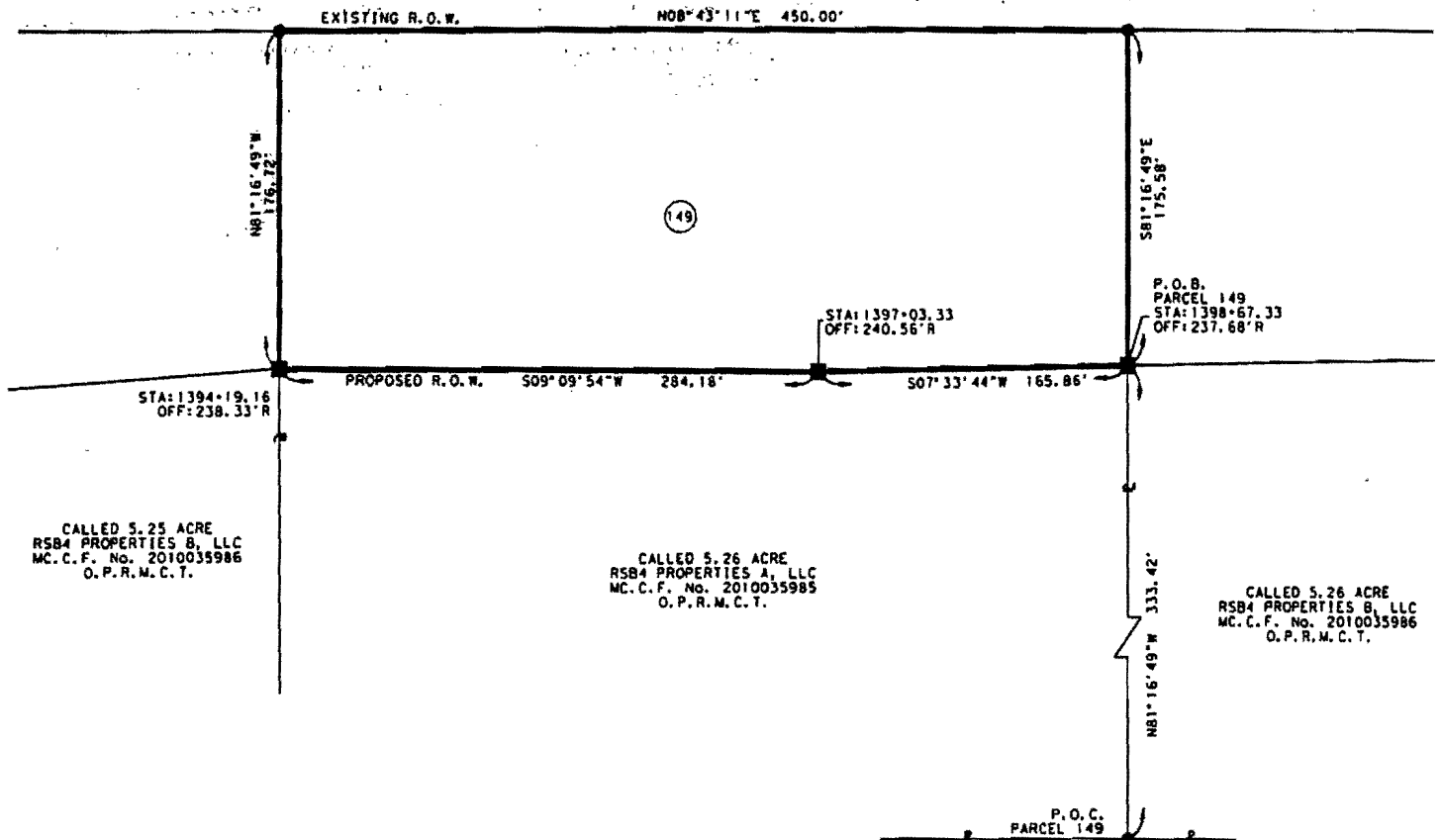
CALLED 19.675 ACRES  
STATE OF TEXAS  
VOL. 624, PG. 115  
D.R.M.C.T.

INTERSTATE HIGHWAY 35  
(width varies)

## PROPOSED BASELINE CURVE DATA

Δ = 00°47'28"LT  
R = 15,000.00'  
L = 207.15'  
CHB = N08°19'11"E  
CHD = 207.14'  
PI  
STA: 1398+55.43  
N = 10,475,380.44  
E = 3,269,590.85

393+00 1394+00 1395+00 1396+00 1397+00 1398+00 1399+00  
N08°42'55"E PI N07°55'26"E



CALLLED 5.25 ACRE  
RSB4 PROPERTIES B, LLC  
MC.C.F. No. 2010035986  
O.P.R.M.C.T.

CALLLED 5.26 ACRE  
RSB4 PROPERTIES A, LLC  
MC.C.F. No. 2010035985  
O.P.R.M.C.T.

CALLLED 5.26 ACRE  
RSB4 PROPERTIES B, LLC  
MC.C.F. No. 2010035986  
O.P.R.M.C.T.

REMAINDER OF A  
CALLED 412.29 ACRE TRACT  
(TRACT EIGHT)  
ROBERT S. BRASWELL IV  
VOL. 1645, PG. 322  
D.R.M.C.T.

PARCEL 149  
1.835 ACRES  
79,926 SQ.FT.  
PAGE 4 OF 4

RSB4 PROPERTIES A, LLC

1H-35 SOUTH  
C.S.J. 0015-01-221  
MCLENNAN COUNTY NOVEMBER 8, 2011  
prepared by:





Page 1 of 4  
November 8, 2011

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

Property Description  
Parcel 150

Being 1.767 acres of land situated in the H.E. DAVIS SURVEY, Abstract No. 304 in McLennan County, Texas. Being part of that certain called 5.26 acre tract of land conveyed to RSB4 Properties B, LLC, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010035986 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 1.767 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at a set 5/8-inch iron rod with "GS" cap at the northeasterly corner of that certain called 5.26 acre tract of land conveyed to RSB4 Properties A, LLC, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010035985 of said Official Public Records, being the southeasterly corner of said 5.26 acre tract (RSB4 Properties B, LLC), being in the westerly line of that certain called 412.29 acre tract (designated as Tract Eight) conveyed to Robert S. Braswell, IV, by deed and recorded under Volume 1645, Page 322 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);

Thence, North 81°16'49" West, 333.42 feet along the common line of said 5.26 acre tract (RSB4 Properties A, LLC) and said 5.26 acre tract (RSB4 Properties B, LLC) to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies) and for the **POINT OF BEGINNING**;

- 1) **THENCE, North 81°16'49" West, 175.58 feet** continuing along the common line of said 5.26 acre tract (RSB4 Properties A, LLC) and said 5.26 acre tract (RSB4 Properties B, LLC) to a set 5/8-inch iron rod with "GS" cap in the existing easterly right of way line of Interstate Highway 35 (width varies), being the northwesterly corner of said 5.26 acre tract (RSB4 Properties A, LLC), same being the southwesterly corner of said 5.26 acre tract (RSB4 Properties B, LLC), said existing right of way conveyed to the State of Texas by deed and recorded under Volume 624, Page 115 of said Deed Records;
- 2) **THENCE, North 08°43'11" East, 450.00 feet** along the existing easterly right of way line of Interstate Highway 35, passing at 135.25 feet a found concrete monument, and continuing to a set 5/8-inch iron rod with "GS" cap at the southwesterly corner of that certain called 11.85 acre tract of land conveyed to RSB4 Properties A, LLC, by deed and recorded under M.C.C.F. No. 2010035985 of said Official Public Records, being the northwesterly corner of said 5.26 acre tract (RSB4 Properties B, LLC);
- 3) **THENCE, South 81°16'49" East, 166.49 feet** along the common line of said 5.26 acre tract (RSB4 Properties B, LLC) and said 11.85 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed easterly right of way line of Interstate Highway 35 and an Access Denial Line;

Page 2 of 4  
November 8, 2011

- 4) **THENCE, South 07°33'44" West, 450.09 feet** along the proposed easterly right of way line of Interstate Highway 35 and the Access Denial Line, passing at 134.85 feet a set 5/8-inch iron rod with TxDOT aluminum cap stamped COA for the End of an Access Denial Line, and continuing to the **POINT OF BEGINNING** and containing 1.767 acres of land.

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

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

A survey was performed on the ground under my supervision in November, 2011.

See attached 8 1/2" x 11" plat that accompanies.

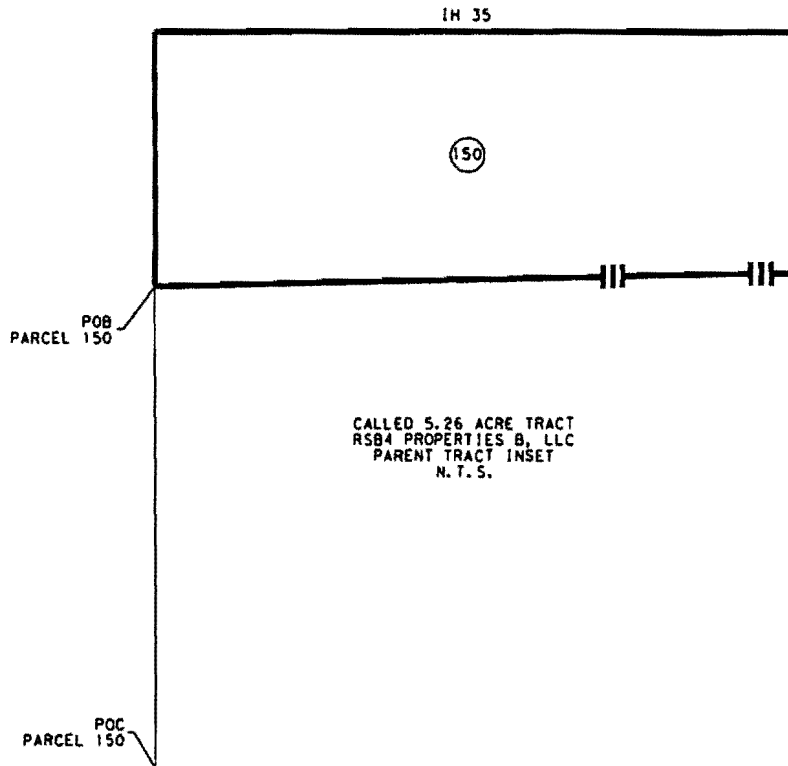
**PREPARED BY:**  
GeoSolutions, LLC  
25814 Budde Road  
Spring, Texas 77380



The image shows a handwritten signature, "Bill White", written in black ink. Below the signature is a circular surveyor's seal. The seal contains the text "Surveyor" at the top and "11-8-11" at the bottom, with a star in the center. The seal is partially obscured by the signature.

LEGEND

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



*Bill White*  
H-G-11

NOTES:

1. Horizontal Control is based on Static and RTK GPS observations holding control monuments 1359910, 1359911, and C1304. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone (US Survey feet). Coordinates are surface using a surface adjustment factor of 1.0001316.
2. Abstracting was originally performed by Home Abstract & Title Company in March 2006, was updated by Home Abstract & Title Company in November, 2007, and property ownership was updated by GeoSolutions, LLC in December 2009 and in August, 2011.
3. Property description of even date has been prepared in conjunction with this parcel plat.
4. Access is prohibited across the "Access Denial Line" to the highway facility from the remainder of the abutting property.

REVISED:

DGN: 1H35-030 Parcel 150A.dgn  
GS JOB No. 06-017-030

PARCEL 150  
1.767 ACRES  
76,966 SQ.FT.

PAGE 3 OF 4

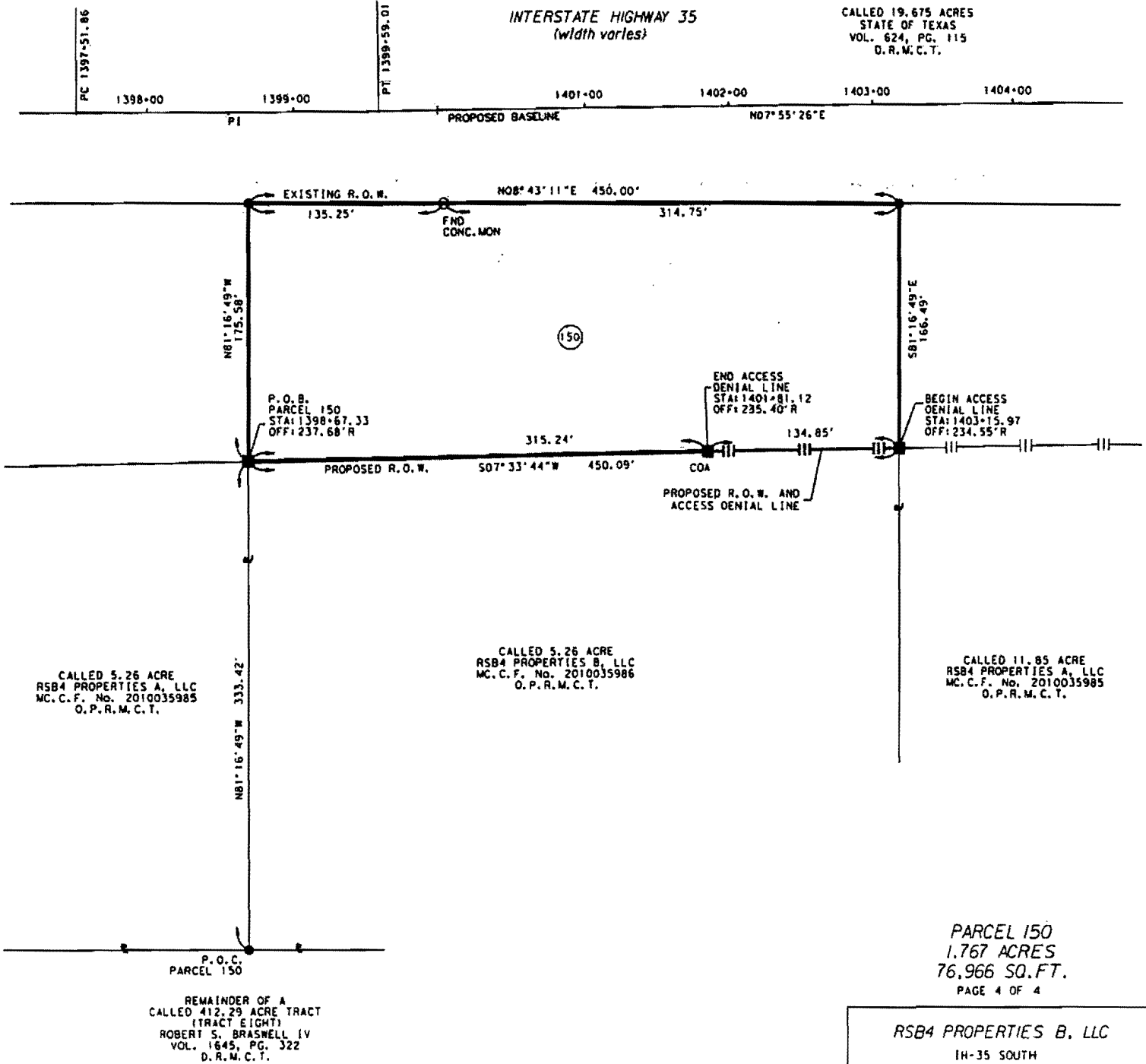
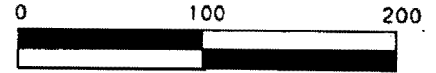
RSB4 PROPERTIES B, LLC  
1H-35 SOUTH  
C.S.J. 0015-01-221  
McLENNAN COUNTY NOVEMBER 8, 2011  
prepared by:

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

PROPOSED BASELINE  
CURVE DATA

Δ = 00°47'28"LT  
R = 15,000.00'  
L = 207.15'  
CMB = N08°19'11"E  
CMD = 207.14'  
PI  
STA: 1398+55.43  
M = 10,475,380.44  
E = 3,269,590.85

H.E. DAVIS  
SURVEY  
A-304



RSB4 PROPERTIES B, LLC  
IH-35 SOUTH  
C.S.J. 0015-01-221  
MCLENNAN COUNTY NOVEMBER 8, 2011  
prepared by:

**Geo Solutions, LLC**

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

Page 1 of 5  
November 8, 2011

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

**Property Description**  
**Parcel 151**

Being 3.616 acres of land situated in the H.E. DAVIS SURVEY, Abstract No. 304 in McLennan County, Texas. Being part of that certain called 11.85 acre tract of land conveyed to RSB4 Properties A, LLC, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010035985 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 3.616 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at a set 5/8-inch iron rod with "GS" cap at the southeasterly corner of that certain called 5.05 acre tract of land conveyed to RSB4 Properties B, LLC, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010035986 of said Official Public Records, being the northeasterly corner of said 11.85 acre tract, being in the westerly line of that certain called 412.29 acre tract (designated as Tract Eight) conveyed to Robert S. Braswell, IV, by deed and recorded under Volume 1645, Page 322 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);

Thence, North 81°16'49" West, 358.67 feet along the common line of said 5.05 acre tract and said 11.85 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies) and for the **POINT OF BEGINNING**;

- 1) **THENCE, South 07°09'32" West, 770.24 feet** along the proposed easterly right of way line of Interstate Highway 35, passing at 290.58 feet a set 5/8-inch iron rod with TxDOT aluminum cap stamped "Control of Access" (COA) for the Beginning of an Access Denial Line, and continuing to a set 5/8-inch iron rod with TxDOT aluminum cap;
- 2) **THENCE, South 13°07'23" West, 104.59 feet** continuing along the proposed easterly right of way line of Interstate Highway 35 and the Access Denial Line to a set 5/8-inch iron rod with TxDOT aluminum cap;
- 3) **THENCE, South 07°33'44" West, 159.05 feet** continuing along the proposed easterly right of way line of Interstate Highway 35 and the Access Denial Line to a set 5/8-inch iron rod with TxDOT aluminum cap in the northerly line of that certain called 5.26 acre tract of land conveyed to RSB4 Properties B, LLC, by deed and recorded under M.C.C.F. No. 2010035986 of said Official Public Records, being the southerly line of said 11.85 acre tract;
- 4) **THENCE, North 81°16'49" West, 166.49 feet** along the common line of said 5.26 acre tract and said 11.85 acre tract to a set 5/8-inch iron rod with "GS" cap in the existing easterly right of way line of Interstate Highway 35 (width varies), being the northwesterly corner of said 5.26 acre tract, same being the southwesterly corner of said 11.85 acre tract, said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 624, Page 115 and Volume 823, Page 661 of said Deed Records;

Page 2 of 5  
November 8, 2011

- 5) **THENCE, North 08°43'11" East 484.92 feet** along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said 11.85 acre tract to a point, from which a found concrete monument (disturbed) bears North 48°18' East, 0.51 feet;
- 6) **THENCE, North 20°01'47" East 101.98 feet** continuing along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said 11.85 acre tract to a found concrete monument;
- 7) **THENCE, North 08°43'11" East 448.33 feet** continuing along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said 11.85 acre tract to a point (unable to set – in creek with water) in North Cow Bayou, being the southwesterly corner of said 5.05 acre tract, same being the northwesterly corner of said 11.85 acre tract;
- 8) **THENCE, South 81°16'49" East, 130.33 feet** along the common line of said 5.05 acre tract and said 11.85 to the **POINT OF BEGINNING** and containing 3.616 acres of land.

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

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

A survey was performed on the ground under my supervision in November, 2011.

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

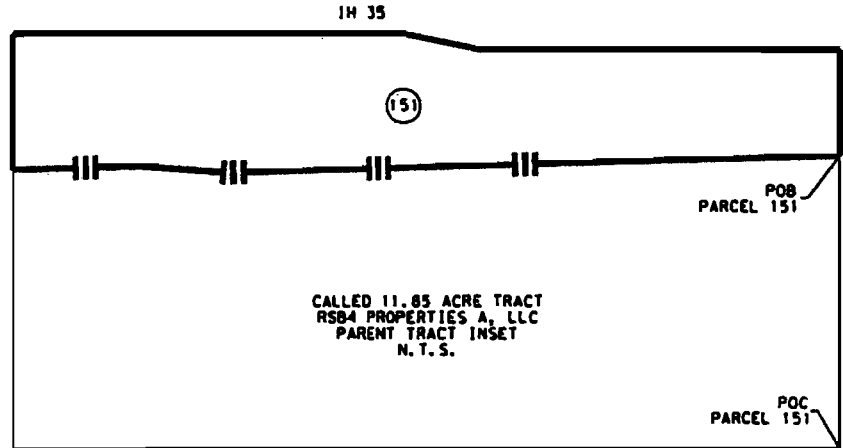
**PREPARED BY:**  
GeoSolutions, LLC  
25814 Budde Road  
Spring, Texas 77380



Bill Winkler  
11-8-11

# LEGEND

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



*Bill Winkler*  
11-8-11

## NOTES:

1. Horizontal Control is based on Static and RTK GPS observations holding control monuments 1359910, 1359911, and C1304. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone (US Survey feet). Coordinates are surface using a surface adjustment factor of 1.0001316.
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3. Property description of even date has been prepared in conjunction with this parcel plat.
4. Access is prohibited across the "Access Denial Line" to the highway facility from the remainder of the abutting property.

REVISED:

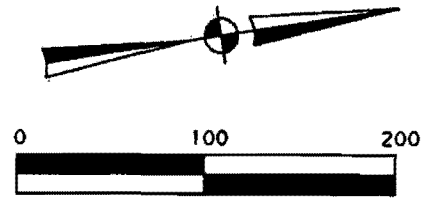
DGN: 1H35-030 Parcel 151A.dgn  
GS JOB No. 06-017-030

PARCEL 151  
3.616 ACRES  
157,520 SQ.FT.

PAGE 3 OF 5

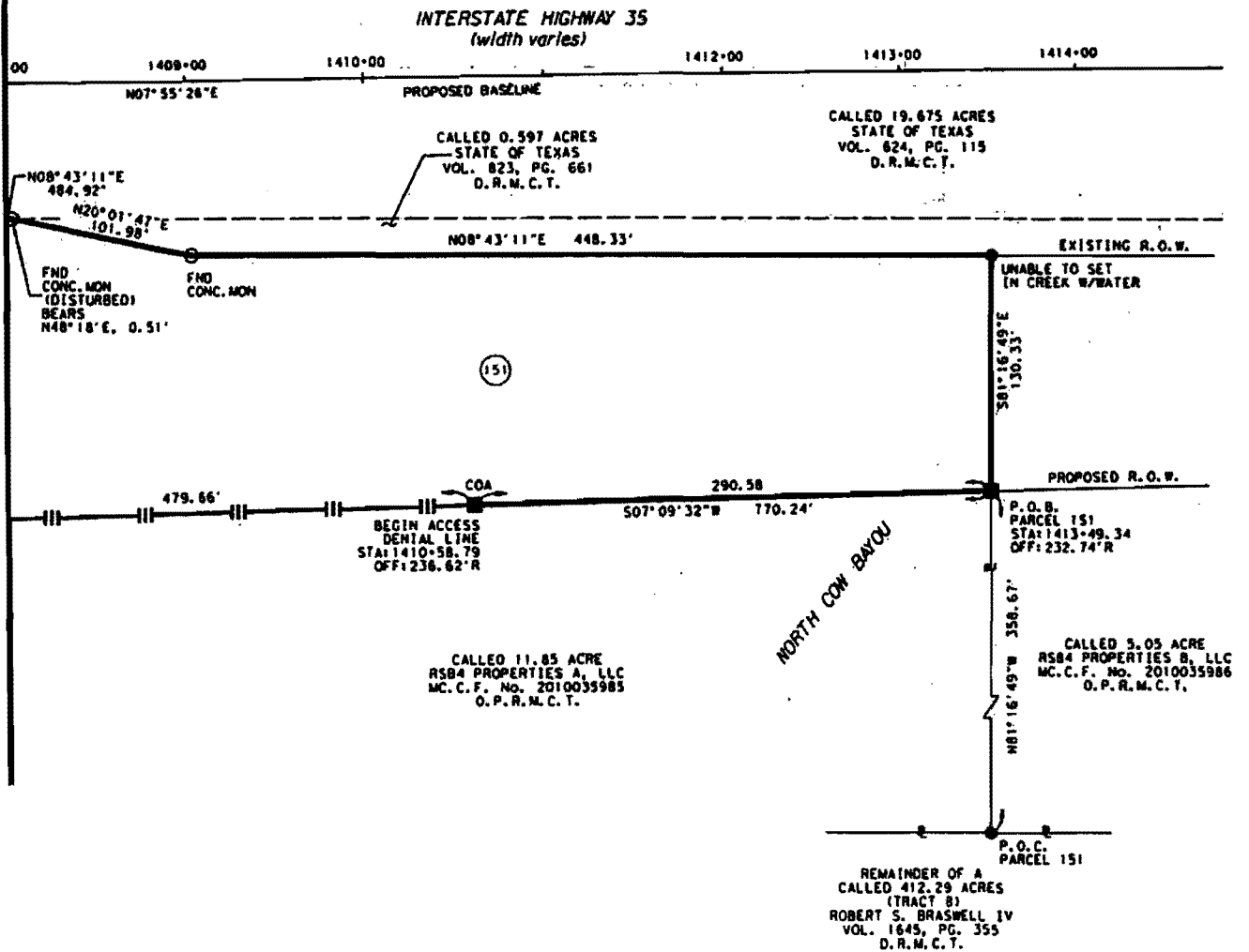
RSB4 PROPERTIES A, LLC  
1H-35 SOUTH  
C.S.J. 0015-01-221  
McLENNAN COUNTY NOVEMBER 8, 2011  
prepared by:

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



# H.E. DAVIS SURVEY A-304

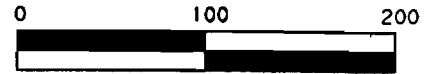
MATCHLINE STA: 1408+00



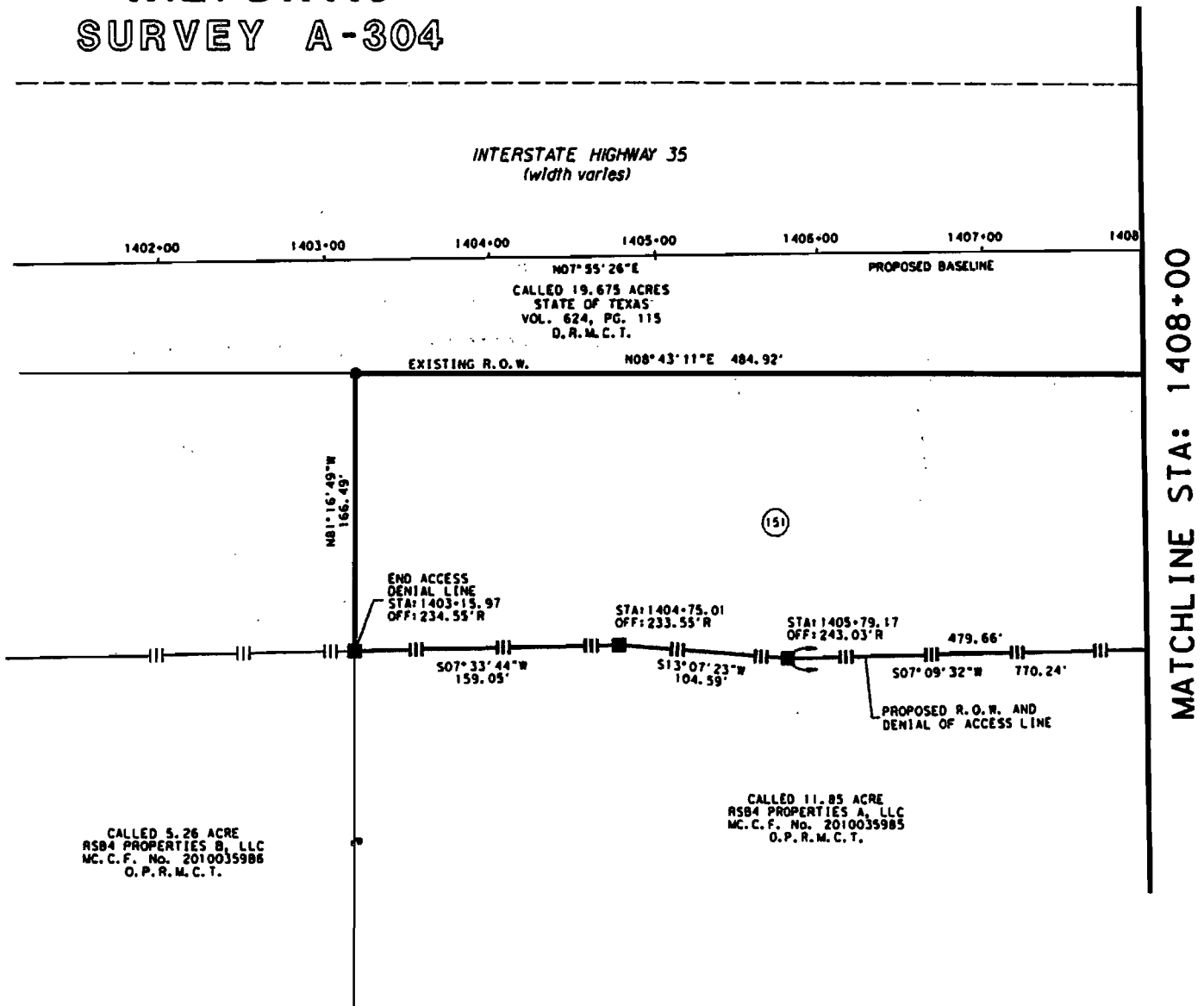
PARCEL 151  
3.616 ACRES  
157,520 SQ.FT.  
PAGE 4 OF 5

RSB4 PROPERTIES A, LLC	
IH-35 SOUTH	
C.S.J. 0015-01-221	
MCLENNAN COUNTY	NOVEMBER 8, 2011
prepared by:	
	Solutions, LLC
Office: 281-681-9766 Fax: 281-681-9779	





# H.E. DAVIS SURVEY A-304



PARCEL 151  
3.616 ACRES  
157,520 SQ.FT.  
PAGE 5 OF 5

RSB4 PROPERTIES A, LLC  
IH-35 SOUTH  
C.S.J. 0015-01-221  
MCLENNAN COUNTY NOVEMBER 8, 2011  
prepared by:

Geo Solutions, LLC

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

Page 1 of 4  
November 8, 2011

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

Property Description  
Parcel 152

Being 1.283 acres of land situated in the H.E. DAVIS SURVEY, Abstract No. 304 in McLennan County, Texas. Being part of that certain called 5.05 acre tract of land conveyed to RSB4 Properties B, LLC, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010035986 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 1.283 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at a set 5/8-inch iron rod with "GS" cap at the northeasterly corner of that certain called 11.85 acre tract of land conveyed to RSB4 Properties A, LLC, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010035985 of said Official Public Records, being the southeasterly corner of said 5.05 acre tract, being in the westerly line of that certain called 412.29 acre tract (designated as Tract Eight) conveyed to Robert S. Braswell, IV, by deed and recorded under Volume 1645, Page 322 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);

Thence, North 81°16'49" West, 358.67 feet, along the common line of said 5.05 acre tract and said 11.85 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies) and for the **POINT OF BEGINNING**;

- 1) **THENCE, North 81°16'49" West, 130.33 feet** continuing along the common line of said 5.05 acre and said 11.85 acre tract to a set 5/8-inch iron rod with "GS" cap in the existing easterly right of way line of Interstate Highway 35 (width varies) and in North Cow Bayou, being the northwesterly corner of said 11.85 acre tract, being the southwesterly corner of said 5.05 acre tract, said existing right of way conveyed to the State of Texas by deed and recorded under Volume 823, Page 661 of said Deed Records;
- 2) **THENCE, North 08°43'11" East, 450.00 feet** along the existing easterly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with "GS" cap at the southwesterly corner of that certain called 5.10 acre tract of land conveyed to RSB4 Properties A, LLC, by deed and recorded under M.C.C.F. No. 2010035985 of said Official Public Records, being the northwesterly corner of said 5.05 acre tract;
- 3) **THENCE, South 81°16'49" East, 116.80 feet** along the common line of said 5.05 acre tract and said 5.10 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed easterly right of way line of Interstate Highway 35;

Page 2 of 4  
November 8, 2011

- 4) **THENCE, South 03°37'38" West 20.44 feet** along the proposed easterly right of way line of Interstate Highway 35 to a set 5/8-inch iron with TxDOT aluminum cap;
- 5) **THENCE, South 07°09'32" West 429.80 feet** continuing along the proposed easterly right of way line of Interstate Highway 35 to the **POINT OF BEGINNING** and containing 1.283 acres of land.

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

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

A survey was performed on the ground under my supervision in November, 2011.

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

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

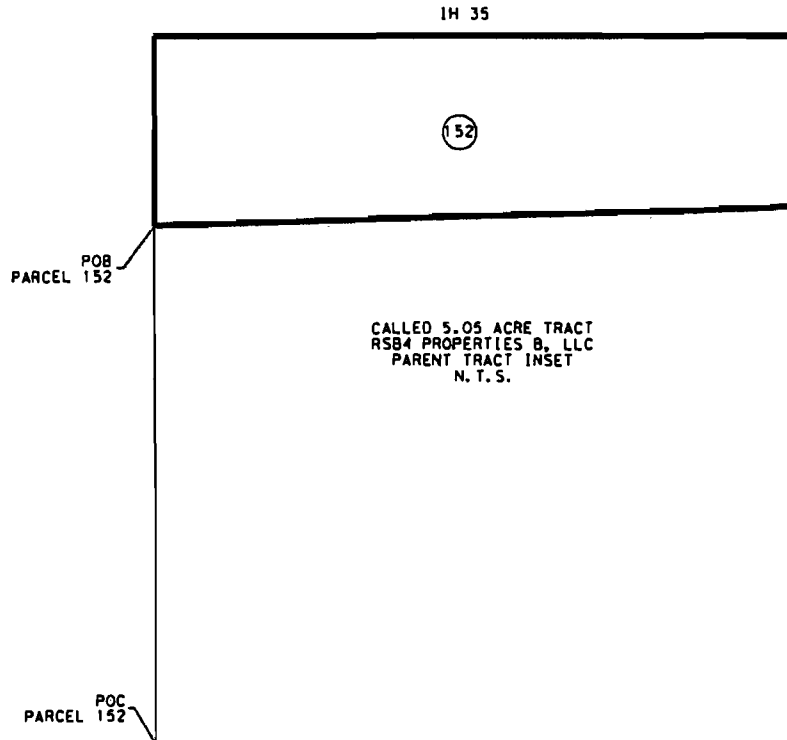


The image shows a handwritten signature, "Bill W. White", written in black ink. Below the signature is a circular surveyor's seal. The seal contains the text "SURVEYOR" at the top and "NOV 8 2011" in the center, indicating the date of the survey.

# LEGEND



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



## NOTES:

1. Horizontal Control is based on Static and RTK GPS observations holding control monuments 1359910, 1359911, and C1304. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone (US Survey feet). Coordinates are surface using a surface adjustment factor of 1.0001316.
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4. Access is allowed to the highway facility from the remainder of the abutting property.

*Bill White*  
11-8-11

PARCEL 152  
1.283 ACRES  
55,873 SQ.FT.

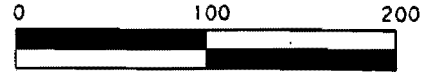
PAGE 3 OF 4

RSB4 PROPERTIES B, LLC  
IH-35 SOUTH  
C.S.J. 0015-01-221  
McLENNAN COUNTY NOVEMBER 8, 2011  
prepared by:

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

REVISED:

DGN: [H35-030 Parcel 152A.dgn  
GS JOB No. 06-017-030



# H.E. DAVIS SURVEY A-304

INTERSTATE HIGHWAY 35  
(width varies)

CALLED 19.675 ACRES  
STATE OF TEXAS  
VOL. 624, PG. 115  
D.R.M.C.T.

1413+00 1414+00 1415+00 1416+00 1417+00 1418+00 1419+00

N07°55'26"E

CALLLED 0.597 ACRES  
STATE OF TEXAS  
VOL. 823, PG. 661  
D.R.M.C.T.

N08°43'11"E 450.00'

EXISTING R.O.W.

(152)

S03°37'38"W  
20.44'

S81°16'49"E  
116.80'

PROPOSED R.O.W.

S07°09'32"W 429.80'

STA: 1417+79.10  
OFF: 227.00'R

STA: 1417+99.48  
OFF: 225.47'R

NORTH COW BAYOU

N81°16'49"W  
130.33'

P.O.B.  
PARCEL 152  
STA: 1413+49.34  
OFF: 232.74'R

CALLLED 5.05 ACRE  
RSB4 PROPERTIES B, LLC  
MC.C.F. No. 2010035986  
O.P.R.M.C.T.

CALLLED 5.10 ACRE  
RSB4 PROPERTIES A, LLC  
MC.C.F. No. 2010035985  
O.P.R.M.C.T.

CALLLED 11.85 ACRE  
RSB4 PROPERTIES A, LLC  
MC.C.F. No. 2010035985  
O.P.R.M.C.T.

N81°16'49"W 358.67'

P.O.C.  
PARCEL 152

REMAINDER OF A  
CALLED 412.29 ACRES  
(TRACT 8)  
ROBERT S. BRASWELL IV  
VOL. 1645, PG. 355  
D.R.M.C.T.

PARCEL 152  
1.283 ACRES  
55,873 SQ.FT.  
PAGE 4 OF 4

RSB4 PROPERTIES B, LLC

IH-35 SOUTH

C.S.J. 0015-01-221

MCLENNAN COUNTY NOVEMBER 8, 2011  
prepared by:



Solutions, LLC

Page 1 of 4  
November 8, 2011

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

**Property Description**  
**Parcel 153**

Being 1.131 acres of land situated in the H.E. DAVIS SURVEY, Abstract No. 304 in McLennan County, Texas. Being part of that certain called 5.10 acre tract of land conveyed to RSB4 Properties A, LLC, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010035985 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 1.131 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at a set 5/8-inch iron rod with "GS" cap for the southeasterly corner of that certain called 5.25 acre tract of land conveyed to RSB4 Properties B, LLC, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010035986 of said Official Public Records, being the northeasterly corner of said 5.10 acre tract, being in the westerly line of that certain called 412.29 acre tract (designated as Tract Eight) conveyed to Robert S. Braswell, IV, by deed and recorded under Volume 1645, Page 322 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);

Thence, North 81°16'49" West, 389.28 feet along the common line of said 5.25 acre tract and said 5.10 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies) and for the Beginning of an Access Denial Line and for the **POINT OF BEGINNING**;

- 1) **THENCE, South 07°38'11" West, 327.95 feet** along the proposed easterly right of way line of Interstate Highway 35 and Access Denial Line, passing at 202.62 feet a set 5/8-inch iron rod with TxDOT aluminum cap stamped "Control of Access" (COA) for the End of an Access Denial Line, and continuing to a set 5/8-inch iron rod with TxDOT aluminum cap;
- 2) **THENCE, South 03°37'38" West, 122.59 feet** continuing along the proposed easterly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with TxDOT aluminum cap in the northerly line of that certain called 5.05 acre tract of land conveyed to RSB4 Properties B, LLC, by deed and recorded under M.C.C.F. No. 2010035986 of said Official Public Records, being the southerly line of said 5.10 acre tract;
- 3) **THENCE, North 81°16'49" West, 116.80 feet** along the common line of said 5.05 acre tract and said 5.10 acre tract to a set 5/8-inch iron rod with "GS" cap in the existing easterly right of way line of Interstate Highway 35 (width varies), being the northwesterly corner of said 5.05 acre tract, same being the southwesterly corner of said 5.10 acre tract, said existing right of way line conveyed to the State of Texas by deed and recorded under Volume 823, Page 661 of said Deed Records;

Page 2 of 4  
November 8, 2011

- 4) **THENCE, North 08°43'11" East, 301.25 feet** along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said 5.10 acre tract to a point, from which a found concrete monument bears North 81°17' West, 0.57 feet;
- 5) **THENCE, North 02°35'25" West, 101.98 feet** continuing along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said 5.10 acre tract to a point, from which a found concrete monument bears North 36°59' East, 0.45 feet;
- 6) **THENCE, North 08°43'11" East, 48.75 feet** continuing along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said 5.10 acre tract to a set 5/8-inch iron rod with "GS" cap at the southwesterly corner of said 5.25 acre tract, being the northwesterly corner of said 5.10 acre tract;
- 7) **THENCE, South 81°16'49" East 119.72 feet** along the common line of said 5.25 acre tract and said 5.10 acre tract to the **POINT OF BEGINNING** and containing 1.131 acres of land.

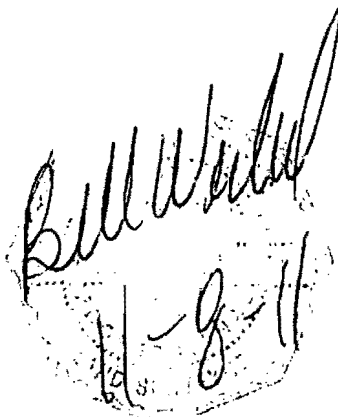
**Horizontal Control** – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD 83 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD 83 (1993) Grid values divide the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

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

A survey was performed on the ground under my supervision in November, 2011.

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

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



# LEGEND

- SET 1xDOT TYPE II CONCRETE MONUMENT
- SET 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/TXDOT ALUM. CAP Stamped "CONTROL OF ACCESS POINT" (COA)
- FND. 5/8" IR W/TXDOT ALUM. CAP
- SET 5/8" IR W/GS CAP (UNLESS NOTED)
- FND. (TYPE INDICATED AT LOCATION)
- Property Line
- Landhook
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- Survey Line
- \*PI\* BASELINE PI
- ⊙ PARCEL NUMBER

D.R.M.C.T. DEED RECORDS McLENNAN COUNTY, TEXAS

O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS McLENNAN COUNTY TEXAS

F.C.D.R. FALLS COUNTY DEED RECORDS

— DENIAL OF ACCESS LINE

--- DEED LINE WITHIN 1H 35 R.O.W.

— PROPOSED R.O.W. LINE

P.R.M.C.T. PLAT RECORDS OF McLENNAN COUNTY, TEXAS

— PIPELINE MARKER [ ] TELE. PEDESTAL

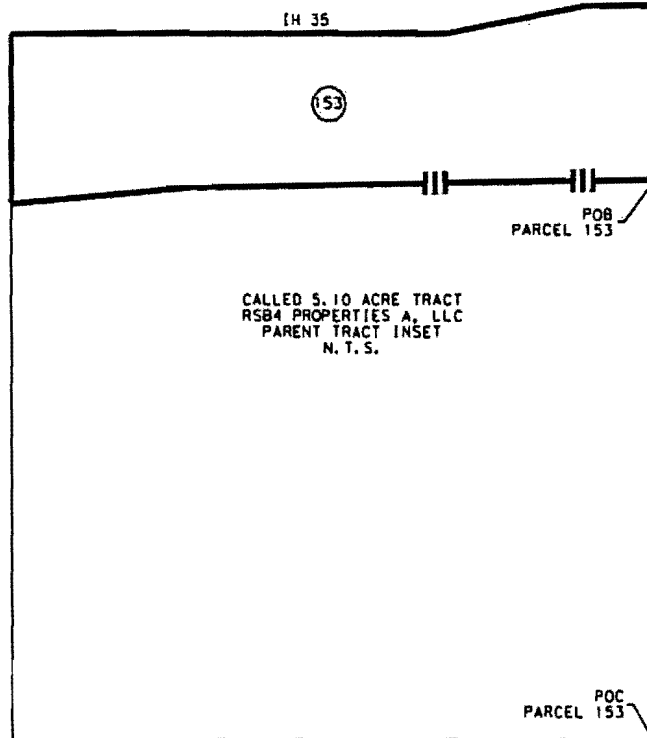
● POWER POLE | FIBER OPTIC SIGN

( GUY [ ] TELE. MH

⊙ FIRE HYDRANT — FIBER OPTIC LINE

⊙ WATER VALVE ● SAN. MH

⊙ SIGN



*Bill W. [Signature]*  
11-9-11

## NOTES:

1. Horizontal Control is based on Static and RTK GPS observations holding control monuments 1359910, 1359911, and C1304. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone (US Survey feet). Coordinates are surface using a surface adjustment factor of 1.0001316.
2. Abstracting was originally performed by Home Abstract & Title Company in March 2006, was updated by Home Abstract & Title Company in November, 2007, and property ownership was updated by GeoSolutions, LLC in December 2009 and in August 2011.
3. Property description of even date has been prepared in conjunction with this parcel plat.
4. Access is prohibited across the "Access Denial Line" to the highway facility from the remainder of the abutting property.

PARCEL 153  
1.131 ACRES  
49,286 SQ. FT.

PAGE 3 OF 4

RSB4 PROPERTIES A, LLC

1H-35 SOUTH

C.S.J. 0015-01-221

McLENNAN COUNTY NOVEMBER 8, 2011  
Prepared by:

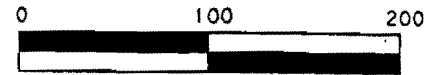
**Geo Solutions, LLC**

REVISED:

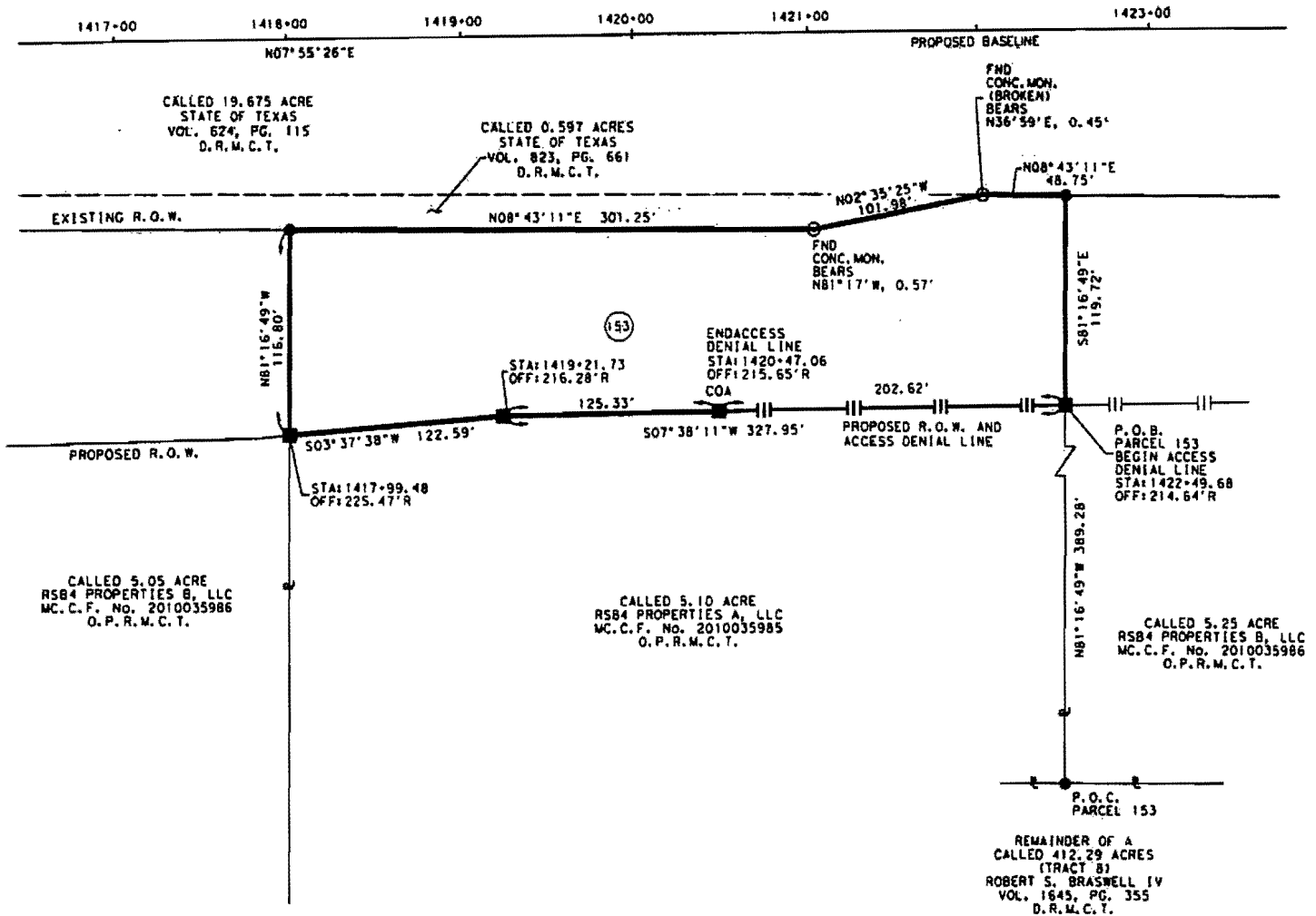
DGN: 1H35-030 Parcel 153A.dgn  
GS JOB No. 06-017-030

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





# H.E. DAVIS SURVEY A-304

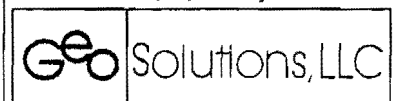


PARCEL 153  
1.131 ACRES  
49,286 SQ.FT.

PAGE 4 OF 4

RSB4 PROPERTIES A, LLC

1H-35 SOUTH  
C.S.J. 0015-01-221  
MCLENNAN COUNTY NOVEMBER 8, 2011  
prepared by:



Page 1 of 4  
November 8, 2011

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

Property Description  
Parcel 154

Being 1.193 acres of land situated in the H.E. DAVIS SURVEY, Abstract No. 304 in McLennan County, Texas. Being part of that certain called 5.25 acre tract of land conveyed to RSB4 Properties B, LLC, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010035986 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 1.193 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at a set 5/8-inch iron rod with "GS" cap for the northeasterly corner of that certain called 5.10 acre tract of land conveyed to RSB4 Properties A, LLC, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010035985 of said Official Public Records, being the southeasterly corner of said 5.25 acre tract, being in the westerly line of that certain called 412.29 acre tract (designated as Tract Eight) conveyed to Robert S. Braswell, IV, by deed and recorded under Volume 1645, Page 322 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);

Thence, North 81°16'49" West, 389.28 feet along the common line of said 5.25 acre tract and said 5.10 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies) and for the **POINT OF BEGINNING**;

- 1) **THENCE, North 81°16'49" West, 119.72 feet** continuing along the common line of said 5.25 acre tract and said 5.10 acre tract to a set 5/8-inch iron rod with "GS" cap in the existing easterly right of way line of Interstate Highway 35 (width varies), being the northwesterly corner of said 5.10 acre tract, same being the southwesterly corner of said 5.25 acre tract, said existing right of way conveyed to the State of Texas by deed and recorded under Volume 624, Page 115 of said Deed Records;
- 2) **THENCE, North 08°43'11" East, 450.00 feet** along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said 5.25 acre tract to set 5/8-inch iron rod with "GS" cap at the southwesterly corner of that certain called 5.19 acre tract of land conveyed to RSB4 Properties A, LLC, by deed and recorded under M.C.C.F. No. 2010035985 of said Official Public Records, being the northwesterly corner of said 5.25 acre tract;
- 3) **THENCE, South 81°16'49" East, 111.21 feet** along the common line of said 5.19 acre tract and said 5.25 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed easterly right of way line of Interstate Highway 35;

Page 2 of 4  
November 8, 2011

- 4) **THENCE, South 07°38'11" West, 450.08 feet** along the proposed easterly right of way line of Interstate Highway 35, passing at 138.39 feet to a set 5/8-inch iron rod with TxDOT aluminum cap stamped "Control of Access" (COA) for the Beginning of an Access Denial Line, and continuing to the End of an Access Denial Line and for the **POINT OF BEGINNING** and containing 1.193 acres of land.

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

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

A survey was performed on the ground under my supervision in November, 2011.

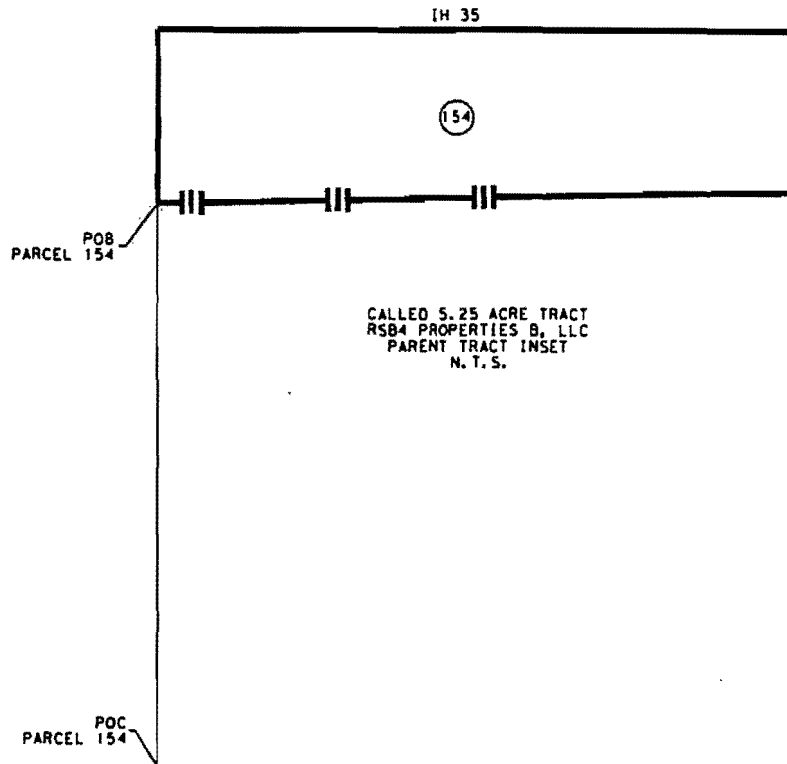
See attached 8 ½" x 11" plat that accompanies.

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

*Bill Winters*  
*11-8-11*

LEGEND

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



*Bill Wadley*  
11-8-11

NOTES:

1. Horizontal Control is based on Static and RTK GPS observations holding control monuments 1359910, 1359911, and C1304. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone (US Survey feet). Coordinates are surface using a surface adjustment factor of 1.0001316.
2. Abstracting was originally performed by Home Abstract & Title Company in March 2006, was updated by Home Abstract & Title Company in November, 2007, and property ownership was updated by GeoSolutions, LLC in December 2009 and in August, 2011.
3. Property description of even date has been prepared in conjunction with this parcel plat.
4. Access is prohibited across the "Access Denial Line" to the highway facility from the remainder of the abutting property.

REVISED:

DGN: 1H35-030 Parcel 154A.dgn  
GS JOB No. 06-017-030

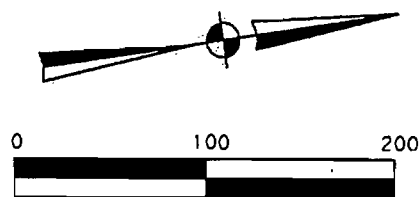
PARCEL 154  
1.193 ACRES  
51,959 SQ.FT.

PAGE 3 OF 4

RSB4 PROPERTIES B, LLC  
IH-35 SOUTH  
C.S.J. 0015-01-221  
McLENNAN COUNTY NOVEMBER 8, 2011  
prepared by:

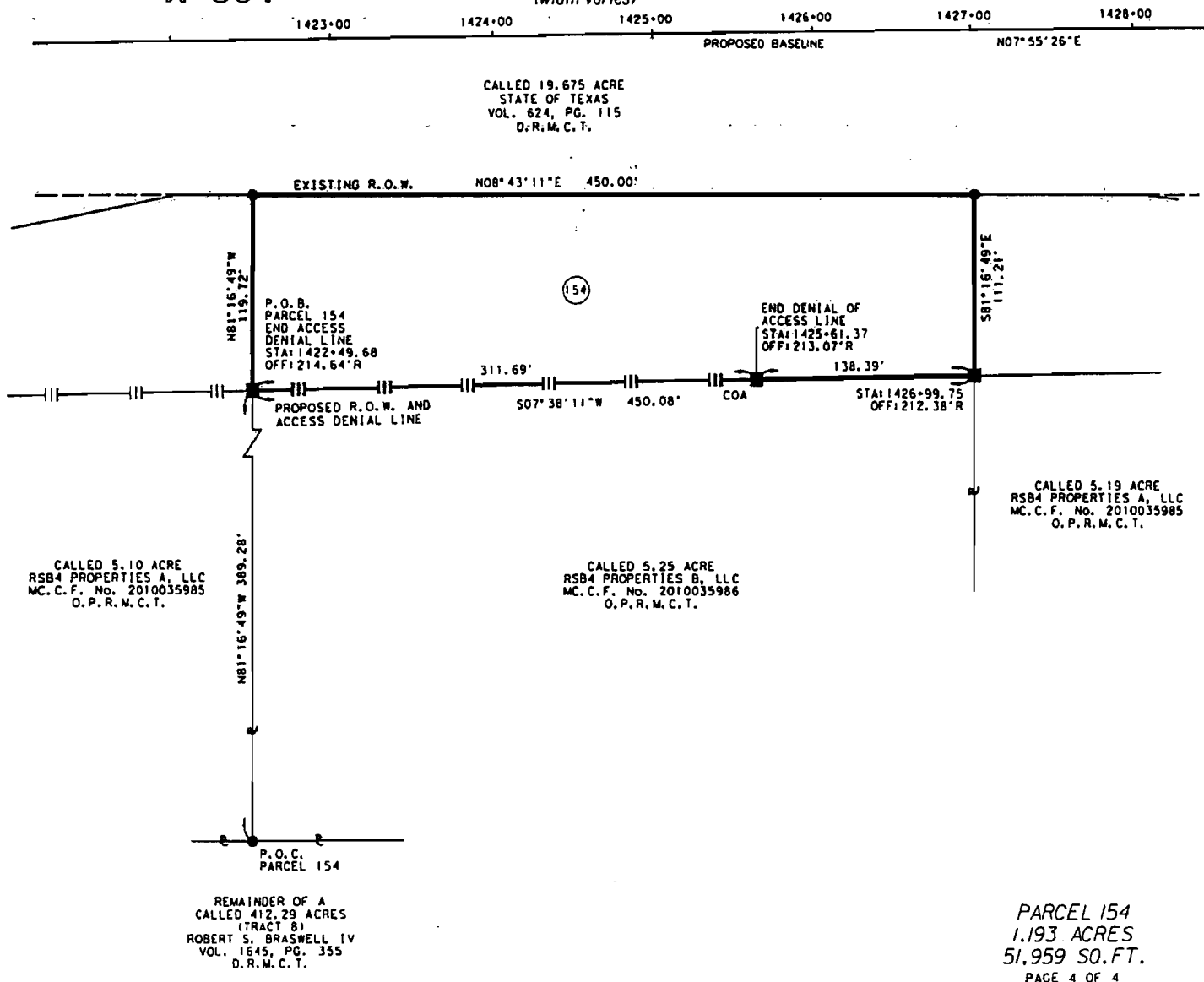
**Geo Solutions, LLC**

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



# H.E. DAVIS SURVEY A-304

INTERSTATE HIGHWAY 35  
(width varies)



RSB4 PROPERTIES A, LLC  
IH-35 SOUTH  
C.S.J. 0015-01-221  
MCLENNAN COUNTY NOVEMBER 8, 2011  
prepared by:

**Geo Solutions, LLC**

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

Page 1 of 4  
November 8, 2011

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

**Property Description**  
**Parcel 155**

Being 1.037 acres of land situated in the H.E. DAVIS SURVEY, Abstract No. 304 in McLennan County, Texas. Being part of that certain called 5.19 acre tract of land conveyed to RSB4 Properties A, LLC, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010035985 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 1.037 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at a set 5/8-inch iron rod with "GS" cap at the southeasterly corner of that certain called 6.39 acre tract (calculated 7.21 acres) of land conveyed to RSB4 Properties B, LLC, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010035986 of said Official Public Records, being the northeasterly corner of said 5.19 acre tract, being in the westerly line of that certain called 412.29 acre tract (designated as Tract Eight) conveyed to Robert S. Braswell, IV, by deed and recorded under Volume 1645, Page 322 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);

Thence, North 81°16'49" West, 406.30 feet along the common line of said 5.19 acre tract and said 6.39 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies) and for the **POINT OF BEGINNING**;

- 1) **THENCE, South 07°38'11" West, 450.09 feet** along the proposed easterly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with TxDOT aluminum cap in the northerly line of that certain 5.25 acre tract of land conveyed to RSB4 Properties B, LLC, by deed and recorded under M.C.C.F. No. 2010035986 of said Official Public Records, being the southerly line of said 5.19 acre tract;
- 2) **THENCE, North 81°16'49" West, 111.21 feet** along the common line of said 5.19 acre tract and said 5.25 acre tract to a set 5/8-inch iron rod with "GS" cap in the existing easterly right of way line of Interstate Highway 35 (width varies), being the northwesterly corner of said 5.25 acre tract, same being the southwest corner of said 5.19 acre tract, said existing right of way conveyed to the State of Texas by deeds and recorded under Volume 624, Page 115 and Volume 823, Page 661 of said Deed Records;
- 3) **THENCE, North 08°43'11" East, 102.17 feet** along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said 5.19 acre tract to a point, from which a found concrete monument (broken) bears North 31°58' West, 0.65 feet;
- 4) **THENCE, North 14°20'49" East, 101.98 feet** continuing along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said 5.19 acre tract to a point, from which a found concrete monument (broken) bears South 08°43' West, 1.61 feet;

Page 2 of 4  
November 8, 2011

- 5) **THENCE, North 08°43'11" East, 246.35 feet** continuing along the existing easterly right of way line of Interstate Highway 35, being the westerly line of said 5.19 acre tract to a set 5/8-inch iron rod with "GS" cap at the southwesterly corner of said 6.39 acre tract, being the northwesterly corner of said 5.19 acre tract;
- 6) **THENCE, South 81°16'49" East, 92.70 feet** along the common line of said 5.19 acre tract and said 6.39 acre tract to the **POINT OF BEGINNING** and containing 1.037 acres of land.

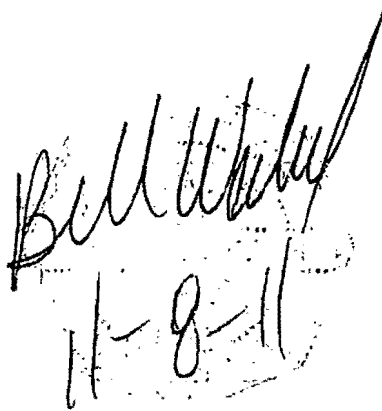
**Horizontal Control** – All bearings are related to the Texas State Plane Coordinate System Central Zone NAD 83 (1993). Coordinates and distances shown are surface values in US Survey feet. To convert coordinates to Texas State Plane Coordinate System Central Zone NAD 83 (1993) Grid values divide the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

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

A survey was performed on the ground under my supervision in November, 2011.

See attached 8 1/2" x 11" plat that accompanies.

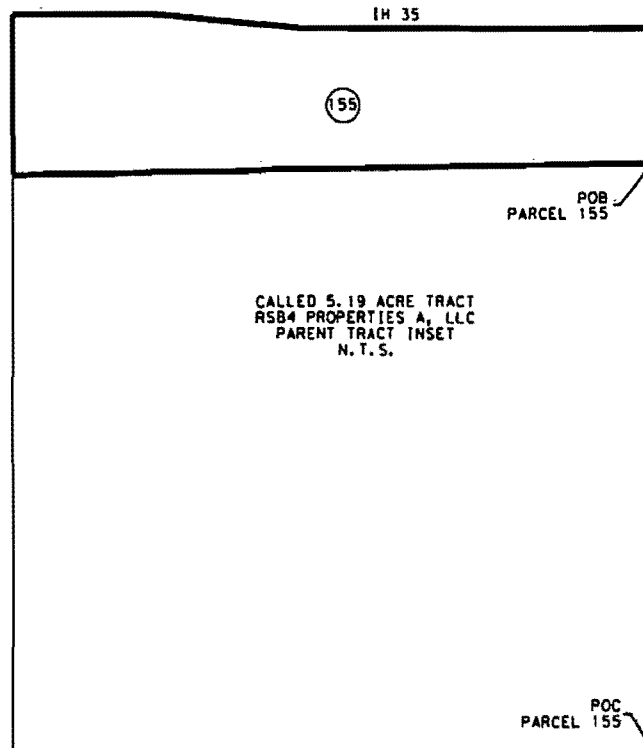
**PREPARED BY:**  
GeoSolutions, LLC  
25814 Budde Road  
Spring, Texas 77380



Bill White  
11-8-11

# LEGEND

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



*Bill W. [Signature]*  
11-8-11

## NOTES:

1. Horizontal Control is based on Static and RTK GPS observations holding control monuments 1359910, 1359911, and C1304. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone (US Survey feet). Coordinates are surface using a surface adjustment factor of 1.0001316.
2. Abstracting was originally performed by Home Abstract & Title Company in March 2006, was updated by Home Abstract & Title Company in November, 2007, and property ownership was updated by GeoSolutions, LLC in December 2009 and in August, 2011.
3. Property description of even date has been prepared in conjunction with this parcel plat.
4. Access is allowed to the highway facility from the remainder of the abutting property.

REVISED:

DGN: 1H35-030 Parcel 155A.dgn  
GS JOB No. 06-017-030

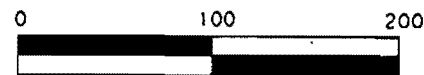
PARCEL 155  
1.037 ACRES  
45,160 SQ.FT.

PAGE 3 OF 4

RSB4 PROPERTIES A, LLC  
1H-35 SOUTH  
C.S.J. 0015-01-221  
McLENNAN COUNTY NOVEMBER 8, 2011  
prepared by:

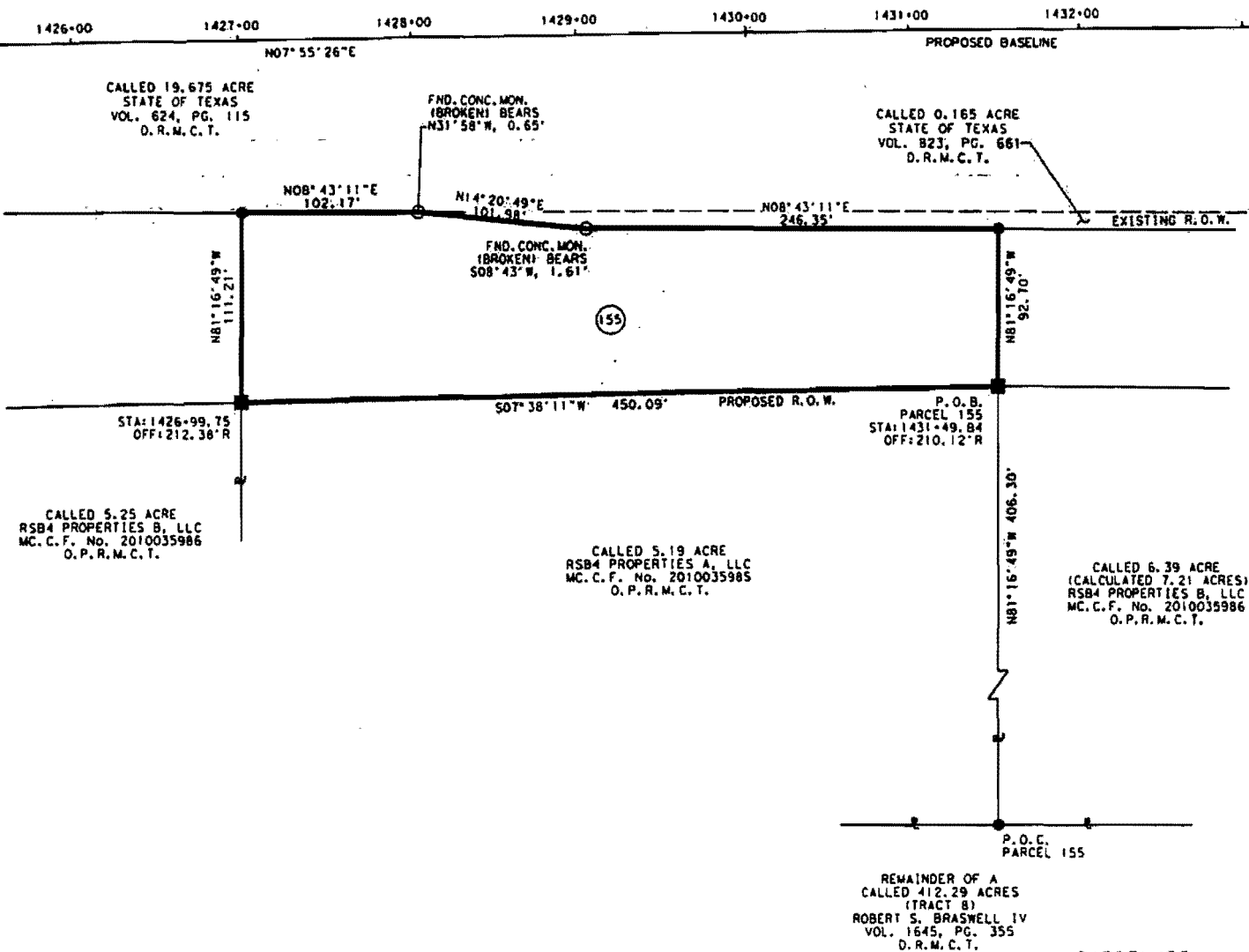
**Geo Solutions, LLC**  
Office: 281-681-9766 Fax: 281-681-9779





# H.E. DAVIS SURVEY A-304

INTERSTATE HIGHWAY 35  
(width varies)



PARCEL 155  
1.037 ACRES  
45,160 SQ.FT.  
PAGE 4 OF 4

RSB4 PROPERTIES A, LLC  
TH-35 SOUTH  
C.S.J. 0015-01-221  
MCLENNAN COUNTY NOVEMBER 8, 2011  
prepared by:



Page 1 of 4  
November 8, 2011

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

**Property Description**  
**Parcel 156**

Being 1.004 acres of land situated in the H.E. DAVIS SURVEY, Abstract No. 304 in McLennan County, Texas. Being part of that certain called 6.39 acre tract (calculated 7.21 acres) of land conveyed to RSB4 Properties B, LLC, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010035986 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.); said 1.004 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at a set 5/8-inch iron rod with "GS" cap for the northeasterly corner of that certain called 5.19 acre tract of land conveyed to RSB4 Properties A, LLC, by deed and recorded under McLennan County Clerk's File (M.C.C.F.) No. 2010035985 of said Official Public Records, being the southeasterly corner of said 6.39 acre tract, being in the westerly line of that certain called 412.29 acre tract (designated as Tract Eight) conveyed to Robert S. Braswell, IV, by deed and recorded under Volume 1645, Page 322 of the Deed Records of McLennan County, Texas (D.R.M.C.T.);

Thence, North 81°16'49" West, 406.30 feet along the common line of said 5.19 acre tract and said 6.39 acre tract to a set 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap in the proposed easterly right of way line of Interstate Highway 35 (width varies) and for the **POINT OF BEGINNING**;

- 1) **THENCE, North 81°16'49" West, 92.70 feet** continuing along the common line of said 5.19 acre tract and said 6.39 acre tract to a set 5/8-inch iron rod with "GS" cap in the existing easterly right of way line of Interstate Highway 35 (width varies), being the northwesterly corner of said 5.19 acre tract, same being the southwesterly corner of said 6.39 acre tract, said existing right of way conveyed to the State of Texas by deed and recorded under Volume 823, Page 661 of said Deed Records;
- 2) **THENCE, North 08°43'11" East, 427.32 feet** along existing easterly right of way line of Interstate Highway 35, being the westerly line of said 6.39 acre tract, passing at 237.95 feet a found concrete monument, and continuing to a set 5/8-inch iron rod with "GS" cap for the southwesterly corner of that certain remainder of a called 2.0 acre tract of land conveyed to Bobby Jennings by deed and recorded under Volume 802, Page 128 of said Deed Records;
- 3) **THENCE, North 59°46'21" East, 123.11 feet** along the southerly line of remainder of said 2.0 acre tract, being the northerly line of said 6.39 acre tract to a set 5/8-inch iron rod with TxDOT aluminum cap in the proposed easterly right of way line of Interstate Highway 35;
- 4) **THENCE, South 09°06'59" West, 487.10 feet** along the proposed easterly right of way line of Interstate Highway 35 to a set 5/8-inch iron rod with TxDOT aluminum cap;

Page 2 of 4  
November 8, 2011

- 5) **THENCE, South 07°38'11" West, 17.62 feet** continuing along the proposed easterly right of way line of Interstate Highway 35 to the **POINT OF BEGINNING** and containing 1.004 acres of land.

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

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

A survey was performed on the ground under my supervision in November, 2011.

See attached 8 1/2" x 11" plat that accompanies.

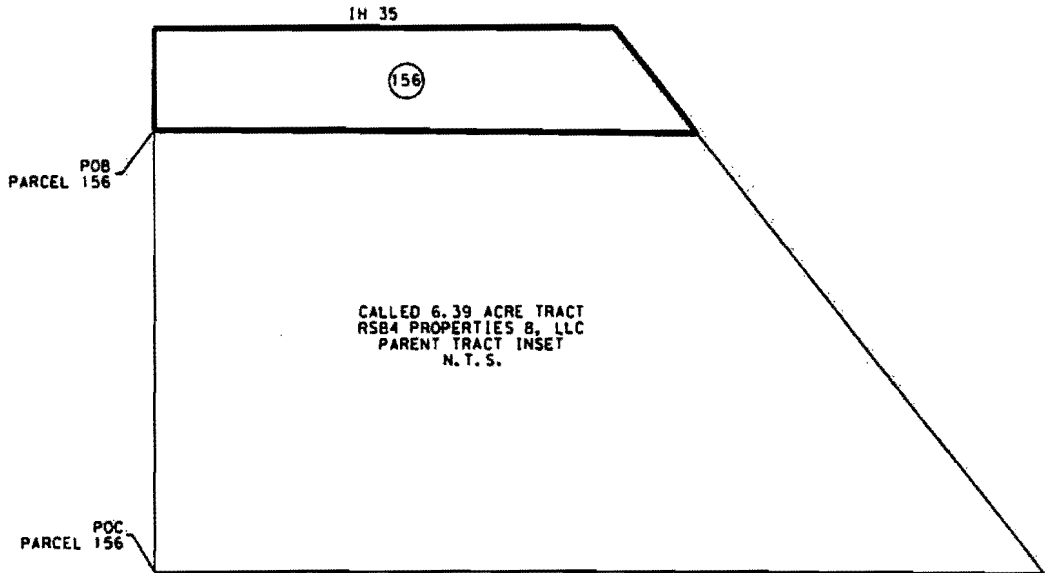
**PREPARED BY:**  
GeoSolutions, LLC  
25814 Budde Road  
Spring, Texas 77380



Bill W.  
11-8-11

# LEGEND

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



*Bill Winters*  
11-8-11

## NOTES:

1. Horizontal Control is based on Static and RTK GPS observations holding control monuments 1359910, 1359911, and C1304. All coordinates are related to Texas State Plane Coordinate System NAD 83 (1993) Central Zone (US Survey feet). Coordinates are surface using a surface adjustment factor of 1.0001316.
2. Abstracting was originally performed by Home Abstract & Title Company in March 2006, was updated by Home Abstract & Title Company in November, 2007, and property ownership was updated by GeoSolutions, LLC in December 2009 and in August, 2011.
3. Property description of even date has been prepared in conjunction with this parcel plat.
4. Access is allowed to the highway facility from the remainder of the abutting property.

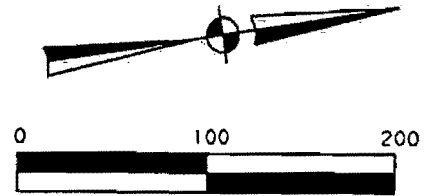
REVISED:

DGN: 1H35-030 Parcel 156A.dgn  
GS JOB No. 06-017-030

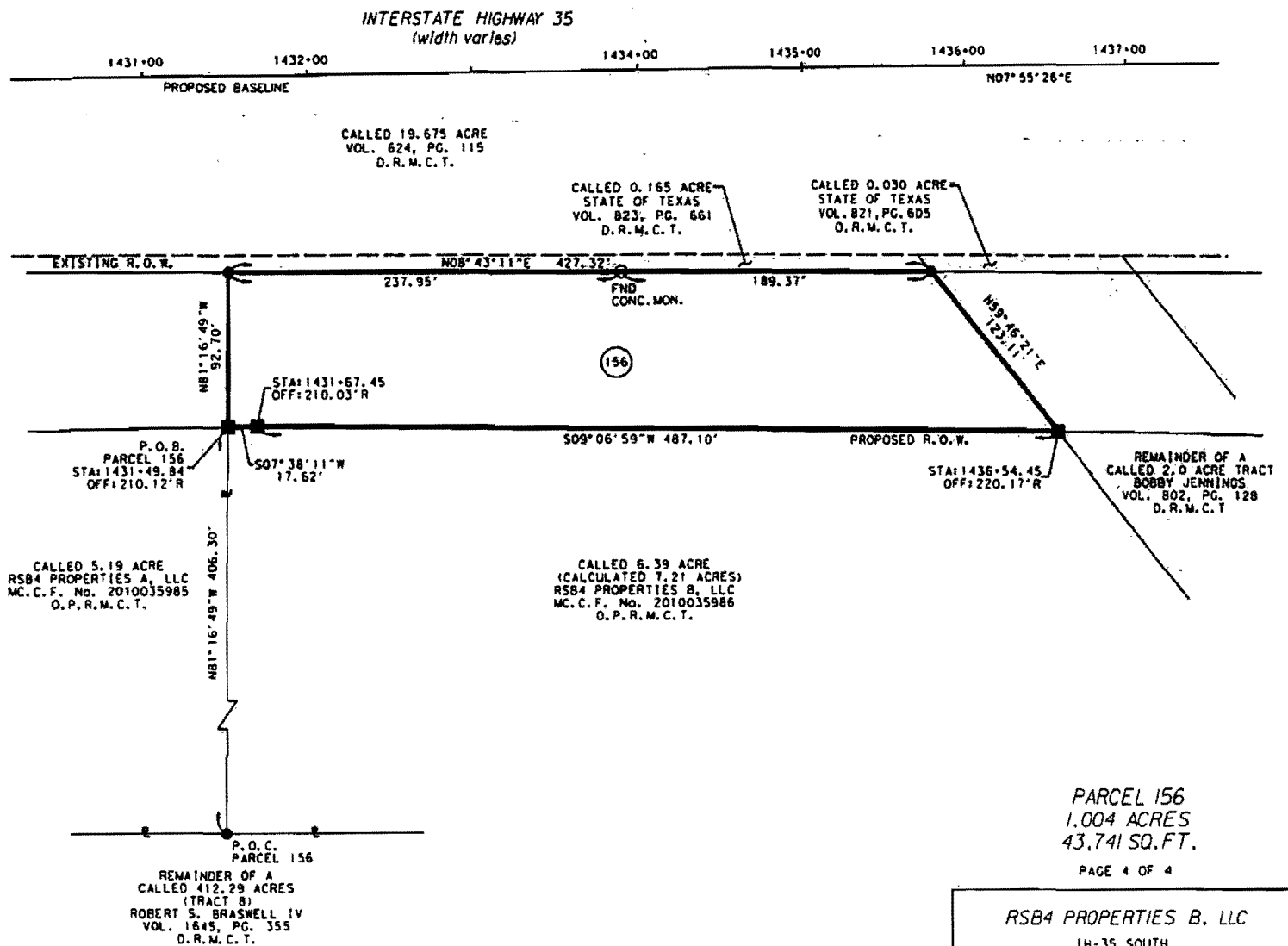
PARCEL 156  
1.004 ACRES  
43,741 SQ.FT.

PAGE 3 OF 4

RSB4 PROPERTIES A, LLC	
1H-35 SOUTH	
C.S.J. 0015-01-221	
McLENNAN COUNTY	NOVEMBER 8, 2011
prepared by:	
	GeoSolutions, LLC
Office: 281-681-9766 Fax: 281-681-9779	



H.E. DAVIS SURVEY  
A-304



PARCEL 156  
1.004 ACRES  
43,741 SQ.FT.

PAGE 4 OF 4

RSB4 PROPERTIES B, LLC  
IH-35 SOUTH  
C.S.J. 0015-01-221  
McLENNAN COUNTY NOVEMBER 8, 2011  
prepared by:



County: Tarrant  
Highway: State Highway 121  
Limits: From FM 2499 to South of I-635 Interchange  
STA. 1908+39.45 to 1910+61.77  
Federal Aid Project No.: NH 2009(854)  
R.O.W. CSJ: 0364-01-134

Page 1 of 5  
July 13, 2011



Description for Parcel 117B

BEING a 4,792 square foot tract of land in the Henry Suggs Survey, Abstract Number 1415, in the City of Grapevine, Tarrant County, Texas, and being part of Lot 4, Block 1, of the Final Plat of Lots 1, 2, 3 and 4, Block 1, 121 & 26 Addition, an addition to the City of Grapevine, as recorded in Cabinet A, Slide 5294, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), said Lot 4 being made up of part of a tract of land described in a Quitclaim deed to 121 & 26 Partners L.P., dated October 3, 1996, as recorded in Volume 12615, Page 556, in the Deed Records of Tarrant County, Texas (D.R.T.C.T.) and part of a 4.6422 acre tract described in a Special Warranty Deed to 121 & 26 Partners, L.P., dated December 24, 1994, as recorded in Volume 11836, Page 1551, D.R.T.C.T., said 4,792 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at an "X" found in concrete at the northwest corner of said Lot 4, being the southwest corner of Lot 3, Block 1 and in the east line of Lot 2, Block 1, of said 121 & 26 Addition;

THENCE North 89 degrees 50 minutes 59 seconds East, departing said east line of Lot 2, along said south line of said Lot 3 and said north line of Lot 4, a distance of 255.61 feet to a 5/8-inch iron rod with aluminum TxDOT cap set at the POINT OF BEGINNING (Surface Value N 7,035,931.68, E 2,416,299.73) (Sta. 1910+61.77, 396.26' offset left), being in the proposed westerly right-of-way line of State Highway 121;

- 1) THENCE North 89 degrees 50 minutes 59 seconds East, departing said proposed westerly right-of-way line of State Highway 121 and with said north line of Lot 4, being said south line of Lot 3, a distance of 20.87 feet to a 5/8-inch iron rod with cap stamped "GSES INC RPLS 4084" found at the northeast corner of said Lot 4, being the southeast corner of said Lot 3, also being in the existing west right-of-way line of State Highway 121 (variable width);
- 2) THENCE South 15 degrees 27 minutes 26 seconds West, with the east line of said Lot 4 and said existing west right-of-way line of State Highway 121, a distance of 238.64 feet to a 5/8-inch iron rod with cap stamped "GONZALEZ & SCHNEEBERG" found at the southeast corner of said Lot 4;
- 3) THENCE South 89 degrees 50 minutes 59 seconds West, with the south line of said Lot 4, and continuing with said existing west right-of-way line of State Highway 121, a distance of 20.83 feet to a 5/8-inch iron rod with aluminum TxDOT cap set (Sta. 1908+39.45, 413.35' offset left) in said proposed westerly right-of-way line of State Highway 121, said point being the beginning of a Access Denial Line;\*\*

County: Tarrant  
Highway: State Highway 121  
Limits: From FM 2499 to South of I-635 Interchange  
STA. 1908+39.45 to 1910+61.77  
Federal Aid Project No.: NH 2009(854)  
R.O.W. CSJ: 0364-01-134

Page 2 of 5  
July 13, 2011



**Description for Parcel 117B**

- 4) THENCE North 15 degrees 26 minutes 50 seconds East, departing said south line of Lot 4, and with said proposed westerly right-of-way line of State Highway 121 and said Access Denial Line, at a distance of 21.35 feet, passing a 5/8-inch iron rod with aluminum ACCESS DENIAL cap set at the end of said Access Denial Line, continuing with said proposed westerly right-of-way line of State Highway 121, at an additional distance of 46.55 feet, passing a 5/8-inch iron rod with aluminum ACCESS DENIAL cap set at the beginning of an Access Denial Line, and continuing with said proposed westerly right-of-way line of State Highway 121 and said Access Denial Line, a total distance of 238.63 feet to the end of said Access Denial Line at the POINT OF BEGINNING and containing 4,792 square feet [0.1100 acres] of land, more or less.

**And In Addition Thereto**

An Access Denial Line delineating a denial of access to and from the transportation facility to and from the adjacent property in the Henry Suggs Survey, Abstract Number 1415, in the City of Grapevine, Tarrant County, Texas, and being part of Lot 4, Block 1, of the Final Plat of Lots 1, 2, 3 and 4, Block 1, 121 & 26 Addition, an addition to the City of Grapevine, as recorded in Cabinet A, Slide 5294, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), said Lot 4 being made up of part of a tract of land described in a Quitclaim deed to 121 & 26 Partners L.P., dated October 3, 1996, as recorded in Volume 12615, Page 556, in the Deed Records of Tarrant County, Texas (D.R.T.C.T.) and part of a 4.6422 acre tract described in a Special Warranty Deed to 121 & 26 Partners, L.P., dated December 24, 1994, as recorded in Volume 11836, Page 1551, D.R.T.C.T., said Access Denial Line as shown on the accompanying parcel plat is further by metes and bounds as follow:

COMMENCING at a 5/8-inch iron rod with cap stamped "GSES INC RPLS 4804" found at the southwest corner of said Lot 4, same being the southeast corner of Lot 2 of said 121 & 126 Addition, also being in the north line of Grapevine Mills Addition Phase 2, an addition to the City of Grapevine, as recorded in Cabinet A, Slide 5501 P.R.T.C.T.;

THENCE North 89 degrees 50 minutes 59 seconds East, with the south line of said Lot 4 and said north line of Grapevine Mills Addition Phase 2, a distance of 246.94 feet to a 5/8-inch iron rod with aluminum ACCESS DENIAL cap set at the POINT OF BEGINNING, being the beginning of an ACCESS DENIAL LINE and the northeast corner of said Grapevine Mills Addition Phase 2, also being in the existing west right-of-way line of State Highway 121;

County: Tarrant  
Highway: State Highway 121  
Limits: From FM 2499 to South of I-635 Interchange  
STA. 1908+39.45 to 1910+61.77  
Federal Aid Project No.: NH 2009(854)  
R.O.W. CSJ: 0364-01-134

Page 3 of 5  
July 13, 2011



Description for Parcel 117B

- 1) THENCE North 89 degrees 50 minutes 59 seconds East, continuing with said south line of Lot 4 and along said existing west right-of-way line of State Highway 121, a distance of 26.08 feet to a 5/8-inch iron rod with aluminum TxDOT cap set at the end of said ACCESS DENIAL LINE.

NOTES:

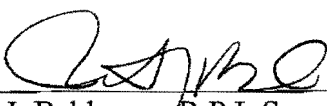
\*\* The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right-of-Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

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

Bearings are based on the NAD-83 (2007 Adjustment) Texas State Plane Coordinate System, North Central Zone 4202. All coordinates herein are surface coordinates established by the TxDOT VRS NETWORK and the grid to surface scale factor of 1.00012 as published by the Texas Department of Transportation, Fort Worth District Office was used for this project. Project Control Points "CDS 1" (N 7,029,244.89 E 2,397,546.60) and "CDS 5" (N 7,034,187.73 E 2,415,930.12), which bears North 74 degrees 57 minutes 02 seconds East – 19,036.42 feet, were located and used.

All stations and offsets shown are calculated relative to the project centerline (SH 121 Baseline) unless otherwise noted.

I hereby certify this plat and the accompanying description of even date herewith are true and correct to the best of my knowledge and belief, and that the property shown herein was determined by a survey made on the ground under my direction and supervision.

  
Patrick J. Baldasaro, R.P.L.S.  
Texas Registration No. 5504

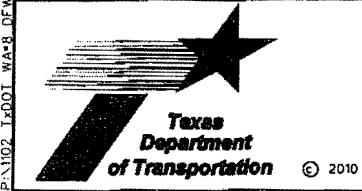
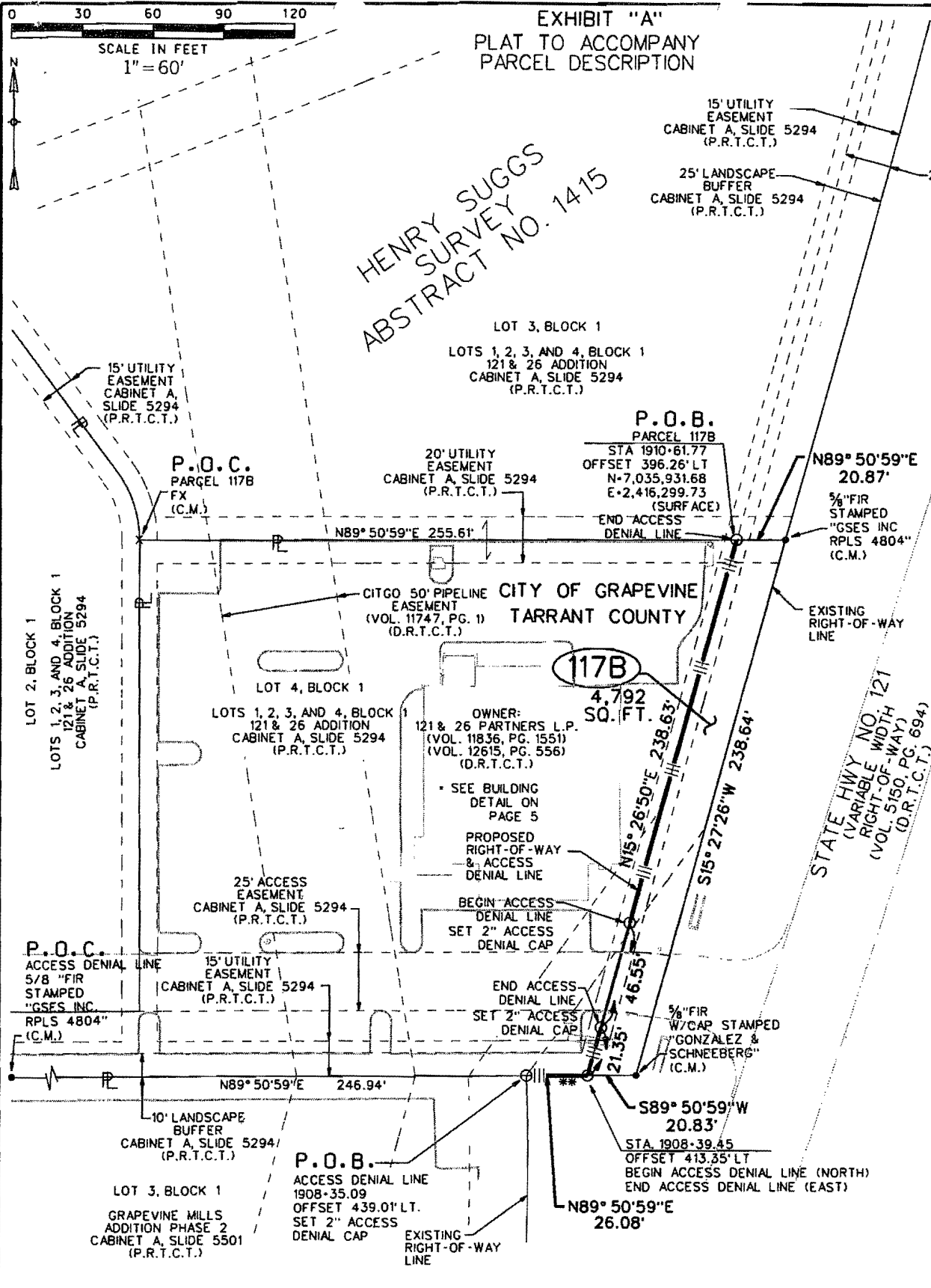
7.13.11

Date

DAL-TECH Engineering, Inc.  
17400 Dallas Parkway, Suite 110  
Dallas, Texas 75287  
Phone 972-250-2727 Fax 972-250-4774







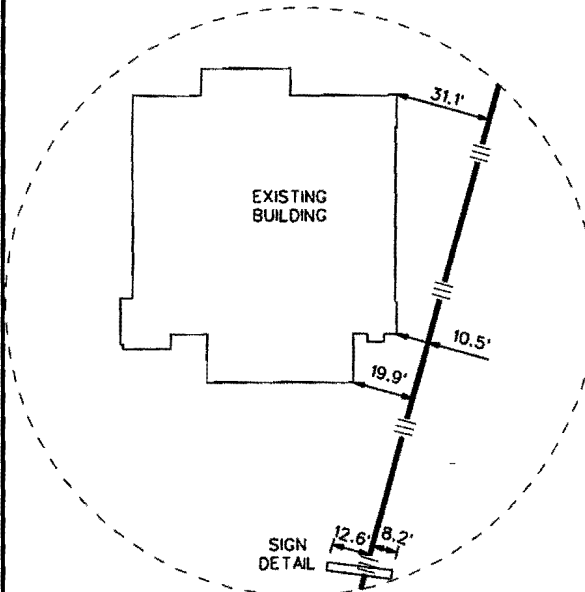
A PLAT OF A SURVEY OF PARCEL 117B			
FILE	SH 121		
SCALE	FEDERAL AD PROJECT NO.	ROW-C.S.U.N.O.	COUNTY
1"=60'	NH2009(854)	0364-01-134	TARRANT

PARCEL NUMBER	117B	
	ACRES	SQUARE FEET
ACQUISITION	0.1100	4,792
LOT AREA	1.342	58,454
REMAINDER AREA	1.232	53,662

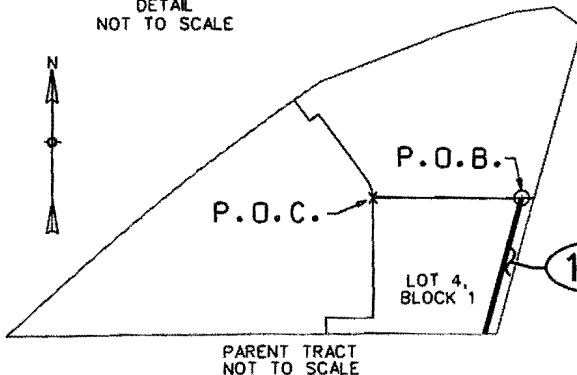
P:\1102\_1\DOT\_WA-8\_DFW\_Connectors\Parcels\PAR-117B.dwg Plotted on 7/13/2011 at 10:03 PM By: molson Project\NTIA-Parcel\Printer\dt PenTable\NTIA-Parcel\HPS000.tbl

LEGEND

- EXIST. ROW LINE  
NEW ROW LINE  
PROPERTY LINE  
SURVEY LINE  
ACCESS (DENIAL) LINE  
EXISTING ACCESS (DENIAL) LINE  
EASEMENT LINE
- - TxDOT ALUMINUM CAP SET ON TOP OF A 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
- FIR - FOUND IRON ROD  
FMON - FOUND CONCRETE HIGHWAY MONUMENT  
SIR/W - 1/2" SET IRON ROD WITH CAP STAMPED "DAL-TECH"  
SX/FX - SET/FOUND "X" CUT IN CONCRETE  
C.M. - CONTROL MONUMENT  
C.P. - CONTROL POINT
- - SET TxDOT TYPE II MONUMENT



BUILDING  
DETAIL  
NOT TO SCALE



PARENT TRACT  
NOT TO SCALE

EXHIBIT "A"

PLAT TO ACCOMPANY  
PARCEL DESCRIPTION

- 1) BEARINGS ARE BASED ON THE NAD-83 (2007 ADJUSTMENT) TEXAS STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202. ALL COORDINATES HEREIN ARE SURFACE COORDINATES ESTABLISHED BY THE TxDOT VRS NETWORK AND THE GRID TO SURFACE SCALE FACTOR OF 1.00012 AS PUBLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, FORT WORTH DISTRICT OFFICE WAS USED FOR THIS PROJECT. PROJECT CONTROL POINTS "CDS 1" (N 7,029,244.89 E 2,397,546.60) AND "CDS 5" (N 7,034,187.73 E 2,415,930.12), WHICH BEARS NORTH 74 DEGREES 57 MINUTES 02 SECONDS EAST - 19,036.42 FEET, WERE LOCATED AND USED.
- 2) IMPROVEMENTS SHOWN HEREON ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY NORTH AMERICAN TITLE COMPANY, GF No. 14766-II-0108, EFFECTIVE DATE MARCH 22, 2011.
- 4) THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DO NOT APPLY TO THIS PARCEL:  
- 50' CITGO EASEMENT - VOL. 11747, PG. 1  
- 7.5 FOOT UTILITY EASEMENT ALONG WEST LOT LINE  
- 25 FOOT LANDSCAPE BUFFER  
- ACCESS DENIAL SET FORTH IN VOLUME 5150, PAGE 694, HAS BEEN SUPERCEDED BY VOLUME 12615, PAGE 556. ACCESS DENIAL DOES NOT AFFECT SUBJECT PROPERTY
- 5) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 6) ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 121 BASELINE) UNLESS OTHERWISE NOTED.
- 7) ACCESS TO AND FROM THE SH 121 TRANSPORTATION FACILITY, IN AREAS WHERE ACCESS IS NOT SPECIFICALLY DENIED HEREON, WILL BE SUBJECT TO POLICE POWERS.
- 8) ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE HIGHWAY FACILITY FROM THE REMAINDER OF ADJUTING PROPERTY.
- 9) "THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH 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.

I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERWITH, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.



PATRICK J. BALDASARO  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5504

DATE

7.13.11



© 2010

A PLAT OF A SURVEY OF PARCEL  
117B

FILE	SH 121	DIVISION TTA	COUNTY TARRANT	117B	
				PARCEL NUMBER	ACRES
SCALE N.T.S.	FEDERAL AD PROJECT NO. NH2009(854)	ROW-C.S.J.N.O. 0364-01-134		ACQUISITION	0.1100
				LOT AREA	4,792
				REMAINDER AREA	58,454
					53,662

Page 1 of 3  
March 31, 2011

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

**Property Description**  
**For Parcel 17**

BEING 0.853 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE REDDING ROBERTS SURVEY, ABSTRACT NO. 692 IN BELL COUNTY, TEXAS AND BEING A PART OF A CALLED LOTS 8 AND 9 OF THE HILLSIDE ADDITION SUBDIVISION RECORDED IN VOLUME 397, PAGE 280 OF THE DEED RECORDS OF BELL COUNTY, TEXAS (D.R.B.C.T.) AND CONVEYED IN WARRANTY DEED TO CHRIS A. MCGREGOR AND WIFE, KAREN L. MCGREGOR RECORDED IN VOLUME 5523, PAGE 30 THROUGH 60 OF THE D.R.B.C.T. AND PART OF A CALLED LOTS 6 AND 7 DESCRIBED IN SPECIAL WARRANTY DEED TO CHRIS A. MCGREGOR AND WIFE, KAREN L. MCGREGOR RECORDED IN DOCUMENT NUMBER 200927978 OF THE REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a set 5/8" iron rod with plastic cap stamped "Landesign" at the west line of Lot 6, and on the east line of a called Lot 5 of said Hillside Addition;

**THENCE** South 19°31'18" East 86.02 feet with the west line of said Lot 6 and the east line of said Lot 5 to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the proposed north right-of-way line of Interstate Highway 35 (IH 35) for the **POINT OF BEGINNING**;

- (1) **THENCE** 216.85 feet along a curve to the right having a radius of 21622.00 feet, a delta angle of 00°34'29" and a chord bears North 69°10'59" East 216.85 feet through said Lots 6-9 with the proposed north right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap on the east line of said Lot 9 and the west line of a called Lot 10 of said Hillside Addition;
- (2) **THENCE** South 19°31'11" East 173.84 feet with the east line of said Lot 9 and the west line of said Lot 10 to a set 5/8" iron rod with plastic cap stamped "Landesign" at the southeast corner of said Lot 9, the southwest corner of said Lot 10 and the existing north right-of-way line of IH 35 (Public Road No Dedication);
- (3) **THENCE** South 70°33'27" West 216.79 feet with the south line of Lots 9-6 and the existing north right-of-way line of IH 35 to a set 5/8" iron rod with plastic cap

stamped "Landesign" at the southwest corner of said Lot 6 and the southeast corner of said Lot 5;

- (4) THENCE North 19°31'18" West 168.64 feet with the west line of Lot 6 and the east line of Lot 5 to the **POINT OF BEGINNING**;

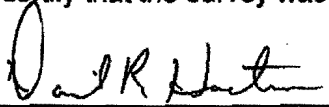
This parcel contains 0.853 of an acre of land, more or less, out of the Redding Roberts Survey, Abstract No. 692 In Bell County, Texas.

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

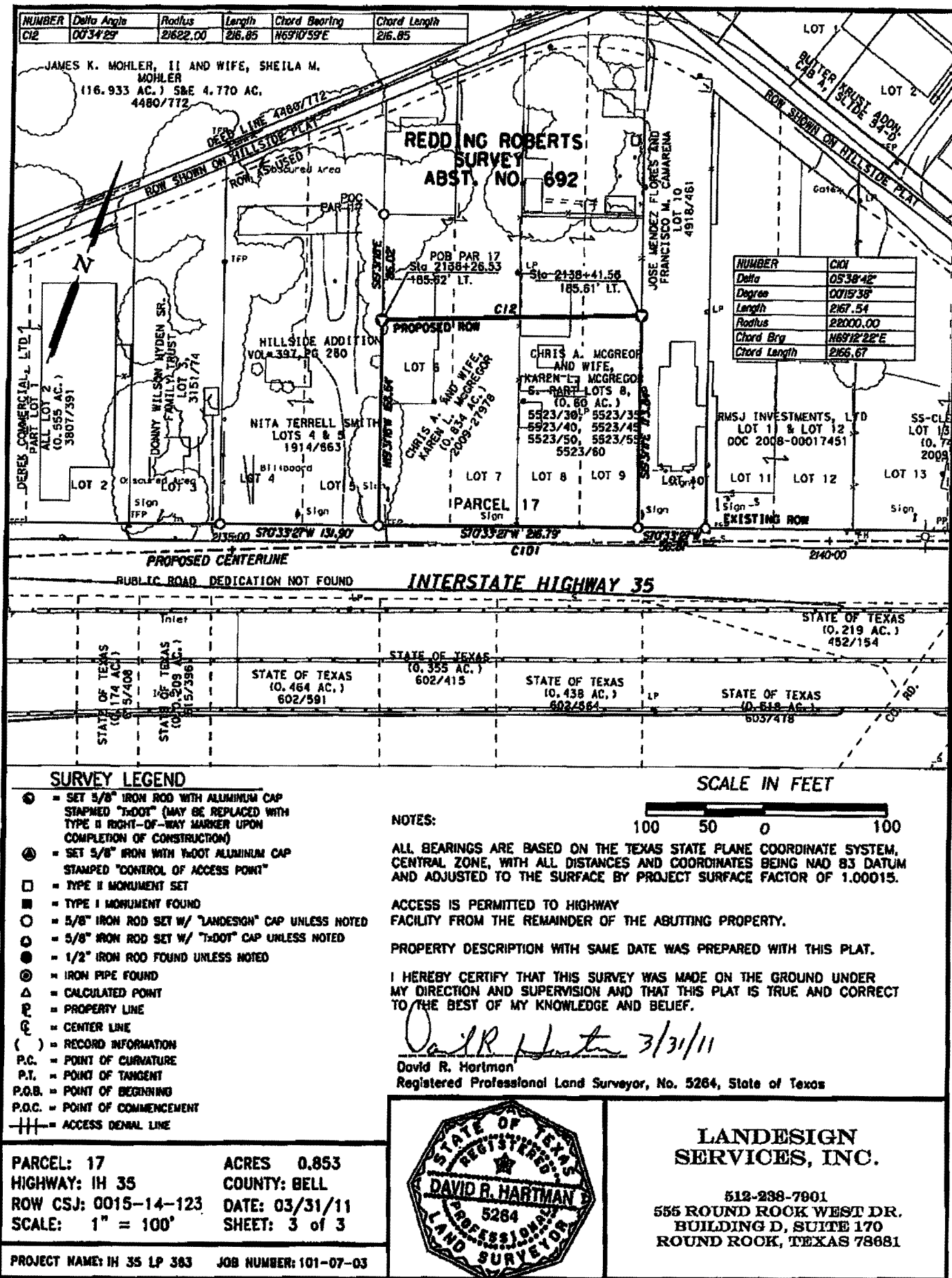
Access is permitted to highway facility from the remainder of the abutting property.

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

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

  
\_\_\_\_\_  
David R. Hartman                      7/31/11  
Registered Professional Land Surveyor                      Date  
State of Texas No. 5264





Parcel 17  
Highway No.: IH 35  
CSJ 0015-14-123  
Bell County  
Limits: From S LP 363 to Nugent Ave

**CATEGORY I BISECTION CLAUSE**

**AND IN ADDITION THERETO:**

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

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

Page 1 of 3  
March 31, 2011  
Revised August 25, 2011

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

**Property Description**  
**For Parcel 107**

BEING 0.366 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE AZARIAH G. MOORE SURVEY, ABSTRACT NO. 596 IN BELL COUNTY, TEXAS AND BEING A PART OF A CALLED 0.517 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO NET LEASE FUNDING 2005, LP RECORDED IN VOLUME 5633, PAGE 565 OF THE DEED RECORDS OF BELL COUNTY, TEXAS (D.R.B.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a found one inch iron pipe at the southwest corner of said 0.517 acre tract and on the east line of a called 3.912 acre tract described in deed to Anaradhar, LLC recorded in Document Number 200900017453 of the Real Property Records of Bell County, Texas;

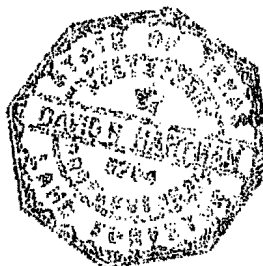
**THENCE** South 72°57'28" East 43.52 feet with the south line of said 0.517 acre tract and the most southerly north line of said 3.912 acre tract to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the proposed west right-of-way line of Interstate Highway 35 (IH 35) for the **POINT OF BEGINNING**;

- (1) **THENCE** North 16°40'57" East 149.78 feet through said 0.517 acre tract with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap on the north line of said 0.517 acre tract an the south line of the remainder of a called 5.517 acre tract described as Parcel 1 in deed to Famcot, L.P. recorded in Volume 3918, Page 250 of the D.R.B.C.T.;
- (2) **THENCE** South 73°04'30" East 106.34 feet with the north line of said 0.517 acre tract and the south line the remainder of said 5.517 acre tract to a set 5/8" iron rod with plastic cap stamped "Landesign" at the northeast corner of said 0.517 acre tract, the southeast corner of the remainder of a called 5.517 acre tract, the west line of a called 10.861 acre tract described in deed to the State of Texas recorded in Volume 615, Page 548 of the D.R.B.C.T. and the existing west right-of-way line of IH 35;
- (3) **THENCE** South 16°38'10" West 150.00 feet with the east line of said 0.517 acre tract and the existing west right-of-way line of IH 35 to a found 1/2 inch iron pipe

(4) THENCE North 72°57'28" West 106.46 feet with the south line of said 0.517 acre tract and the most southerly north line of said 3.912 acre tract to the **POINT OF BEGINNING.**

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

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





**AZARIAN G. MOORE SURVEY  
ABST. NO. 308**

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

NUMBER	DIRECTION	DISTANCE
L204	S72° 57' 28" E	43.52'
L206	N16° 38' 10" E	27.82'

ANARADHAR, LLC  
(3.912 AC.)  
200900017453

FAMCOT, L.P.  
PARCEL 1  
(REMAINDER OF 5.517 AC.)  
3918/250

EAST BERKSHIRE  
PROPERTIES, LLC  
(11.537 AC.)  
4066/707

POC PAR 107

Sta 2238+13.74  
180.56' LT.  
POB PAR 107

NET LEASE FUNDING  
2005, LP  
(0.917 AC.)  
5633/565

PARCEL 107

S16° 38' 10" W 332.96'

S16° 38' 10" W 150.00'

2235+00

N13° 47' 28" E

C109

2240+00

N16° 40' 37" E  
PROPOSED CENTERLINE

**INTERSTATE HIGHWAY 35**

STATE OF TEXAS  
(10.861 AC.)  
6182/848

**SURVEY LEGEND**

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

REVISED: 08/25/11

**SCALE IN FEET**



**NOTES:**

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

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

David R. Hartman  
Registered Professional Land Surveyor, No. 5284, State of Texas



**LANDESIGN  
SERVICES, INC.**

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

PARCEL: 107 ACRES 0.386  
HIGHWAY: IH 35 COUNTY: BELL  
ROW CSJ: 0015-14-123 DATE: 03/31/11  
SCALE: 1" = 100' SHEET: 3 of 3

PROJECT NAME: IH 35 LP 383 JOB NUMBER: 101-07-03

Page 1 of 3  
March 9, 2011  
Revised October 10, 2011

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

**Property Description  
For Parcel 12**

BEING 0.447 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE NANCY FERGUSON SURVEY, ABSTRACT NO. 322 IN BELL COUNTY, TEXAS AND THE ELIZABETH BERRY SURVEY ABSTRACT NO. 56 AND BEING A PART OF A CALLED 2.23 ACRE TRACT DESCRIBED IN WARRANTY DEED TO KAREN ANDERSON BREWTON AND PAUL ROY ANDERSON RECORDED IN VOLUME 2497, PAGE 55 OF THE DEED RECORDS OF BELL COUNTY, TEXAS (D.R.B.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a set 5/8" iron rod with plastic cap stamped "Landesign" at the southwest corner of said 2.23 acre tract and the northwest corner of a called 2.11 acre tract described in deed to James A. Roskey and Edith D. Roskey Living Trust recorded in Volume 2874, Page 750 of the D.R.B.C.T.;

THENCE South 72°54'46" East 495.18 feet with the south line of said 2.23 acre tract and the north line of said 2.11 acre tract to a set 5/8" iron rod with TxDOT aluminum cap on the proposed west right-of-way line of Interstate Highway 35 (IH 35) for the **POINT OF BEGINNING**;

- (1) THENCE North 17°26'38" East 44.96 feet through said 2.23 acre tract with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap;
- (2) THENCE South 73°06'24" East 216.08 feet through said 2.23 acre tract with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap;
- (3) THENCE 70.24 feet along a curve to the right having a radius of 4022.00 feet, a delta angle of 01°00'02" and a chord bears North 24°17'04" East 70.24 feet through said 2.23 acre tract with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap on the north line of said 2.23 acre tract and the south line of a called 2.23 acre tract described in deed to Richard Edward Zimmermann recorded in Volume 2462, Page 619 of the D.R.B.C.T.

- (4) THENCE South 72°54'46" East 86.44 feet with the north line of said 2.23 acre tract (2497/55) and the south line of said 2.23 acre tract (2462/629) to a set 5/8" iron rod with plastic cap stamped "Landesign" at the northeast corner of said 2.23 acre tract (2497/55), the southeast corner of said 2.23 acre tract (2462/619), the southwest corner of a called 0.027 acre tract described in deed to the State of Texas recorded in Volume 1055, Page 26 of the D.R.B.C.T., the northwest corner of a called 0.033 acre tract described in deed to the State of Texas recorded in Volume 1056, Page 719 of the D.R.B.C.T. and the existing west right-of-way line of IH 35;
- (5) THENCE South 25°43'14" West 116.71 with the east line of said 2.23 acre tract (2497/55) and the existing west right-of-way line of IH 35 to a set 5/8" iron rod with plastic cap stamped "Landesign" at the southeast corner of said 2.23 acre tract, the southeast corner of said 0.033 acre tract and the northeast corner of a called 0.052 acre tract described in deed to the State of Texas recorded in Volume 1082, Page 561 of the D.R.B.C.T.;
- (6) THENCE North 72°54'46" West 294.08 feet with the south line of said 2.23 acre tract and the north line of said 2.11 acre tract to the **POINT OF BEGINNING**;

Nancy Ferguson Survey	0.232 Acres
<u>Elizabeth Berry Survey</u>	<u>0.215 Acres</u>
Total Acres	0.447

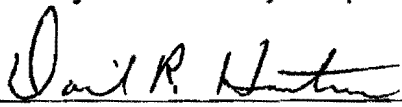
This parcel contains 0.447 of an acre of land, more or less, out of the Nancy Ferguson Survey, Abstract No. 322 and the Elizabeth Berry Survey, Abstract No. 56 in Bell County, Texas.

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

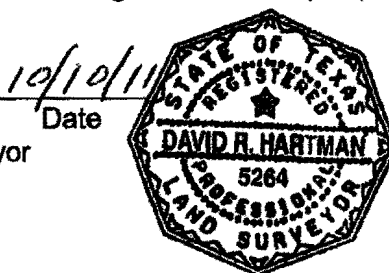
Access is permitted to highway facility from the remainder of the abutting property.

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

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

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

Date





Page 1 of 3  
March 9, 2011

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

**Property Description**  
**For Parcel 13**

BEING 0.467 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE NANCY FERGUSON SURVEY, ABSTRACT NO. 322 IN BELL COUNTY, TEXAS AND BEING A PART OF A CALLED 2.23 ACRE TRACT DESCRIBED IN WARRANTY DEED TO RICHARD EDWARD ZIMMERMANN RECORDED IN VOLUME 2462, PAGE 619 OF THE DEED RECORDS OF BELL COUNTY, TEXAS (D.R.B.C.T.) AND A PART OF A CALLED 2.23 ACRE TRACT DESCRIBED IN DEED TO RICHARD EDWARD ZIMMERMANN RECORDED IN VOLUME 1347, PAGE 825 D.R.B.C.T.; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a found 1/2" iron rod at the southwest corner of said 2.23 acre tract (2462/619) and the northwest corner of a called 2.23 acre tract described in deed to Karen Anderson Brewton and Paul Roy Anderson recorded in Volume 2497, Page 55 of the D.R.B.C.T.;

**THENCE** S72°54'46" East 719.89 feet with the south line of said 2.23 acre tract (2462/619) and the north line of said 2.23 acre tract (2497/55) to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the proposed west right-of-way line of IH 35 and the **POINT OF BEGINNING**;

- (1) **THENCE** 117.60 feet along a curve to the right having a radius of 4022.00 feet, a delta angle of 01°40'31" and a chord bears North 25°37'21" East 117.60 feet through said 2.23 acre tract (2462/619) with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap on the north line of said 2.23 acre tract (2462/619) and the south line of said 2.23 acre tract (1347/825);
- (2) **THENCE** 118.74 feet along a curve to the right having a radius of 4022.00 feet, a delta angle of 01°41'29" and a chord bears North 27°18'21" East 118.73 feet through said 2.23 acre tract (1347/825) with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap on the north line of said 2.23 acre tract (1347/825) and the south line of a called 8.09 acre tract described in deed to Texas Ecological Services Inc. recorded in Volume 3991, Page 475 of the D.R.B.C.T.;
- (3) **THENCE** South 72°54'46" East 88.16 feet with the north line of said 2.23 acre tract (1347/825) and the south line of said 8.09 acre tract to a set 5/8" iron rod with plastic cap stamped "Landesign" at the northeast corner of said 2.23 acre tract (1347/825), the southeast corner of said 8.09 acre tract, the southwest corner of a called 0.096 acre tract described in deed to the State of Texas recorded in Volume 1068, Page 665 D.R.B.C.T., the northwest corner of a called 0.028 acre tract described in deed to the State of Texas recorded in Volume 1051, Page 780 of the D.R.B.C.T. and the existing west right-of-way line of IH 35;

- (4) THENCE 118.94 feet along a curve to the left having a radius of 2999.82 feet, a delta angle of 02°16'18" and a chord bears South 27°49'22" West 118.93 feet with the east line of said 2.23 acre tract (1347/825) and the existing west right-of-way line of IH 35 to a set 5/8" iron rod with plastic cap stamped "Landesign" at the southeast corner of said 2.23 acre tract (1347/825), the northeast corner of said 2.23 acre tract (2462/619), the southwest corner of said 0.028 acre tract and the northwest corner of a called 0.027 acre tract described in deed to the State of Texas recorded in Volume 1055, Page 26 of the D.R.B.C.T.;
- (5) THENCE 54.49 feet along a curve to the left having a radius of 2999.82 feet, a delta angle of 01°02'27" and a chord bears South 26°09'59" West 54.49 feet with the east line of said 2.23 acre tract (2462/619) and the existing west right-of-way line of IH 35 to set 5/8" iron rod with plastic cap stamped "Landesign";
- (6) THENCE South 25°43'14" West 63.21 feet with the east line of said 2.23 acre tract (2462/619) and the existing west right-of-way line of IH 35 to a set 5/8" iron rod with plastic cap stamped "Landesign" on the southeast corner of said 2.23 acre tract (2462/619), the northeast corner of a said 2.23 acre tract (2497/55), the southwest corner of said 0.027 acre tract and the northwest corner of a called 0.033 acre tract described in deed to the State of Texas recorded in Volume 1056, Page 719 of the D.R.B.C.T.;
- (7) North 72°54'46" West 86.44 feet with the south line of said 2.23 acre tract (2462/619) and the north line of said 2.23 acre tract ( 2497/55) to the **POINT OF BEGINNING**;

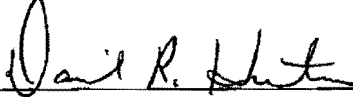
This parcel contains 0.467 of an acre of land, more or less, out of the Nancy Ferguson Survey, Abstract No. 322 in Bell County, Texas.

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

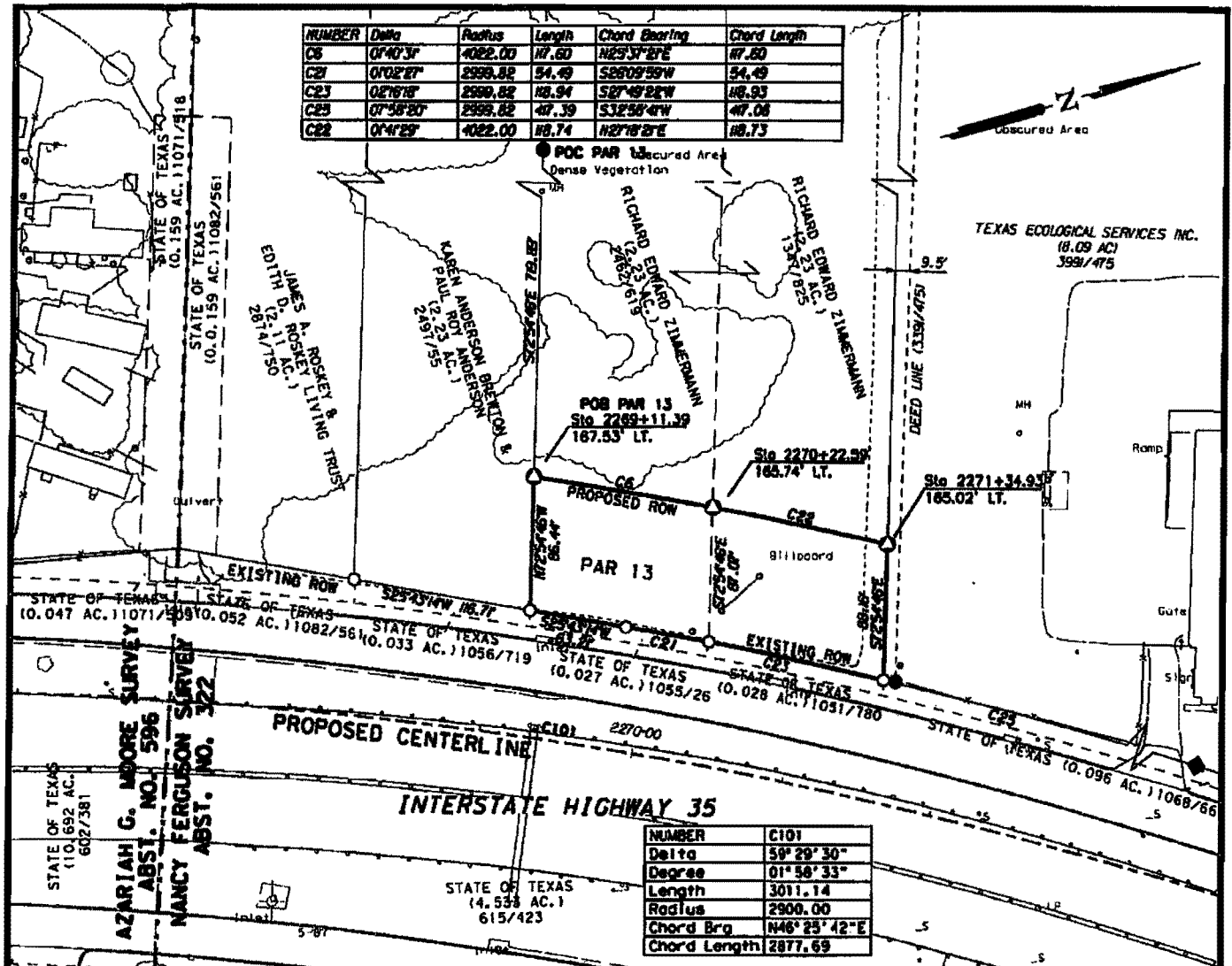
Access is permitted to highway facility from the remainder of the abutting property.

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

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

 3/9/11  
David R. Hartman /Date  
Registered Professional Land Surveyor  
State of Texas No. 5264





# SURVEY LEGEND

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

## NOTES:

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

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

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman* 3/9/11

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



**LANDESIGN SERVICES, INC.**

512-288-7901  
555 ROUND ROCK WEST DR.  
BUILDING D, SUITE 170  
ROUND ROCK, TEXAS 78681

PARCEL: 13 ACRES 0.467  
HIGHWAY: IH 35 COUNTY: Bell  
ROW CSJ: 0015-14-124 DATE: 03/09/11  
SCALE: 1" = 100' SHEET: 3 of 3  
PROJECT NAME: IH35 LP 383 JOB NUMBER: 101-07-003

Page 1 of 3  
March 9, 2011

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

**Property Description**  
**For Parcel 16**

**BEING 1.244 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE NANCY FERGUSON SURVEY, ABSTRACT NO. 322 IN BELL COUNTY, TEXAS AND BEING A PART OF A CALLED 9.92 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO B&D MAYS LIMITED PARTNERSHIP RECORDED IN DOCUMENT NUMBER 2008-00012809 OF THE REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS (R.P.R.B.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a found 1/2" iron rod in the existing north right-of-way line of Enterprise Road dedicated by plat of Enterprise Business Park recorded in Cabinet C, Slide 349-C of the Plat Records of Bell County, Texas at the southwest corner of said 9.92 acres and the southeast corner of Lot 3, Block 1, of said Enterprise Business Park;

**THENCE** South 73°08'33" East 204.23 feet with the south line of said 9.92 acre tract and the existing north right-of-way line of Enterprise Road to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap (see Note 1) on the proposed west right-of-way line of Interstate Highway 35 (IH 35) for the **POINT OF BEGINNING**;

- (1) **THENCE** North 74°07'24" East 37.67 feet through said 9.92 acre tract with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1);
- (2) **THENCE** 489.71 feet along a curve to the right having a radius of 3059.79 feet, a delta angle of 09°10'12", and chord bears North 46°12'26" East 489.19 feet through said 9.92 acre tract with the proposed west right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1) in the east line of said 9.92 acre tract and the west line of a remainder of a called 328.53 acre tract described in deed to Gulf, Colorado and Santa Fe Railroad (now Burlington Northern Santa Fe Railroad) recorded in Volume 218, Page 349 of the Deed Records of Bell County, Texas (D.R.B.C.T.);
- (3) **THENCE** South 07°26'39" East 149.35 feet with the east line of said 9.92 acre tract and the west line of the railroad to a set 5/8" iron rod with aluminum cap stamped "Landesign" at the southwest corner of said 9.92 acres in the existing west right-of-way line of IH 35 at the northwest corner of a called 0.086 acre tract described in deed to the State of Texas recorded in Volume 1074, Page 375 of the D.R.B.C.T.;
- (4) **THENCE** 370.92 feet along a curve to the left having a radius of 2999.79 feet, a delta angle of 07°05'04", and chord bears South 46°17'13" West 370.78 feet with the south line of the said 9.92 acres and the existing west right-of-way line of IH 35 to a set 5/8"



iron rod with plastic cap stamped "Landesign" at the southeast corner of said 9.92 acres, the southwest corner of said 0.086 acre right-of-way tract, the northeast corner of a called 0.013 acre tract described in deed to the State of Texas recorded in Volume 1052, Page 376 of the D.R.B.C.T., and the existing north right-of-way line of Enterprise Road;

- (5) THENCE North 16°03'52" East 12.29 feet with the south line of said 9.92 acres and the existing north right-of-way line of Enterprise Road to a set 5/8" iron rod with plastic cap stamped "Landesign;
- (6) THENCE North 73°08'33" West 150.57 feet with the south line of said 9.92 acres and the existing north right-of-way line of Enterprise Road to the **POINT OF BEGINNING**;

This parcel contains 1.244 acres of land, more or less, out of the Nancy Ferguson Survey, Abstract No. 322 in Bell County, Texas.

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

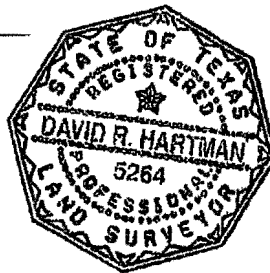
All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum and adjusted to the surface by project surface adjustment factor of 1.00015.

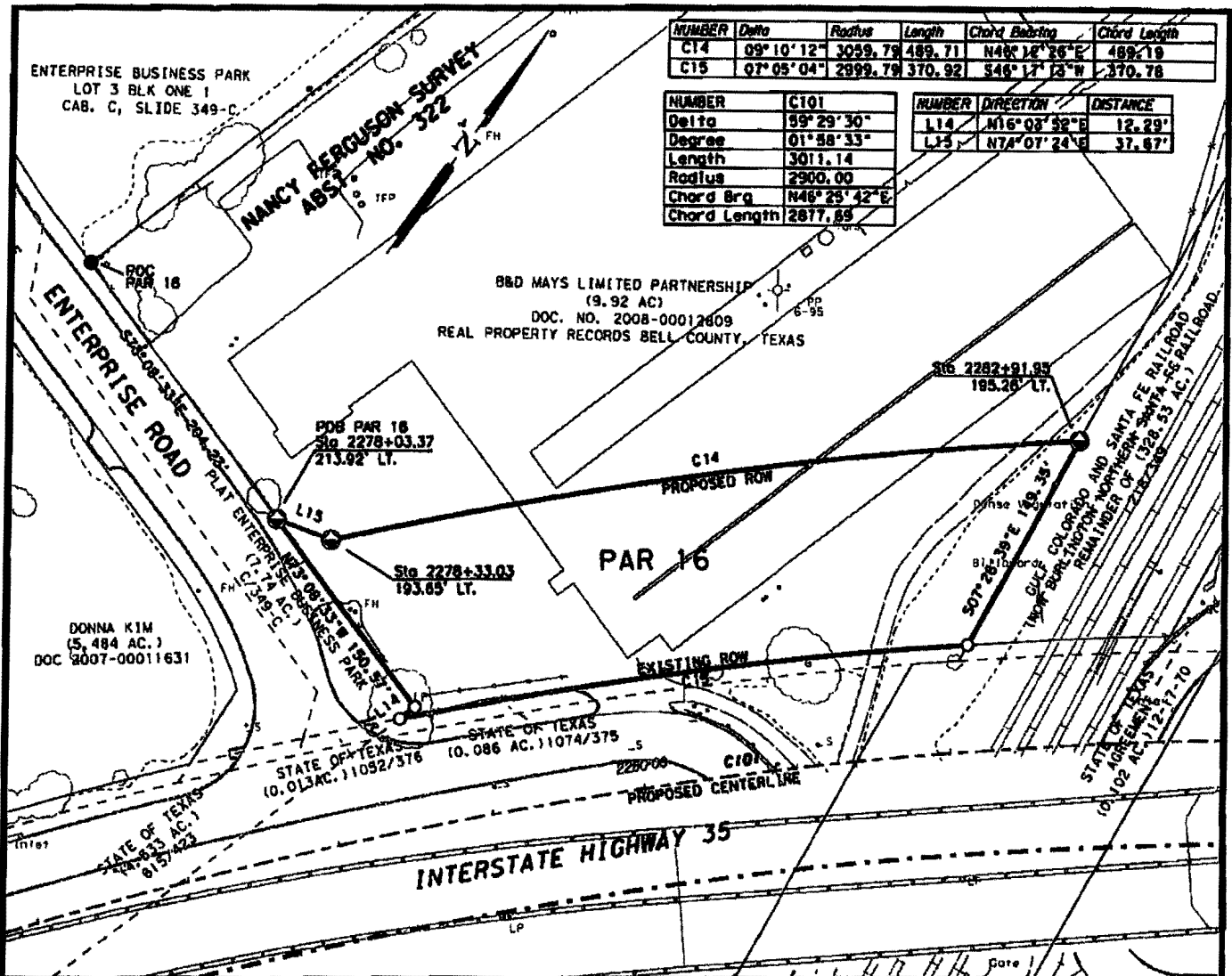
Access is permitted to highway facility from the remainder of the abutting property.

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

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

David R. Hartman 3/9/11  
David R. Hartman Date  
Registered Professional Land Surveyor  
State of Texas No. 5264





NUMBER	Delta	Radius	Length	Chord Bearing	Chord Length
C14	09°10'12"	3059.79	489.71	N48°16'26"E	489.19
C15	07°05'04"	2999.79	370.92	S46°12'13"W	370.78

NUMBER	C101
Delta	39°29'30"
Degree	01°58'33"
Length	3011.14
Radius	2900.00
Chord Brg	N46°25'42"E
Chord Length	2877.89

NUMBER	DIRECTION	DISTANCE
L14	N16°02'32"E	12.29'
L15	N74°07'24"E	37.87'

# SURVEY LEGEND

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

## NOTES:

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

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

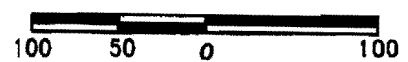
PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman* 7/9/11

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

SCALE IN FEET



PARCEL: 16 ACRES 1.244  
HIGHWAY: IH 35 COUNTY: Bell  
ROW CSJ: 0015-14-124 DATE: 03/09/11  
SCALE: 1" = 100' SHEET: 3 of 3

PROJECT NAME: IH35 LP 363 JOB NUMBER: 101-07-003



LANDESIGN  
SERVICES, INC.

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

Parcel 16  
Highway No.: IH 35  
CSJ 0015-14-124  
Bell County  
Limits: From Nugent Ave to North LP 363

**CATEGORY I BISECTION CLAUSE**

**AND IN ADDITION THERETO:**

Title to all of that 16,160 square foot Metallic Building (Building 1) located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed north right of way line, with the result that the portion of the said improvement lying adjacent to the said right of way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvement.

Title to all of that 34,340 square foot Metallic Building (Building 2) located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed north right of way line, with the result that the portion of the said improvement lying adjacent to the said right of way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvement.

Page 1 of 3  
March 9, 2011  
Revised November 09, 2011

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

**Property Description**  
**For Parcel 17**

**BEING 1.001 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE NANCY FERGUSON SURVEY, ABSTRACT NO. 322 IN BELL COUNTY, TEXAS AND BEING A PART OF A CALLED 15.064 ACRE TRACT DESCRIBED IN WARRANTY DEED TO TEX-O-CAL HARDWOODS, INC. RECORDED IN VOLUME 1024, PAGE 246 OF THE DEED RECORDS OF BELL COUNTY, TEXAS (D.R.B.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a found 1/2" iron rod on the east line of said 15.064 acre tract at the northwest corner of a called 5.719 acre tract described in deed to Fikes Wholesale, Inc recorded in Volume 3941, Page 119 of the D.R.B.C.T.;

**THENCE** South 16°45'59" West 682.86 feet with the east line of said 15.064 and the west line of said 5.719 acre tract to a set 5/8" iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the proposed north right-of-way line of Interstate Highway 35 (IH 35) for the **POINT OF BEGINNING**;

- (1) **THENCE** South 16°45'59" West 101.47 feet with the east line of said 15.064 acre tract and the west line of said 5.719 acre tract to a found Type I Monument at the southeast corner of said 15.064 acre tract, the southwest corner of said 5.719 acre tract, the northwest corner of a called 0.303 acre tract described in deed to the State of Texas recorded in Volume 1120, Page 54 of the D.R.B.C.T., the northeast corner of a called 0.860 acre tract described in deed to the State of Texas recorded in Volume 1097, Page 571 of the D.R.B.C.T. and the existing north right-of-way line of IH 35;
- (2) **THENCE** South 61°59'27" West 577.80 feet with the south line of said 15.064 acre tract and the existing north right-of-way line of IH 35 to a set 5/8" iron rod with plastic cap stamped "Landesign" at the southwest corner of said 15.064 acre tract and the east line of the remainder of a called 328.53 acre tract described in deed to Gulf Colorado and Santa Fe Railroad (now Burlington Northern Santa Fe Railroad) recorded in Volume 218, Page 349 of the D.R.B.C.T.;

- (3) THENCE North 07°26'39" West 89.57 feet with the west line of said 15.064 acre tract and the east line of the remainder of said 328.53 acre tract to a set 5/8" iron rod with TxDOT aluminum cap (Note 1) on the proposed north right-of-way line of IH 35;
- (4) THENCE South 66°33'14" East 37.99 feet through said 15.064 acre tract with the proposed north right-of-way line of IH 35 to a set 5/8" iron rod with TxDOT aluminum cap (Note 1);
- (5) THENCE 595.34 feet along a curve to the right having a radius of 3054.79 feet, a delta angle of 11°09'58" and a chord bears North 60°16'00" East 594.40 feet through said 15.064 acre tract with the proposed north right-of-way line of IH 35 to the **POINT OF BEGINNING**;

This parcel contains 1.001 acres of land, more or less, out of the Nancy Ferguson Survey, Abstract No. 322 in Bell County, Texas.

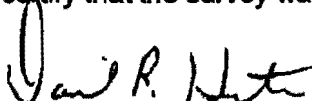
(Note 1) "The monument described as set in this call may be replaced with a Texas Department of Transportation Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by Texas Department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

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

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

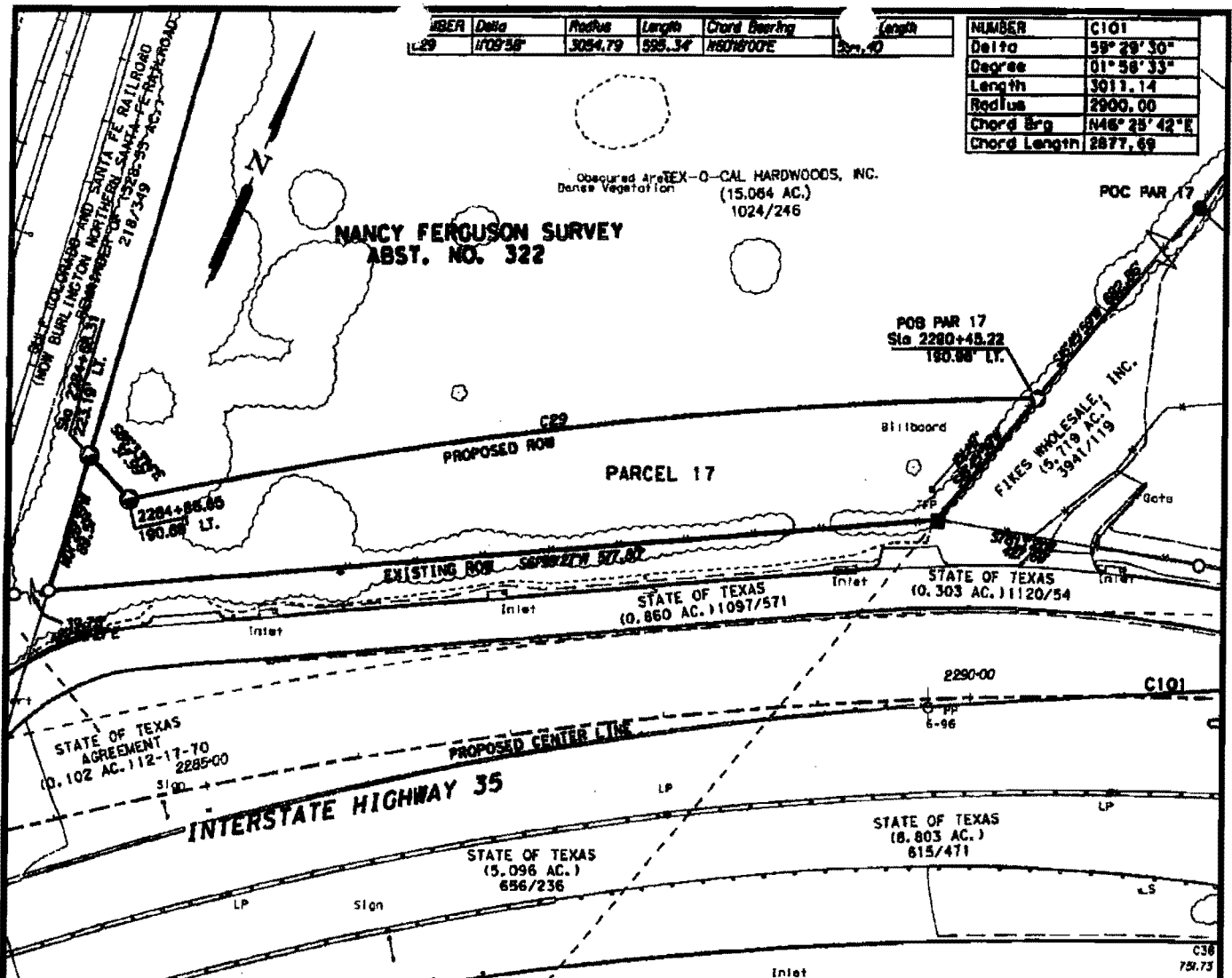
A plat of even survey date herewith accompanies this property description.

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

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

11/09/11  
Date





SECT	Delta	Radius	Length	Chord Bearing	Length
CE9	110938	3094.79	998.34	N80°18'00"E	30.40

NUMBER	C101
Delta	59°29'30"
Degree	01°58'33"
Length	3011.14
Radius	2900.00
Chord Brg	N46°25'42"E
Chord Length	2877.69

### SURVEY LEGEND

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

### SCALE IN FEET



### NOTES:

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

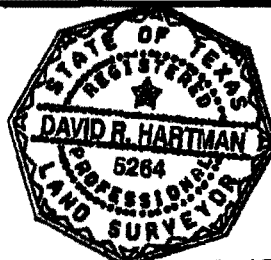
ACCESS IS PERMITTED TO HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

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

*David R. Hartman* 11/9/11

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



**LANDESIGN SERVICES, INC.**

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

PARCEL: 17 ACRES 1.001  
HIGHWAY: IH 35 COUNTY: Bell  
ROW CSJ: 0015-14-124 REV: 11/09/11  
SCALE: 1" = 100' DATE: 03/09/11  
SHEET: 3 of 3

PROJECT NAME: IH35 LP 383 JOB NUMBER: 101-07-003