

Texas Transportation Commission

Minute Order

VARIOUS Counties, 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 Texas Transportation Code, Chapter 203, Subchapter D, including §§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 Texas Transportation Code, §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-FF. 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 1-84 in accordance with Texas Transportation Code, §§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:

NON-CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO	PARCEL
Brazoria	Farm to Market (FM) 518	84	0976-02-097	P00077553
Gonzales	State Highway (SH) 97	1	0025-07-069	P00094315.001
Gonzales	SH 97	2	0025-07-069	P00094329.001
Gonzales	SH 97	3	0025-07-069	P00094331.001
Gonzales	SH 97	4	0025-07-069	P00094335.001-.002
Gonzales	SH 97	5	0025-07-069	P00094338.001
Gonzales	SH 97	6	0025-07-069	P00094344.001
Harris	FM 529	73	1006-01-084	P00074767.001
Harris	FM 529	72	1006-01-085	P00074373.001
Hidalgo	SH 68	74	3629-01-004	P00087610.001
Hidalgo	SH 68	75	3629-01-004	P00087658.001
Hidalgo	SH 68	76	3629-01-004	P00087659.001
Hidalgo	SH 68	77	3629-01-004	P00089390.001
Hidalgo	SH 68	78	3629-01-004	P00090587.001
Hidalgo	SH 68	79	3629-01-004	P00090932.001
Hidalgo	SH 68	80	3629-01-004	P00091295.001
Hidalgo	SH 68	81	3629-01-004	P00094700.001
Hidalgo	SH 68	83	3629-02-003	P00093211.001
Hidalgo	SH 68	18	3629-02-003	P00093226.001
Hidalgo	SH 68	82	3629-02-003	P00093237.001
Lamar	United States Highway (US) 271	24	0221-01-082	P00079037
Lamar	US 271	25	0221-01-082	P00079056
Lamar	US 271	26	0221-01-082	P00079073
Montgomery	SH 75	11	0110-03-081	P00091189.001
Refugio	US 77	27	0371-03-136	P00089394
Refugio	US 77	28	0371-03-136	P00089395
Refugio	US 77	29	0371-03-136	P00089396
Refugio	US 77	30	0371-03-136	P00089397
Refugio	US 77	31	0371-03-136	P00089538
Refugio	US 77	32	0371-03-136	P00094684
Refugio	US 77	33	0371-03-136	P00094685.001-.002
Refugio	US 77	34	0371-03-136	P00094686
Refugio	US 77	35	0371-03-136	P00094688

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO	PARCEL
San Jacinto	US 59	12	0177-02-111	P00088687
San Jacinto	US 59	13	0177-02-111	P00088692
San Jacinto	US 59	14	0177-02-111	P00088693
San Jacinto	US 59	15	0177-02-111	P00088694
San Jacinto	US 59	16	0177-02-111	P00088695
San Jacinto	US 59	17	0177-02-111	P00088697
San Jacinto	US 59	19	0177-02-111	P00088705
Smith	FM 2493	20	0191-03-088	P00070538.001
Smith	FM 2493	21	0191-03-088	P00070544.001
Smith	FM 2493	22	0191-03-088	P00070571.001
Smith	FM 2493	23	0191-03-088	P00070578.001
Smith	SH 31	36	0424-01-059	P00067046.001
Smith	SH 31	37	0424-01-059	P00067047.001
Smith	SH 31	38	0424-01-059	P00067048.001
Smith	SH 31	39	0424-01-059	P00067049.001
Smith	SH 31	40	0424-01-059	P00067050.001
Smith	SH 31	41	0424-01-059	P00067051.001
Smith	SH 31	42	0424-01-059	P00067052.001
Smith	SH 31	43	0424-01-059	P00067053.001
Smith	SH 31	44	0424-01-059	P00067054.001
Smith	SH 31	45	0424-01-059	P00067055.001
Smith	SH 31	46	0424-01-059	P00067056.001
Smith	SH 31	47	0424-01-059	P00067057.001
Smith	SH 31	48	0424-01-059	P00067058.001
Smith	SH 31	49	0424-01-059	P00067059.001
Smith	SH 31	50	0424-01-059	P00067060.001
Smith	SH 31	51	0424-01-059	P00067061.001
Smith	SH 31	52	0424-01-059	P00067062.001
Smith	SH 31	53	0424-01-059	P00067064.001
Smith	SH 31	54	0424-01-059	P00067066.001
Smith	SH 31	55	0424-01-059	P00067067.001
Smith	SH 31	56	0424-01-059	P00067068.001
Smith	SH 31	57	0424-01-059	P00067069.001
Smith	SH 31	58	0424-01-059	P00067070.001
Smith	SH 31	59	0424-01-059	P00067071.001
Smith	SH 31	60	0424-01-059	P00067073.001
Smith	SH 31	61	0424-01-059	P00067074.001
Smith	SH 31	62	0424-01-059	P00067075.001
Smith	SH 31	63	0424-01-059	P00067076.001
Smith	SH 31	64	0424-01-059	P00067077.001
Smith	SH 31	65	0424-01-059	P00067078.001-.002
Smith	SH 31	66	0424-01-059	P00067079.001

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO	PARCEL
Smith	SH 31	67	0424-01-059	P00067080.001-.002
Smith	SH 31	68	0424-01-059	P00067081.001
Smith	SH 31	69	0424-01-059	P00067082.001-.002
Smith	SH 31	70	0424-01-059	P00067083.001
Smith	SH 31	71	0424-01-059	P00067084.001
Webb	US 83	7	0037-10-043	P00067603.001
Webb	US 83	8	0037-10-043	P00067604.001
Webb	US 83	9	0037-10-043	P00067605.001-.002
Webb	US 83	10	0037-10-043	P00089249.001

CONTROLLED ACCESS

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO	PARCEL
Dallas	Interstate (IH) 30	A	0009-11-266	P00067337
Dallas	IH 35E	G	0196-03-247	P00097739.001
El Paso	IH 10	J	2121-02-187	P00093412.001
El Paso	IH 10	K	2121-02-187	P00093414.001
El Paso	IH 10	L	2121-02-187	P00093415.001
El Paso	IH 10	M	2121-02-187	P00093416.001
El Paso	IH 10	N	2121-02-187	P00093417.001
El Paso	IH 10	O	2121-02-187	P00093418.001
El Paso	IH 10	P	2121-02-187	P00093419.001
El Paso	IH 10	Q	2121-02-187	P00093420.001
El Paso	IH 10	R	2121-02-187	P00093421.001
El Paso	IH 10	S	2121-02-187	P00093423.001-.002
El Paso	IH 10	T	2121-02-187	P00093426.001-.002
Ellis	Business United States Highway (BU) 287	D	0172-12-008	P00088085
Ellis	BU 287	E	0172-12-008	P00088086.001-.003
Hidalgo	SH 68	X	3629-02-003	P00093198.001
Hidalgo	SH 68	Y	3629-02-003	P00093199.001
Hidalgo	SH 68	Z	3629-02-003	P00093209.001
Hidalgo	SH 68	AA	3629-02-003	P00093212.001
Hidalgo	SH 68	BB	3629-02-003	P00093215.001
Hidalgo	SH 68	CC	3629-02-003	P00093225.001
Hidalgo	SH 68	DD	3629-02-003	P00093232.001
Hidalgo	SH 68	EE	3629-02-003	P00093233.001

COUNTY	HIGHWAY	EXHIBIT	ROW CSJ NO	PARCEL
Hidalgo	SH 68	W	3629-02-003	P00093236.001
Hidalgo	SH 68	V	3629-02-003	P00093404.001-.002
Hidalgo	SH 68	FF	3629-02-003	P00093606.001
Hidalgo	SH 68	U	3629-02-003	P00093607.001
Lubbock	State Loop (SL) 88	H	1502-01-039	P00092302.001
Lubbock	SL 88	I	1502-01-039	P00092304.001
Polk	BU 59K	F	0176-06-017	P00090119
Webb	IH 35	B	0018-05-100	P00001578.001
Webb	IH 35	C	0018-05-100	P00001581.001

Submitted and Reviewed by:

DocuSigned by:

 BDEF0413AC9E4EC...

Director, Right of Way Division

Recommended by:

DocuSigned by:

 0E1B35AE191749E...

Executive Director

Minute Order Number and Date Passed

117266 August 26, 2026

County: Gonzales

TxDOTCONNECT ROW Project ID No. R00017328

Page 1 of 6

Highway: SH 97

TxDOTCONNECT Parcel No. P00094315.001

RCSJ: 0025-07-069

Dated: January 1, 2026

CCSJ: 0025-07-068

Project Limits: From: US 90A (Gonzales)

To: US 90 (Waelder)

Property Description for P00094315.001

Being a 0.1487 acre (6,477 square foot) parcel of land situated in the Andrew Winters Survey, Abstract 471, Gonzales County, Texas, being a portion of a called 30.117 acre tract of land, conveyed from Sandra Mangum Atkinson to Frank Lee Atkinson and Matthew Jackson Atkinson by Special Warranty Deed executed June 5, 2020, as recorded in Volume 1343, Page 225 of the Official Public Records of Gonzales County, Texas (O.P.R.G.C.T.), said 0.1487 acre parcel being more particularly described as follows:

COMMENCING at a 1 inch diameter iron pipe found for an angle point in the North line of said 30.117 acre Atkinson tract and the South line of a called 163 acre tract, described as Third Tract (A), conveyed to Herbert Lee Beckendorff, as recorded in Volume 1277, Page 525 of the O.P.R.G.C.T., **THENCE** as follows:

South 64 deg. 46 min. 56 sec. East (South 64 deg. 56 min. East – Deed Call), with the common line of said 30.117 acre Atkinson tract and said 163 acre Beckendorff tract, a distance of 227.21 feet to a 5/8 inch diameter iron rod with 2 inch aluminum TxDOT cap stamped “PROPERTY CORNER” set for the North corner of the herein described parcel, said monument being on the proposed northwest right-of-way line of SH 97, and being 62.46 feet left of Engineer’s SH 97 Baseline Station 1345+89.90, having Surface Coordinates of N=13,760,178.64, E=2,483,871.38, and being the **POINT OF BEGINNING**;

- 1) **THENCE**, South 64 deg. 46 min. 56 sec. East, continuing with the common line of said 30.117 acre Atkinson tract and said 163 acre Beckendorff tract, a distance of 28.02 feet to a 3/4 inch diameter iron pipe found for the East corner of the herein described parcel and said 30.117 acre Atkinson tract, said iron pipe being an angle point in the South line of said 163 acre Beckendorff tract and on the existing northwest right-of-way line of SH 97 (variable width right-of-way);

THENCE, with the southeast line of said 30.117 acre Atkinson tract and the existing northwest right-of-way line of said SH 97, the following 5 courses:

- 2) South 53 deg. 36 min. 57 sec. West (South 53 deg. 41 min. West – Deed Call), a distance of 200.00 feet (72 varas – Deed Call) to a calculated point for an angle point of the herein described parcel;
- 3) South 54 deg. 15 min. 27 sec. West (South 54 deg. 11 min. West – Deed Call), a distance of 100.00 feet (36 varas – Deed Call) to a calculated point for an angle point of the herein described parcel;

Page 2 of 6
TxDOTCONNECT Parcel No. P00094315.001
Dated: January 1, 2026

Property Description for P00094315.001

- 4) South 58 deg. 08 min. 27 sec. West (South 58 deg. 04 min. West – Deed Call), a distance of 100.00 feet (36 varas – Deed Call) to a calculated point for an angle point of the herein described parcel;
- 5) South 58 deg. 58 min. 27 sec. West (South 58 deg. 54 min. West – Deed Call), a distance of 100.00 feet (36 varas – Deed Call) to a calculated point for an angle point of the herein described parcel;
- 6) South 60 deg. 34 min. 27 sec. West (South 60 deg.30 min. West – Deed Call), a distance of 12.89 feet to an 8 inch diameter wooden fence post found for the West corner of the herein described parcel, said post being on the proposed northwest right-of-way line of said SH 97 and being 60.00 feet left of Engineer's SH 97 Baseline Station 1340+81.52;
- 7) **THENCE**, North 55 deg. 10 min. 09 sec. East, crossing said 30.117 acre Atkinson tract and with the proposed northwest right-of-way line of said SH 97, passing at a distance of 1.00 foot a 5/8 inch diameter iron rod with 1-3/4 inch orange plastic TxDOT cap stamped "RIGHT OF WAY" set on line for reference and continuing for a total distance of 288.19 feet a TxDOT "Type II" monument set for an angle point in the herein described parcel and being 60.00 feet left of Engineer's SH 97 Baseline Station 1343+75.00;
- 8) **THENCE**, North 50 deg. 12 min. 17 sec. East, crossing said 30.117 acre Atkinson tract and with the proposed northwest right-of-way line of said SH 97, a distance of 211.00 feet to the **POINT OF BEGINNING** of the herein described parcel, containing 0.1487 acres (6,477 square feet) of land.

Page 3 of 6
TxDOTCONNECT Parcel No. P00094315.001
Dated: January 1, 2026

Property Description for P00094315.001

All bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), NAD 1983 (2011 ADJ,; EPOCH 2010.00) GEOID 18, and NAVD 88. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

All measurements are U.S. Survey Feet.

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

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

**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 RPLS, either employed or retained by TxDOT.

Date of Abstracting: November 2024 thru July 2025

Date of field surveys: November 2024 thru July 2025

This survey was performed on the ground under my supervision.



 02/18/2026
Jason B. Olsovsky
Registered Professional Land Surveyor
License No. 7031, State of Texas
ESP Associates, INC. – 4611 E. Airline Suite #300,
Victoria Texas 77904 Tel: 361-570-7500
TXSURV Firm # 10194036

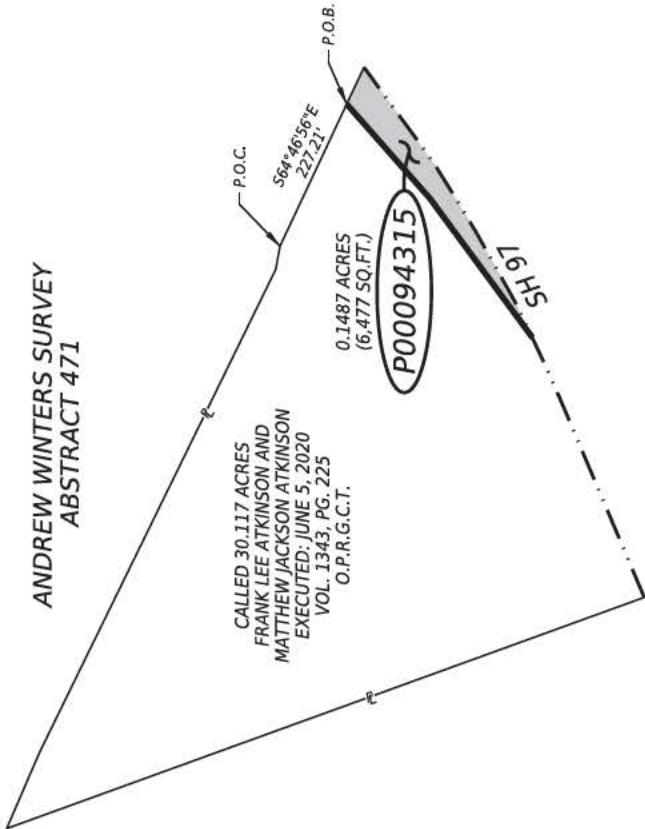
METADATA:

1. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 TEXAS SOUTH CENTRAL ZONE (4204), NAD 83 (2011 ADJ); EPOCH 2010.00) GEOID 18, AND NAVD 88. ALL DISTANCES AND COORDINATES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00013.
 2. **THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A RPLS, EITHER EMPLOYED OR RETAINED BY TXDOT.
 3. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 4. DATE OF ABSTRACTING: NOVEMBER 2024 THRU JULY 2025
 5. DATE OF FIELD SURVEYS: NOVEMBER 2024 THRU JULY 2025
- NOTES:
1. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.
 2. THIS SURVEY WAS PERFORMED WITHOUT THE AID OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT MAY AFFECT THE SUBJECT PROPERTY.
 3. UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LEGEND

- PARCEL NUMBER
- FOUND MONUMENT (AS NOTED)
- FOUND TXDOT TYPE I MONUMENT
- FOUND TXDOT TYPE II MONUMENT
- SET 5/8" IRON ROD WITH 2" ALUMINUM TXDOT CAP STAMPED "PROPERTY CORNER"
- SET TXDOT TYPE II MONUMENT
- SET 5/8" IRON ROD WITH 1-3/4" ORANGE PLASTIC TXDOT CAP STAMPED "RIGHT OF WAY MONUMENT"
- CALCULATED POINT
- R.O.W. RIGHT-OF-WAY
- PROPERTY LINE
- LAND HOOK
- DEED RECORDS GONZALES COUNTY, TEXAS
- P.R.G.C.T. PLAT RECORDS GONZALES COUNTY, TEXAS
- O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS GONZALES COUNTY, TEXAS
- O.R.G.C.T. OFFICIAL RECORDS GONZALES COUNTY, TEXAS
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- (NXX'XXX"E XXX'XX") RECORD BEARING & DISTANCE
- LOT LINE
- EASEMENT LINE
- PROPOSED ALIGNMENT
- SURVEY LINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY

ANDREW WINTERS SURVEY
ABSTRACT 471



PROPERTY SKETCH
NOT TO SCALE

THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON AND IS FOR INFORMATIONAL PURPOSES ONLY

AREA TABLE (ACRES)

APPROX. EXISTING AC.	ACQUISITION AC./S.F.	REMAINDER AC.
30.117 AC.	0.1487 AC 6,477 S.F.	LEFT 29.968 AC RIGHT NA



ESP ASSOCIATES, INC.
15000 FARM ROAD 101000006
TX 75001 FIRM #17252
4811 E. AIRLINE RD., SUITE 300
DALLAS, TEXAS 75246
TEL: 981.370.7500

I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND AND THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

Jason B. Olsovsky
JASON B. OLISOVSKY
02/18/2026
RPLS#7031



Texas Department of Transportation

DISTRICT: YCM	PARCEL PLAT SHOWING	COUNTY GONZALES
CCSJ 0025-07-068 RCSJ 0025-07-069	P00094315.001	HWY. NO. SH 97
ACQUISITION AC./S.F.	DATED: 01/01/2026	PAGE 4 OF 6



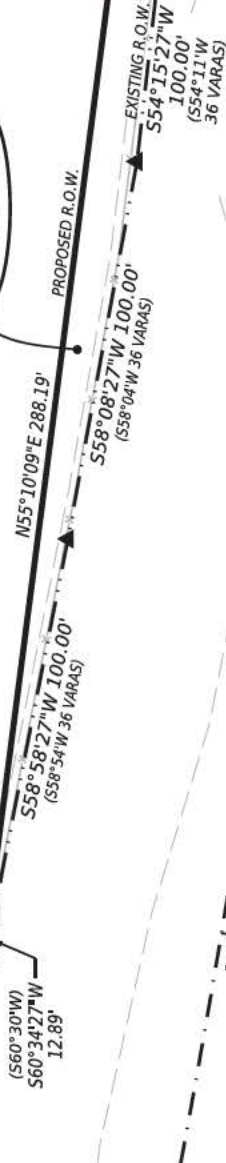
SCALE: 1" = 50' (8 1/2" X 11")
GRAPHIC SCALE IN FEET
0 25 50

ANDREW WINTERS SURVEY ABSTRACT 471

CALLED 30.117 ACRES
FRANK LEE ATKINSON AND
MATTHEW JACKSON ATKINSON
EXECUTED: JUNE 5, 2020
VOL. 1343, PG. 225
O.P.R.G.C.T.

0.1487 ACRES
(6,477 SQ.FT.)

P00094315



PROPOSED SH 97 BASELINE
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

PI 1341+01.27
A 19°20'43" (LT)
D 01°41'25"
T 577.80'
L 1144.60'
R 3390.00'
PC 1335+23.47
PT 1346+68.07

SH 97

(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)



ESP ASSOCIATES, INC.
TXSURV FIRM #10154038
TXENG FIRM #177252
1000 WEST 11TH STREET, SUITE 300
VICTORIA, TEXAS 77904
TEL: 361.370.7600



© 01/2026
Texas Department of Transportation

PARCEL PLAT SHOWING

COUNTY

P00094315.001

GONZALES

DATED: 01/01/2026

HWY. NO.

SH 97

CCSJ 0025-07-068

RCSJ 0025-07-069

ACQUISITION

AC./S.F.

0.1487 AC. (6,477 SQ. FT.)

PAGE 5 OF 6

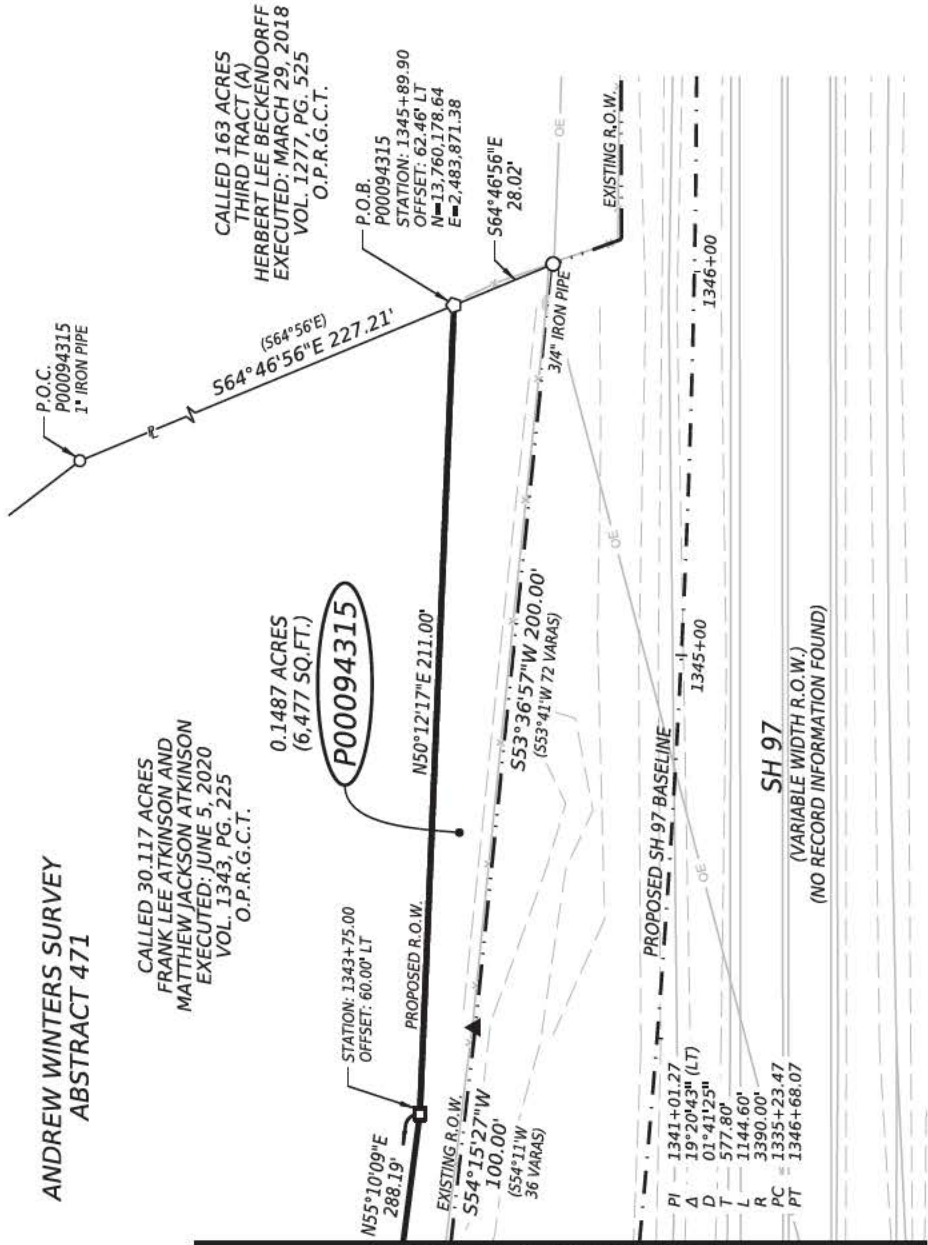
ANDREW WINTERS SURVEY
ABSTRACT 471

CALLLED 30.117 ACRES
FRANK LEE ATKINSON AND
MATTHEW JACKSON ATKINSON
EXECUTED: JUNE 5, 2020
VOL. 1343, PG. 225
O.P.R.G.C.T.

0.1487 ACRES
(6,477 SQ.FT.)

P00094315

CALLLED 163 ACRES
THIRD TRACT (A)
HERBERT LEE BECKENDORFF
EXECUTED: MARCH 29, 2018
VOL. 1277, PG. 525
O.P.R.G.C.T.



PI	1341+01.27
Δ	19°20'43" (LT)
D	01°41'25"
T	577.80'
L	1144.60'
R	3390.00'
PC	1335+23.47
PT	1346+68.07

SH 97
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)



ESP ASSOCIATES, INC.
TX SURV FIRM #101540338
TX ENG FIRM #177252
10000 W. HUNTERS LANE, SUITE 300
VICTORIA, TEXAS 77904
TEL: 361.370.7500



© 01/2026

Texas Department of Transportation

PARCEL PLAT SHOWING

P00094315.001

DATED: 01/01/2026

CCSJ 0025-07-068
RCSJ 0025-07-069

DISTRICT:

YCM

COUNTY

GONZALES

HWY. NO.

SH 97

ACQUISITION

0.1487 AC. (6,477 SQ. FT.)

PAGE 6 OF 6

County: Gonzales

TxDOTCONNECT ROW Project ID No. R00017328

Page 1 of 6

Highway: SH 97

TxDOTCONNECT Parcel No. P00094329.001

RCSJ: 0025-07-069

Dated: January 7, 2026

CCSJ: 0025-07-068

Project Limits: From: US 90A (Gonzales)

To: US 90 (Waelder)

Property Description for P00094329.001

Being a 0.2432 acre (10,592 square foot) parcel of land situated in the Jesse Strother Survey, Abstract 427, Gonzales County, Texas, being a portion of a called 70.574 acre tract of land, conveyed from Sloan Hugh Baker, et ux to Rickey L. Campion et ux by Warranty Deed, executed September 22, 1994, as recorded in Volume 742, Page 935 of the Official Records of Gonzales County, Texas (O.R.G.C.T.), said 0.2432 acre parcel being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod (bent) found for the northeast corner of said 70.574 acre Campion tract, the southeast corner of a residual of a called 60.65 acre tract of land conveyed to Peggy Johnson Hinton, as recorded in Volume 1364, Page 389 of the O.R.G.C.T., and on the West line of a residual of a called 33.763 acre tract of land conveyed to Peggy Sue Farrar Hinton, as recorded in Volume 1160, Page 819 of the O.R.G.C.T., **THENCE** as follows:

South 01 deg. 27 min. 12 sec. East (South 0 deg. 46 min. 18 sec. West – Deed Call), with the common line of said 70.574 acre Campion tract and said residual 33.763 acre Hinton tract, and a called 8.664 acre tract of land conveyed to Royce Farrar, as recorded in Volume 1229, Page 291 of the Official Public Records of Gonzales County, Texas (O.P.R.G.C.T.), a distance of 1,421.56 feet to a 5/8 inch diameter iron rod with 2 inch aluminum TxDOT cap stamped “PROPERTY CORNER” set for the northeast corner of the herein described parcel and being on the proposed northwest right-of-way line of SH 97, said iron rod being 60.00 feet left of Engineer’s SH 97 Baseline Station 1461+46.83, having Surface Coordinates of N=13,768,288.01, E=2,491,877.44, and being the **POINT OF BEGINNING**;

- 1) **THENCE**, South 01 deg. 27 min. 12 sec. East, with the East line of said 70.574 acre Campion tract and the West line of said 8.664 acre Farrar tract a distance of 24.00 feet to a calculated point for the East corner of the herein described parcel, an exterior corner of said 70.574 acre Campion tract, and the South corner of said 8.664 acre Farrar tract, said point being on the existing northwest right-of-way line of SH 97 (variable width right-of-way);
- 2) **THENCE**, South 40 deg. 22 min. 03 sec. West (South 42 deg. 17 min. 51 sec. West – Deed Call), with the southeast line of said 70.574 acre Campion tract and said existing northwest right-of-way line of SH 97, a distance of 693.04 feet (694.5 feet – Deed Call) to a 5/8 inch diameter iron rod found for the South corner of the herein described parcel, said iron rod also being the southeast corner of said 70.574 acre Campion tract and the northeast corner of a called 53.201acre tract of land conveyed to Marilyn F. Parker, as recorded in Volume 1150, Page 387 of the O.R.G.C.T.;

Page 2 of 6
TxDOTCONNECT Parcel No. P00094329.001
Dated: January 7, 2026

Property Description for P00094329.001

- 3) **THENCE**, South 88 deg. 42 min. 15 sec. West (North 89 deg. 00 min. 00 sec. West – Deed Call), with the South line of said 70.574 acre Campion tract and the North line of said 53.201 acre Marilyn tract, a distance of 18.63 feet to a 5/8 inch diameter iron rod with 2 inch aluminum TxDOT cap stamped “PROPERTY CORNER” set for the southwest corner of the herein described parcel, said iron rod being on the proposed northwest right-of-way line of said SH 97 and being 60.00 feet left of Engineer’s SH 97 Baseline Station 1454+23.51;
- 4) **THENCE**, North 40 deg. 12 min. 09 sec. East, crossing said 70.574 acre Campion tract with the proposed northwest right-of-way line of SH 97, passing at a distance of 76.49 feet to a TxDOT “Type II” monument set on line for reference and being 60.00 feet left of Engineer’s SH 97 Baseline Station 1455+00.00, and continuing for a total distance of 723.31 feet to the **POINT OF BEGINNING** of the herein described parcel, containing 0.2432 acres (10,592 square feet) of land.

Page 3 of 6
TxDOTCONNECT Parcel No. P00094329.001
Dated: January 7, 2026

Property Description for P00094329.001

All bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), NAD 1983 (2011 ADJ.; EPOCH 2010.00) GEOID 18, and NAVD 88. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

All measurements are U.S. Survey Feet.

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

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

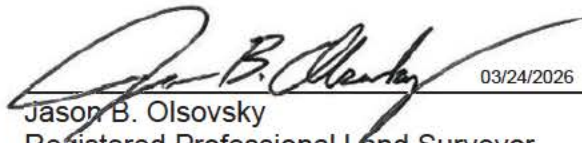
**The monument described and set in this call may be replaced with a TxDOT "Type II" right-of-way marker upon the completion of the highway construction project under the supervision of a RPLS, either employed or retained by TxDOT.

Date of Abstracting: November 2024 thru July 2025

Date of field surveys: November 2024 thru July 2025

This survey was performed on the ground under my supervision.




Jason B. Olsovsky
Registered Professional Land Surveyor
License No. 7031, State of Texas
ESP Associates, INC. – 4611 E. Airline Suite #300,
Victoria Texas 77904 Tel: 361-570-7500
TXSURV Firm # 10194036

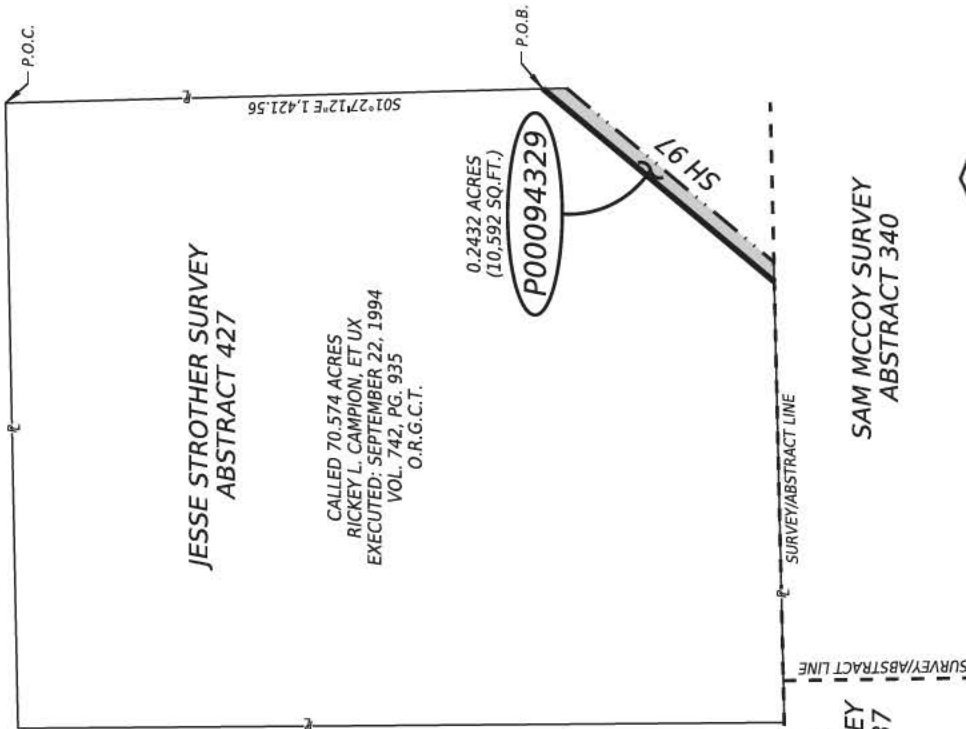
03/24/2026

THIS PROPERTY IS SUBJECT TO:
1. (BLANKET) 15' WIDE WATERLINE EASEMENT
GONZALES COUNTY WATER SUPPLY CORPORATION
VOLUME 410, PAGE 721, D.R.G.C.T.

- METADATA:**
- ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 TEXAS SOUTH CENTRAL ZONE (4204), NAD 83 (2011 ADJ); EPOCH 2010.00) GEOID 18, AND NAVD 88. ALL DISTANCES AND COORDINATES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00013.
 - **THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A RPLS, EITHER EMPLOYED OR RETAINED BY TXDOT.
 - ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 - DATE OF ABSTRACTING: NOVEMBER 2024 THRU JULY 2025
 - DATE OF FIELD SURVEYS: NOVEMBER 2024 THRU JULY 2025
- NOTES:**
- ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.
 - THIS SURVEY WAS PERFORMED WITHOUT THE AID OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT MAY AFFECT THE SUBJECT PROPERTY.
 - UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS.
 - A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LEGEND

- PARCEL NUMBER
N
- FOUND MONUMENT (AS NOTED)
○
- FOUND TXDOT TYPE I MONUMENT
●
- FOUND TXDOT TYPE II MONUMENT
■
- SET 5/8" IRON ROD WITH 2" ALUMINUM TXDOT CAP STAMPED "PROPERTY CORNER"
□
- SET TXDOT TYPE II MONUMENT
△
- SET 5/8" IRON ROD WITH 1-3/4" ORANGE PLASTIC TXDOT CAP STAMPED "RIGHT OF WAY MONUMENT"
▲
- CALCULATED POINT
▲
- R.O.W.
—
- PROPERTY LINE
—
- LAND HOOK
—
- DEED RECORDS
GONZALES COUNTY, TEXAS
- PLAT RECORDS
GONZALES COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS
GONZALES COUNTY, TEXAS
- OFFICIAL RECORDS
GONZALES COUNTY, TEXAS
- P.O.C.
POINT OF COMMENCING
- P.O.B.
POINT OF BEGINNING
- (NXX°XX'XX"E
XXX.XX)
—
- LOT LINE
—
- EASEMENT LINE
—
- PROPOSED ALIGNMENT
—
- SURVEY LINE
—
- EXISTING RIGHT OF WAY
—
- PROPOSED RIGHT OF WAY
—



PROPERTY SKETCH
NOT TO SCALE

THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON AND IS FOR INFORMATIONAL PURPOSES ONLY

AREA TABLE (ACRES)

APPROX. EXISTING AC.	ACQUISITION AC./S.F.	REMAINDER AC.	LEFT	RIGHT
70.574 AC.	0.2432 AC 10,592 S.F.	70.331 AC	NA	NA



ESP ACQUISITION INC.
15000 FARM ROAD 100
TX 75001-47252
4811 E. AIRLINE RD., SUITE 300
DALLAS, TEXAS 75246
TEL: 981.370.7500

I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND AND THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

Jason B. Olsovsky
JASON B. OLISOVSKY
03/24/2026
RPLS#7031



© 01/2026

Texas Department of Transportation

DISTRICT: YCM	PARCEL PLAT SHOWING	COUNTY	GONZALES
CCSJ 0025-07-069	P00094329.001	HWY. NO.	SH 97
RCSJ 0025-07-069	DATED: 01/07/2026		
ACQUISITION AC./S.F.	0.2432 AC. (10,592 SQ. FT.)	PAGE	4 OF 6

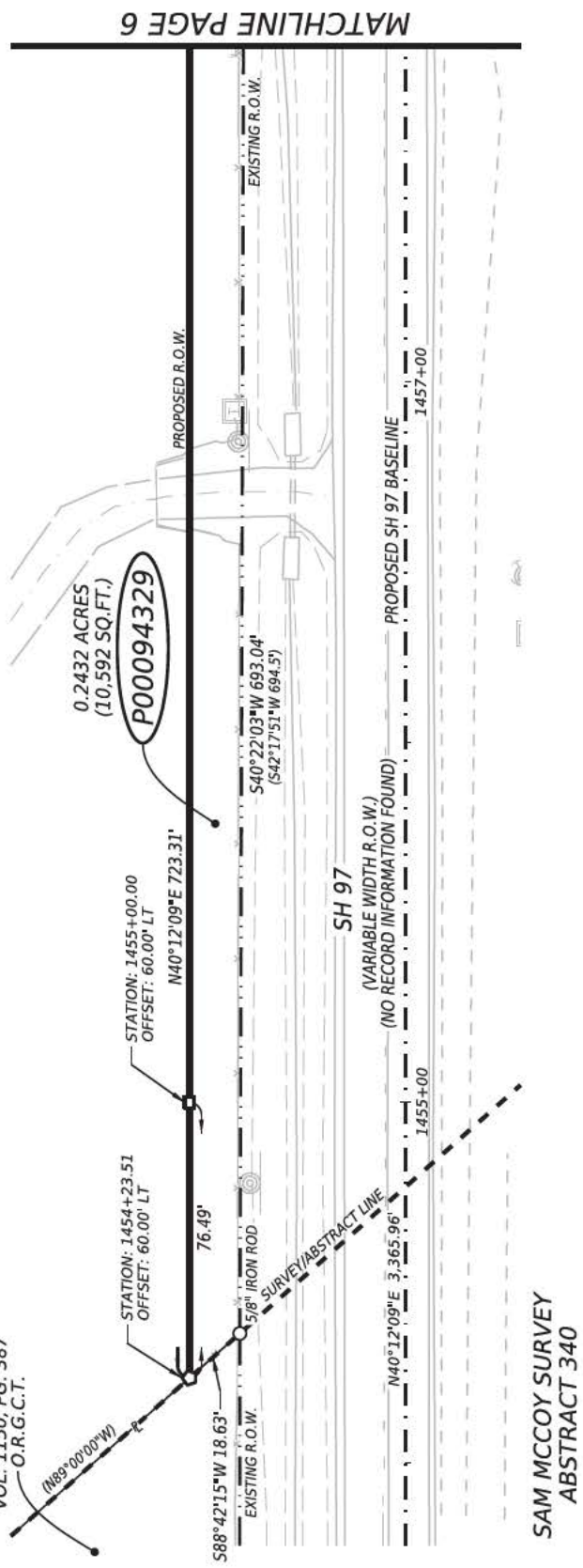


SCALE: 1" = 50' (8 1/2" X 11")
GRAPHIC SCALE IN FEET
0 25 50

JESSE STROTHER SURVEY
ABSTRACT 427

CALLED 70.574 ACRES
RICKEY L. CAMPION, ET UX
EXECUTED: SEPTEMBER 22, 1994
VOL. 742, PG. 935
O.R.G.C.T.

CALLLED 53.201 ACRES
MARILYN F. PARKER
EXECUTED: DECEMBER 30, 2013
VOL. 1150, PG. 387
O.R.G.C.T.



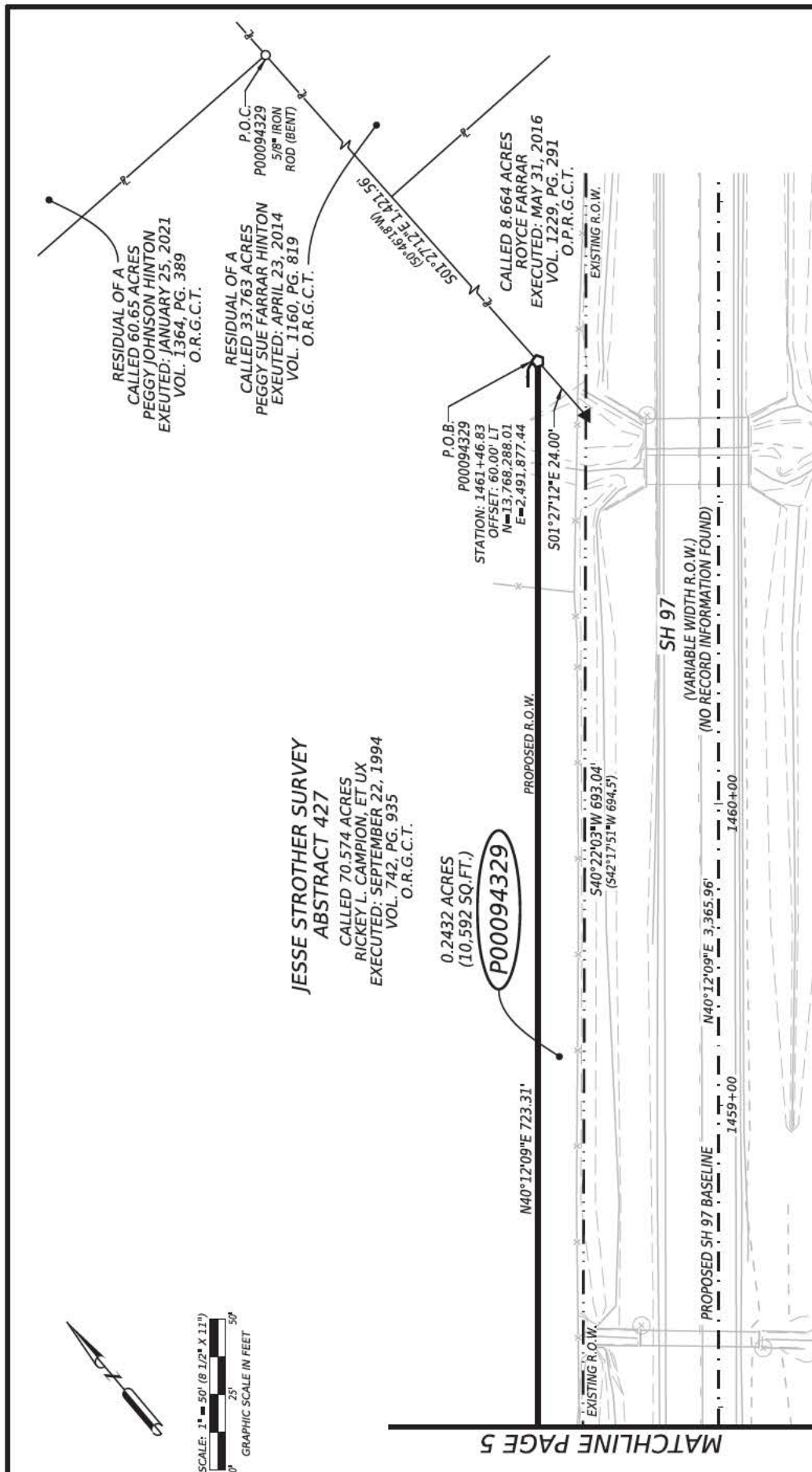
ESP ASSOCIATES, INC.
TXSURV FIRM #10154036
TXENG FIRM #177252
1505 WEST 15TH STREET, SUITE 300
VICTORIA, TEXAS 77904
TEL: 361.370.7600



© 01/2026

Texas Department of Transportation

DISTRICT:	YCM	COUNTY:	GONZALES
PARCEL PLAT SHOWING:	P00094329.001		
CCSJ 0025-07-068	DATED: 01/07/2026		
RCSJ 0025-07-069	HWY. NO. SH 97		
ACQUISITION AC./S.F.	0.2432 AC. (10,592 SQ. FT.)		
		PAGE	5 OF 6



ESP ASSOCIATES, INC.
TXSURV FIRM #10194036
TXENG FIRM #17252
1611 E. AIRLINE RD., SUITE 300
VICTORIA, TEXAS 77904
TEL: 361.570.7500



© 2026 Transportation

Texas Department of Transportation
©01/2026

TRICT:	PARCEL PLAT SHOWING
--------	---------------------

KM	P00094329.001
----	---------------

25-07-068
25-07-069

0.2432 AC. (10,592 SQ. FT.)

PAGE 6 OF 6

County: Gonzales

TxDOTCONNECT ROW Project ID No. R00017328

Page 1 of 13

Highway: SH 97

TxDOTCONNECT Parcel No. P00094331.001

RCSJ: 0025-07-069

Dated: January 7, 2026

CCSJ: 0025-07-068

Project Limits: From: US 90A (Gonzales)

To: US 90 (Waelder)

Property Description for P00094331.001

Being a 2.289 acre (99,700 square foot) parcel of land partially situated in the Jesse Strother Survey, Abstract 427, partially situated in the Sam McCoy Survey, Abstract 340, Gonzales County, Texas, and partially situated in the John Slater Survey, Abstract 435, Gonzales County, Texas, being a portion of a residual of a called 81.193 acre tract of land conveyed from Peggy Sue Farrar Hinton (aka Peggy Hinton) to Rhonda Sue Farrar Hodges, by Special Warranty Gift Deed executed December 26, 2012, as recorded in Volume 1112, Page 277 of the Official Records of Gonzales County, Texas (O.R.G.C.T.), and being described in Volume 947, Page 216 of the O.R.G.C.T., said 2.289 acre parcel being more particularly described as follows:

COMMENCING at a 5/8 inch diameter iron rod with orange cap (illegible) found for the southwest corner of said 81.193 acre Hodges tract, the southeast corner of a called 0.928 acre tract of land conveyed to Marilyn F. Parker, as recorded in Volume 1195, Page 655 of the O.R.G.C.T., and being on the North line of a called 147.618 acre tract of land conveyed to Marilyn F. Parker, as recorded in Volume 1150, Page 387 of the O.R.G.C.T. **THENCE** as follows:

North 03 deg. 06 min. 17 sec. East, with the West line of said residual 81.193 acre Hodges tract and the East line of said 0.928 acre Parker tract, a distance of 473.10 feet to a 5/8 inch diameter iron rod with 2 inch aluminum TxDOT cap stamped "PROPERTY CORNER" set for the South corner of the herein described parcel and on the proposed southeast right-of-way line of SH 97, said iron rod being 60.00 feet right of Engineer's SH 97 Baseline Station 1461+64.91, having Surface Coordinates of N=13,768,224.36, E=2,491,980.76, and being the **POINT OF BEGINNING**;

- 1) **THENCE**, North 03 deg. 06 min. 17 sec. East, with the West line of said residual 81.193 acre Hodges tract and the East line of said 0.928 acre Parker tract, a distance of 43.75 feet to a 5/8 inch diameter iron rod (bent) found for the West corner of the herein described parcel and said 81.193 acre Hodges tract, said iron rod also being the North corner of said 0.928 acre Parker tract and being on the existing southeast right-of-way line of SH 97 (variable width right-of-way);

THENCE, with the northwest line of said residual 81.193 acre Hodges tract and the existing southeast right-of-way line of said SH 97, the following 14 courses:

- 2) North 40 deg. 10 min. 30 sec. East (North 42 deg. 52 min. East – Deed Call), a distance of 836.35 feet to a TxDOT "Type I" monument (broken) found for an angle point of the herein described parcel;
- 3) North 40 deg. 13 min. 01 sec. East (North 43 deg. 07 min. East – Deed Call), a distance of 1,017.26 feet (366 varas – Deed Call) to a TxDOT "Type I" monument (broken) found for an angle point of the herein described parcel;

Page 2 of 13
TxDOTCONNECT Parcel No. P00094331.001
Dated: January 7, 2026

Property Description for P00094331.001

- 4) North 40 deg. 38 min. 18 sec. East (North 44 deg. 23 min. East – Deed Call), for a distance of 93.90 feet (36 varas – Deed Call) to a 5/8 inch diameter iron rod with cap stamped “GONZALES FIRST SHOT SURV” found for an angle point of the herein described parcel;
- 5) North 43 deg. 08 min. 19 sec. East (North 45 deg. 21 min. East – Deed Call), a distance of 105.11 feet (36 varas – Deed Call) to a calculated point for an angle point of the herein described parcel;
- 6) North 45 deg. 25 min. 56 sec. East (North 48 deg. 22 min. East – Deed Call), a distance of 100.00 feet (36 varas – Deed Call) to a calculated point for an angle point of the herein described parcel;
- 7) North 48 deg. 08 min. 56 sec. East (North 51 deg. 05 min. East – Deed Call), a distance of 99.44 feet (35.8 varas – Deed Call) to a TxDOT “Type I” monument (broken) found for an angle point of the herein described parcel;
- 8) North 49 deg. 22 min. 22 sec. East (North 52 deg. 26 min. East – Deed Call), a distance of 100.82 feet (36 varas – Deed Call) to a calculated point for an angle point of the herein described parcel;
- 9) North 53 deg. 55 min. 56 sec. East (North 56 deg. 52 min. East – Deed Call), a distance of 100.00 feet (36 varas – Deed Call) to a calculated point for an angle point of the herein described parcel;
- 10) North 57 deg. 32 min. 56 sec. East (North 60 deg. 29 min. East – Deed Call), a distance of 89.72 feet (32.3 varas – Deed Call) to a TxDOT “Type I” monument (broken) found for an angle point of the herein described parcel;
- 11) North 59 deg. 08 min. 06 sec. East (North 62 deg. 05 min. East – Deed Call), a distance of 143.51 feet (51.6 varas – Deed Call) to a calculated point for an angle point of the herein described parcel;
- 12) North 60 deg. 47 min. 51 sec. East (North 63 deg. 19 min. East – Deed Call), a distance of 141.87 feet (51.6 varas – Deed Call) to a TxDOT “Type I” monument (broken) found for an angle point of the herein described parcel;
- 13) North 62 deg. 55 min. 25 sec. East (North 66 deg. 29 min. East – Deed Call), a distance of 101.41 feet (36 varas – Deed Call) to a calculated point for an angle point of the herein described parcel;
- 14) North 65 deg. 34 min. 56 sec. East (North 68 deg. 31 min. East – Deed Call), a distance of 100.00 feet (36 varas – Deed Call) to a calculated point for an angle point of the herein described parcel;

Page 3 of 13
TxDOTCONNECT Parcel No. P00094331.001
Dated: January 7, 2026

Property Description for P00094331.001

- 15) North 68 deg. 49 min. 28 sec. East (North 71 deg. 05 min. East – Deed Call), a distance of 172.88 feet to a calculated point for the North corner of the herein described parcel, being at the intersection of the said existing southeast right-of-way line of SH 97 and the existing West right-of-way line of CR 490 (variable width right-of-way);
- 16) **THENCE**, South 05 deg. 20 min. 39 sec. East, with the said existing West right-of-way line of CR 490, a distance of 4.55 feet to a TxDOT “Type II” monument set for the East corner of the herein described parcel and being on said proposed southeast right-of-way line of SH 97, said monument also being 60.00 feet right of Engineer’s SH 97 Baseline Station 1494+11.30;

THENCE, crossing said residual 81.193 acre Hodges tract and with said proposed southeast right-of-way line of SH 97, the following 5 courses:

- 17) South 62 deg. 50 min. 07 sec. West, a distance of 375.34 feet a 5/8 inch diameter iron rod with 2 inch aluminum TxDOT cap stamped “PROPERTY CORNER” set for an angle point of the herein described parcel, being 60.00 feet right of Engineer’s SH 97 Baseline Station 1490+29.00;
- 18) South 56 deg. 22 min. 04 sec. West, a distance of 376.02 feet to a 5/8 inch diameter iron rod with 2 inch aluminum TxDOT cap stamped “PROPERTY CORNER” set for an angle point of the herein described parcel, being 60.00 feet right of Engineer’s SH 97 Baseline Station 1486+46.00;
- 19) South 49 deg. 53 min. 40 sec. West, a distance of 376.02 feet to a 5/8 inch diameter iron rod with 2 inch aluminum TxDOT cap stamped “PROPERTY CORNER” set for an angle point of the herein described parcel, being 60.00 feet right of Engineer’s SH 97 Baseline Station 1482+63.00;
- 20) South 43 deg. 25 min. 47 sec. West, a distance of 375.04 feet to a TxDOT “Type II” monument set for an angle point of the herein described parcel, being 60.00 feet right of Engineer’s SH 97 Baseline Station 1470+00.00;
- 21) South 40 deg. 12 min. 09 sec. West, passing at a distance of 881.00 feet a TxDOT “Type II” monument set on line for reference, being 60.00 feet right of Engineer’s SH 97 Baseline Station 1478+81.00, and continuing for a total distance of 1,716.09 feet to the **POINT OF BEGINNING** of the herein described parcel, containing 2.289 acres (99,700 square feet) of land.

Page 4 of 13
TxDOTCONNECT Parcel No. P00094331.001
Dated: January 7, 2026

Property Description for P00094331.001

All bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), NAD 1983 (2011 ADJ.; EPOCH 2010.00) GEOID 18, and NAVD 88. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

All measurements are U.S. Survey Feet.

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

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

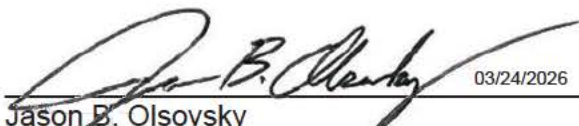
****The monument described and set in this call may be replaced with a TxDOT "Type II" right-of-way marker upon the completion of the highway construction project under the supervision of a RPLS, either employed or retained by TxDOT.**

Date of Abstracting: November 2024 thru July 2025

Date of field surveys: November 2024 thru July 2025

This survey was performed on the ground under my supervision.




03/24/2026
Jason B. Olsovsky
Registered Professional Land Surveyor
License No. 7031, State of Texas
ESP Associates, INC. – 4611 E. Airline Suite #300,
Victoria Texas 77904 Tel: 361-570-7500
TXSURV Firm # 10194036

- METADATA:**
- ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 TEXAS SOUTH CENTRAL ZONE (4204), NAD 83 (2011 ADJ.; EPOCH 2010.00) GEOID 18, AND NAVD 88. ALL DISTANCES AND COORDINATES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00013.
 - **THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A RPLS, EITHER EMPLOYED OR RETAINED BY TXDOT.
 - ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 - DATE OF ABSTRACTING: NOVEMBER 2024 THRU JULY 2025
 - DATE OF FIELD SURVEYS: NOVEMBER 2024 THRU JULY 2025
- NOTES:**
- ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.
 - THIS SURVEY WAS PERFORMED WITHOUT THE AID OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT MAY AFFECT THE SUBJECT PROPERTY.
 - UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS.
 - A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LEGEND

- PARCEL NUMBER
FOUND MONUMENT (AS NOTED)
FOUND TXDOT TYPE I MONUMENT
FOUND TXDOT TYPE II MONUMENT
SET 5/8" IRON ROD WITH 2" ALUMINUM TXDOT CAP STAMPED "PROPERTY CORNER"
SET TXDOT TYPE II MONUMENT
SET 5/8" IRON ROD WITH 1-3/4" ORANGE PLASTIC TXDOT CAP STAMPED "RIGHT OF WAY MONUMENT"
CALCULATED POINT
RIGHT-OF-WAY
PROPERTY LINE
LAND HOOK
DEED RECORDS
GONZALES COUNTY, TEXAS
PLAT RECORDS
GONZALES COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS
GONZALES COUNTY, TEXAS
OFFICIAL RECORDS
GONZALES COUNTY, TEXAS
P.O.C.
POINT OF COMMENCING
P.O.B.
POINT OF BEGINNING
(NXX°XX'XX"E XXX.XX)
RECORD BEARING & DISTANCE
LOT LINE
EASEMENT LINE
PROPOSED ALIGNMENT
SURVEY LINE
EXISTING RIGHT OF WAY
PROPOSED RIGHT OF WAY

THIS PROPERTY IS SUBJECT TO:
1. 15' WIDE WATERLINE EASEMENT
GONZALES COUNTY WATER SUPPLY CORPORATION
VOLUME 412, PAGE 787, D.R.G.C.T.

JOHN SLATER SURVEY
ABSTRACT 435

JESSE STROTHER SURVEY
ABSTRACT 427

2.289 ACRES
(99,700 SQ.FT.)
P00094331

REMAINDER OF A CALLED 81.193 ACRES
RHONDA SUE FARRAR HODGES
EXECUTED: DECEMBER 26, 2012
VOL. 1112, PG. 277
O.R.G.C.T.
DESCRIBED IN
VOL. 947, PG. 216
O.R.G.C.T.

SAM MCCOY SURVEY
ABSTRACT 340

CR 490

SH 97

P.O.B.

P.O.C.



PROPERTY SKETCH
NOT TO SCALE

THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON AND IS FOR INFORMATIONAL PURPOSES ONLY

AREA TABLE (ACRES)

APPROX. EXISTING AC.	ACQUISITION AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
80.226 AC.	2.289 AC. 99,700 S.F.	NA	77.937 AC.



ESP ASSOCIATES, INC.
EXPLORATION
4811 E. AIRLINE RD., SUITE 300
DALLAS, TEXAS 75246
TEL: 981.370.7500

I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND AND THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

Jason B. Olsovsky
JASON B. OLISOVSKY
03/24/2026
RPLS#7031

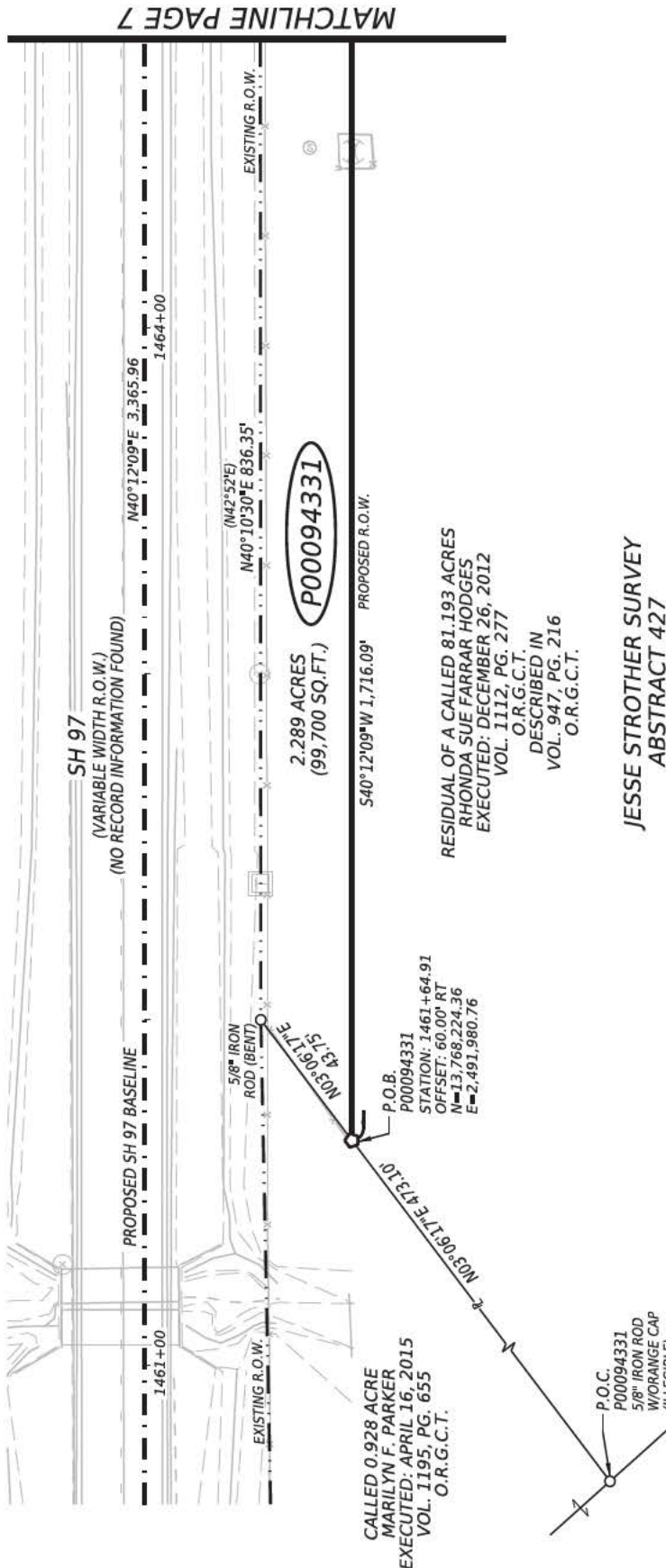


Texas Department of Transportation
PARCEL PLAT SHOWING

DISTRICT: YCM	COUNTY: GONZALES
CCSJ 0025-07-069	P00094331.001
RCSJ 0025-07-069	DATED: 01/07/2026
ACQUISITION AC./S.F.	2.289 AC. (99,700 SQ. FT.)
PAGE 5	OF 13



SCALE: 1" = 50' (8 1/2" X 11")
GRAPHIC SCALE IN FEET



ESP ASSOCIATES, INC.
TXSURY FIRM #10154036
TXENG FIRM #17252
1000 WEST 10TH STREET, SUITE 300
VICTORIA, TEXAS 77904
TEL: 361.370.7500



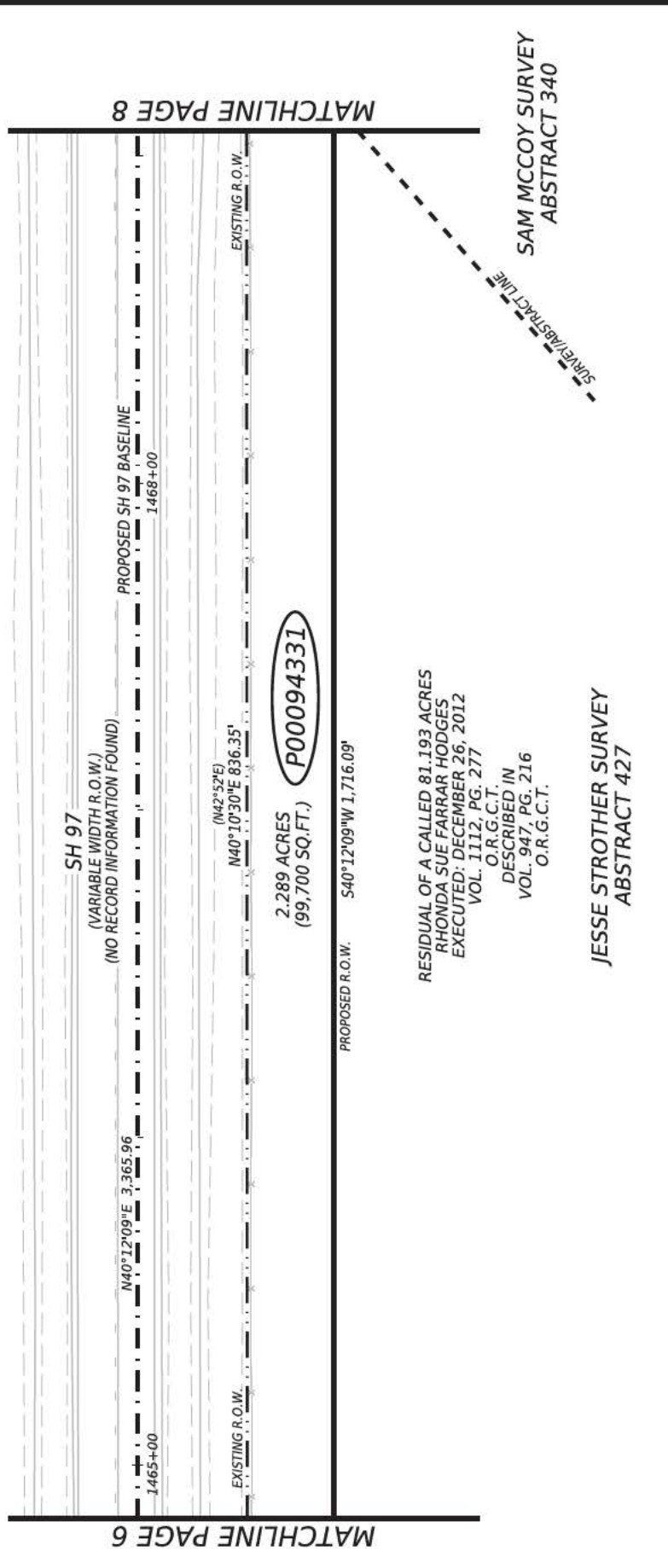
© 01/2026

Texas Department of Transportation

DISTRICT:	YCM	COUNTY:	GONZALES
PARCEL PLAT SHOWING	P00094331.001		
CCSJ 0025-07-068	DATED: 01/07/2026		
RCSJ 0025-07-069	HWY. NO. SH 97		
ACQUISITION AC./S.F.	2.289 AC. (99,700 SQ. FT.)		
			PAGE 6 OF 13



SCALE: 1" = 50' (8 1/2" X 11")
GRAPHIC SCALE IN FEET



ESP ASSOCIATES, INC.
TXSURV FIRM #10154036
TXENG FIRM #177252
1000 WEST 10TH STREET, SUITE 300
VICTORIA, TEXAS 77904
TEL: 361.370.7500



© 01/2026

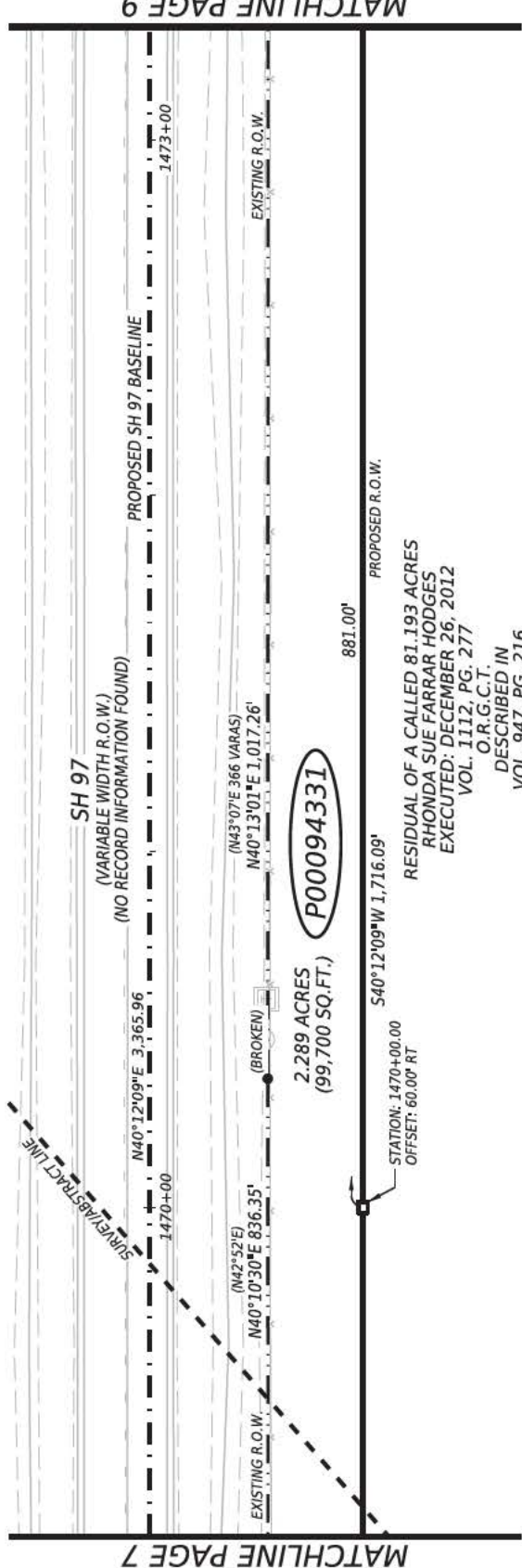
Texas Department of Transportation

DISTRICT:	YCM	COUNTY	GONZALES
PARCEL PLAT SHOWING	P00094331.001		
CCSJ 0025-07-068	DATED: 01/07/2026		
RCSJ 0025-07-069	HWY. NO. SH 97		
ACQUISITION AC./S.F.	2.289 AC. (99,700 SQ. FT.)		
			PAGE 7 OF 13



SCALE: 1" = 50' (8 1/2" X 11")
GRAPHIC SCALE IN FEET

JESSE STROTHER SURVEY
ABSTRACT 427



P00094331

2.289 ACRES
(99,700 SQ.FT.)

STATION: 1470+00.00
OFFSET: 60.00' RT
S40°12'09"W 1,716.09'
PROPOSED R.O.W.
881.00'
RESIDUAL OF A CALLED 81.193 ACRES
RHONDA SUE FARRAR HODGES
EXECUTED: DECEMBER 26, 2012
VOL. 1112, PG. 277
O.R.G.C.T.
DESCRIBED IN
VOL. 947, PG. 216
O.R.G.C.T.

SAM MCCOY SURVEY
ABSTRACT 340



ESP ASSOCIATES, INC.
TXSURV FIRM #101540036
TXENG FIRM #177252
10000 W. HANCOCK BLVD., SUITE 300
VICTORIA, TEXAS 77904
TEL: 361.370.7500



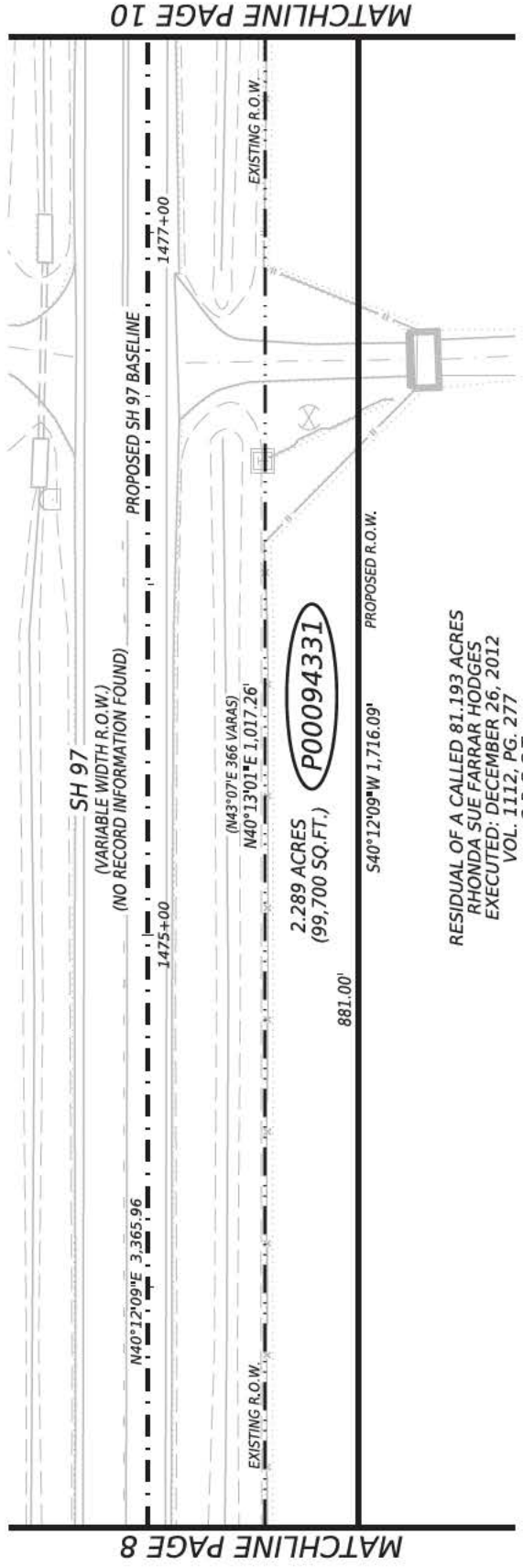
© 01/2026

Texas Department of Transportation

DISTRICT:	YKM	COUNTY	GONZALES
PARCEL PLAT SHOWING	P00094331.001		
CCSJ 0025-07-068	DATED: 01/07/2026	HWY. NO.	SH 97
RCSJ 0025-07-069	ACQUISITION	2.289 AC. (99,700 SQ. FT.)	PAGE 8 OF 13



SCALE: 1" = 50' (8 1/2" X 11")
GRAPHIC SCALE IN FEET



RESIDUAL OF A CALLED 81.193 ACRES
RHONDA SUE FARRAR HODGES
EXECUTED: DECEMBER 26, 2012
VOL. 1112, PG. 277
O.R.G.C.T.
DESCRIBED IN
VOL. 947, PG. 216
O.R.G.C.T.

SAM MCCOY SURVEY
ABSTRACT 340



ESP ASSOCIATES, INC.
TXSURV FIRM #10154036
TXENG FIRM #177252
1000 WEST 10TH STREET, SUITE 300
VICTORIA, TEXAS 77901
TEL: 361.370.7500

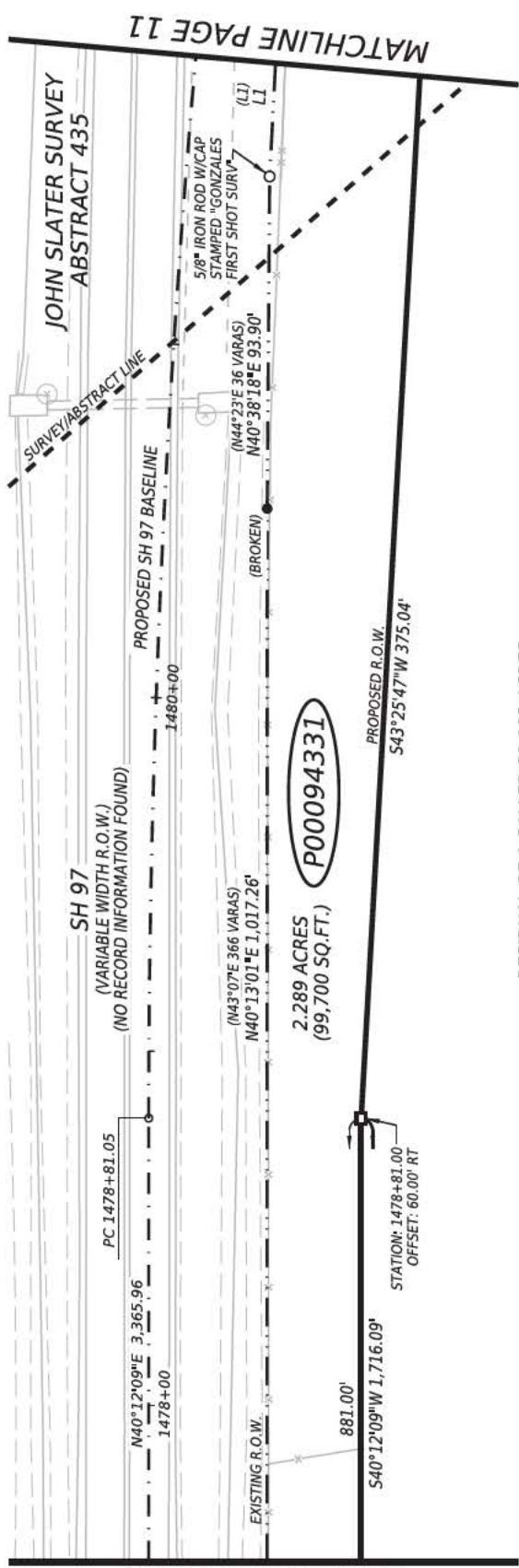


Texas Department of Transportation
© 01/2026

DISTRICT:	YKM	COUNTY:	GONZALES
PARCEL PLAT SHOWING	P00094331.001		
CCSJ 0025-07-068	DATED:	01/07/2026	HWY. NO. SH 97
RCSJ 0025-07-069	ACQUISITION AC./S.F. 2.289 AC. (99,700 SQ. FT.)		
			PAGE 9 OF 13



PI 1487+52.19
Δ 28°49'24.4" (RT)
D 01°41'24.5"
T 871.14'
L 1705.39'
R 3390.00'
PC 1478+81.05
PT 1495+86.44



P00094331

2.289 ACRES
(99,700 SQ.FT.)

RESIDUAL OF A CALLED 81.193 ACRES
RHONDA SUE FARRAR HODGES
EXECUTED: DECEMBER 26, 2012
VOL. 1112, PG. 277
O.R.G.C.T.
DESCRIBED IN
VOL. 947, PG. 216
O.R.G.C.T.

SAM MCCOY SURVEY
ABSTRACT 340

(CALLED) LINE TABLE		
LINE	BEARING	DISTANCE
(L1)	N45°21'E	36 VARAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N43°08'19"E	105.11'



ESP ASSOCIATES, INC.
TXSURV FIRM #10154036
TXENG FIRM #17252
1001 E. SAN ANTONIO AVE., SUITE 300
VICTORIA, TEXAS 77904
TEL: 361.510.7600



© 01/2026
Texas Department of Transportation

DISTRICT:	YCM	COUNTY	GONZALES
PARCEL PLAT SHOWING	P00094331.001		
CCSJ 0025-07-068	DATED: 01/07/2026	HWY. NO.	SH 97
RCSJ 0025-07-069	ACQUISITION	2.289 AC. (99,700 SQ. FT.)	PAGE 10 OF 13



SCALE: 1" = 50' (8 1/2" X 11")
GRAPHIC SCALE IN FEET

JOHN SLATER SURVEY
ABSTRACT 435

PI 1487+52.19
Δ 28°49'24.4" (RT)
D 01°41'24.5"
T 871.14'
L 1705.39'
R 3390.00'
PC 1478+81.05
PT 1495+86.44

SH 97

(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

PROPOSED SH 97 BASELINE

1483+00 (N48°22'E 36 VARAS)
N45°25'56"E 100.00'
1485+00 (N56°52'E 36 VARAS)
N53°55'56"E 100.00'
N49°22'22"E 100.82'
(N52°26'E 36 VARAS)
EXISTING R.O.W.

2.289 ACRES
(99,700 SQ.FT.)
P00094331

S43°25'47"W 375.04'
STATION: 1482+63.00
OFFSET: 60.00' RT
S49°53'40"W 376.02'

RESIDUAL OF A CALLED 81.193 ACRES
RHONDA SUE FARRAR HODGES
EXECUTED: DECEMBER 26, 2012
VOL. 1112, PG. 277
O.R.G.C.T.
DESCRIBED IN
VOL. 947, PG. 216
O.R.G.C.T.

SAM MCCOY SURVEY
ABSTRACT 340

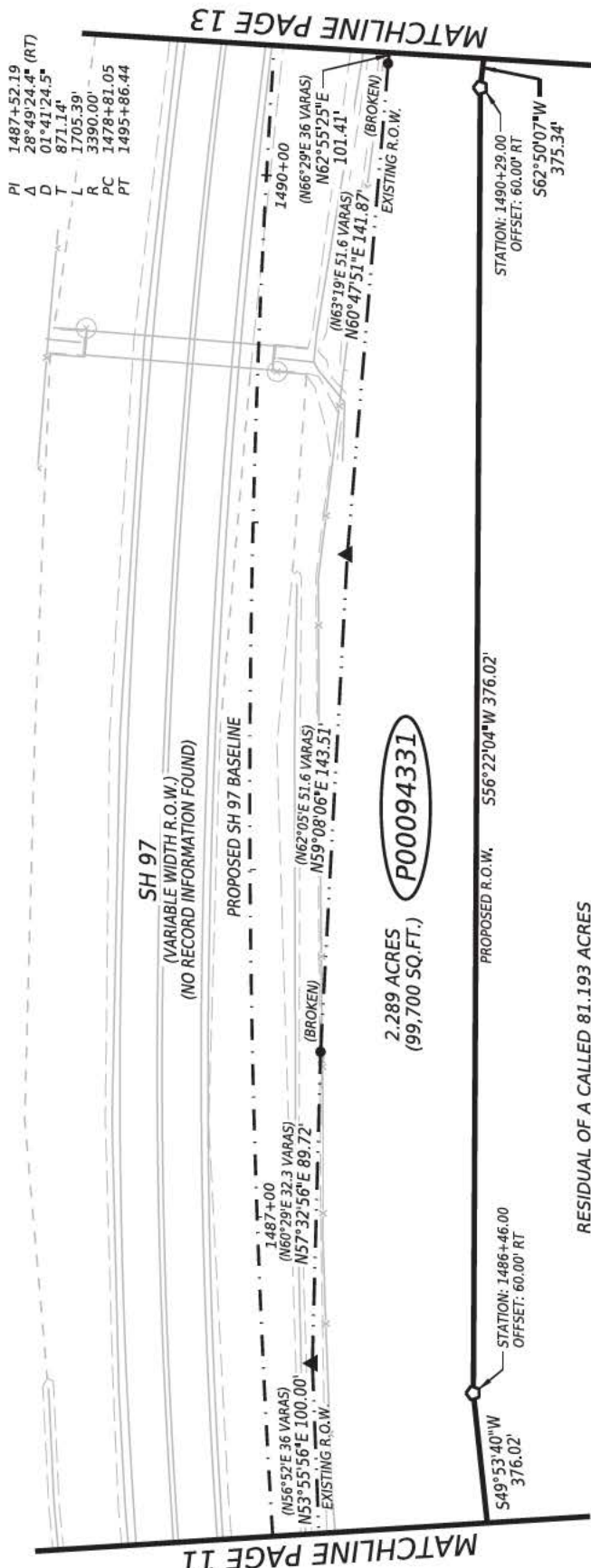


ESP ASSOCIATES, INC.
TXSURV FIRM #10154036
TXENG FIRM #177252
1000 WEST 11TH STREET, SUITE 300
VICTORIA, TEXAS 77904
TEL: 361.370.7600



© 01/2026
Texas Department of Transportation

DISTRICT: YCM	PARCEL PLAT SHOWING P00094331.001	COUNTY GONZALES
CCSJ 0025-07-068 RCSJ 0025-07-069	DATED: 01/07/2026	HWY. NO. SH 97
ACQUISITION AC/S.F.	2.289 AC. (99,700 SQ. FT.)	PAGE 11 OF 13



RESIDUAL OF A CALLED 81.193 ACRES
RHONDA SUE FARRAR HODGES
EXECUTED: DECEMBER 26, 2012
VOL. 1112, PG. 277
O.R.G.C.T.
DESCRIBED IN
VOL. 947, PG. 216
O.R.G.C.T.

JOHN SLATER SURVEY
ABSTRACT 435

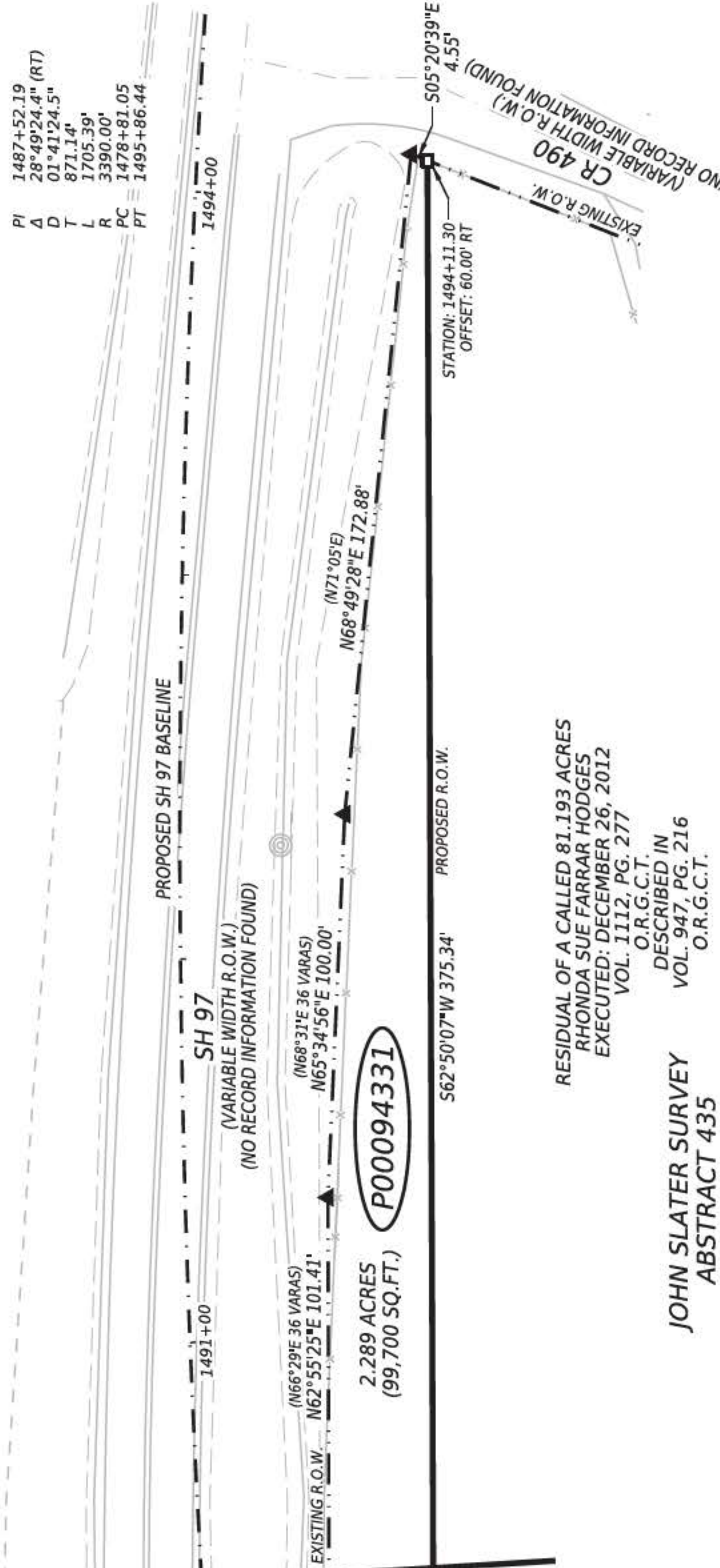


ESP ASSOCIATES, INC.
TXSURV FIRM #10154036
TXENG FIRM #17252
1000 EAST BAYVIEW, SUITE 300
VICTORIA, TEXAS 77906
TEL: 361.370.7600

Texas Department of Transportation			
DISTRICT:	YKM	COUNTY:	GONZALES
PARCEL PLAT SHOWING	P00094331.001		
CCSJ 0025-07-068	DATED: 01/07/2026		
RCSJ 0025-07-069	HWY. NO. SH 97		
ACQUISITION AC./S.F.	2.289 AC.	(99,700 SQ. FT.)	PAGE 12 OF 13



SCALE: 1" = 50' (8 1/2" X 11")
GRAPHIC SCALE IN FEET



RESIDUAL OF A CALLED 81.193 ACRES
RHONDA SUE FARRAR HODGES
EXECUTED: DECEMBER 26, 2012
VOL. 1112, PG. 277
O.R.G.C.T.

JOHN SLATER SURVEY
ABSTRACT 435
DESCRIBED IN
VOL. 947, PG. 216
O.R.G.C.T.



ESP ASSOCIATES, INC.
TXSURV FIRM #10154038
TXENG FIRM #17252
10000 E. SAN ANTONIO BLVD., SUITE 300
VICTORIA, TEXAS 77901
TEL: 361.370.7500



Texas Department of Transportation

DISTRICT:	YCM	COUNTY	GONZALES
PARCEL PLAT SHOWING	P00094331.001		
CCSJ 0025-07-068	DATED: 01/07/2026	HWY. NO.	SH 97
RCSJ 0025-07-069	ACQUISITION	2.289 AC. (99,700 SQ. FT.)	PAGE 13 OF 13

County: Gonzales

TxDOTCONNECT ROW Project ID No. R00017328

Page 1 of 10

Highway: SH 97

TxDOTCONNECT Parcel No. P00094335.001 & .002

RCSJ: 0025-07-069

Dated: January 7, 2026

CCSJ: 0025-07-068

Project Limits: From: US 90A (Gonzales)

To: US 90 (Waelder)

Property Description for P00094335.001

Being a 1.429 acre (62,232 square foot) parcel of land situated in the John Slater Survey, Abstract 435, Gonzales County, Texas, being a portion of a residual called 99.72 acre tract of land, conveyed from Juanice Davis Dubose and Judy Beth Dubose Hendershot to William Kelly Allen, et ux by Warranty Deed with Vendor's Lien, executed August 9, 1996, as recorded in Volume 771, Page 299 of the Official Records of Gonzales County, Texas (O.R.G.C.T.), said 1.429 acre parcel being more particularly described as follows:

COMMENCING at a 5/8 inch diameter iron rod found for the southwest corner of said residual 99.72 acre Allen tract, an interior easterly corner of a called 104.322 acre tract of land conveyed to Lily Acres LLC, as recorded in Volume 1497, Page 328 of the Official Public Records of Gonzales County, Texas (O.R.G.C.T.), **THENCE** as follows:

North 88 deg. 30 min. 17 sec. East (North 88 deg. 13 min. 06 sec. West – Deed Call), with the South line of said residual 99.72 acre Allen tract and an interior North line of said 104.322 acre Lily Acres LLC tract, a distance of 664.58 feet to a 5/8 inch diameter iron rod with 2 inch aluminum TxDOT cap stamped "PROPERTY CORNER" set for the southwest corner of the herein described parcel, said iron rod being on the proposed northwest right-of-way line of SH 97 and being 60.00 feet left of Engineer's SH 97 Baseline Station 1513+97.14, and having Surface Coordinates of N=13,771,402.67, E=2,496,003.67, and being the **POINT OF BEGINNING**;

THENCE, crossing said residual 99.72 acre Allen tract and with said proposed northwest right-of-way line of SH 97, the following 4 courses:

- 1) North 58 deg. 03 min. 26 sec. East, a distance of 740.86 feet to a TxDOT "Type II" monument set for an angle point in the herein described parcel and being 60.00 feet left of Engineer's SH 97 Baseline Station 1521+38.00;
- 2) North 54 deg. 24 min. 35 sec. East, a distance of 425.06 feet to a 5/8 inch diameter iron rod with 2 inch aluminum TxDOT cap stamped "PROPERTY CORNER" set for an angle point of the herein described parcel and being 60.00 feet left of Engineer's SH 97 Baseline Station 1525+71.00;
- 3) North 47 deg. 05 min. 29 sec. East, a distance of 425.05 feet to a TxDOT "Type II" monument set for an angle point of the herein described parcel and being 60.00 feet left of Engineer's SH 97 Baseline Station 1530+04.00;

Page 2 of 10
TxDOTCONNECT Parcel No. P00094335.001 & .002
Dated: January 7, 2026

Property Description for P00094335.001

- 4) North 43 deg. 25 min. 59 sec. East, a distance of 478.29 feet to a TxDOT "Type II" monument set for the North corner of the herein described parcel and being 60.00 feet left of Engineer's SH 97 Baseline Station 1534+82.29, said monument also being on the southeast line of said residual 99.72 acre Allen tract, the existing northwest right-of-way line of SH 97 (variable width right-of-way), and being the beginning of a non-tangent curve to the left;

THENCE, with the southeast line of said residual 99.72 acre Allen tract and said existing northwest right-of-way line of SH 97, the following 4 courses:

- 5) Along said curve to the left, having a radius of 2,025.49 feet (2,025.49 feet – Deed Call), a delta of 01 deg. 49 min. 11 sec., an arc length of 64.33 feet and a chord which bears South 38 deg. 21 min. 59 sec. West, a distance of 64.33 feet to a 5/8 inch diameter iron rod (bent) found for the end of said curve to the left;
- 6) South 37 deg. 18 min. 12 sec. West (South 40 deg. 40 min. 05 sec. West – Deed Call), a distance of 416.73 feet (417.00 feet – Deed Call) to a 5/8 inch diameter iron rod found for the beginning of a tangent curve to the right;
- 7) Along said curve to the right, having a radius of 897.52 feet (897.52 feet – Deed Call), a delta of 18 deg. 55 min. 43 sec., an arc length of 296.51 feet (296.12 feet – Deed Call), and a chord which bears South 46 deg. 57 min. 29 sec. West (South 50 deg. 07 min. 12 sec. West – Deed Call), a distance of 295.17 feet (294.78 feet – Deed Call) to a 5/8 inch diameter iron rod found for the end of said curve to the right;
- 8) South 56 deg. 16 min. 27 sec. West (South 59 deg. 34 min. 19 sec. West – Deed Call), a distance of 1,244.22 feet (1,244.21 feet – Deed Call) to a 3/8 inch diameter iron rod found for the southeast corner of said residual 99.72 acre Allen tract and the East corner of said 104.39 acre Lily Acres LLC tract;
- 9) **THENCE**, South 88 deg. 30 min. 17 sec. West, with the southwest line of said residual 99.72 acre Allen tract and a North line of said 104.39 acre Lily Acres LLC tract, a distance of 71.49 feet to the **POINT OF BEGINNING** of the herein described parcel, containing 1.429 acres (62,232 square feet) of land.

Page 3 of 10
TxDOTCONNECT Parcel No. P00094335.001 & .002
Dated: January 7, 2026

Property Description for P00094335.002

Being a 0.4118 acre (17,940 square foot) parcel of land situated in the John Slater Survey, Abstract 435, Gonzales County, Texas, being a portion of a residual called 99.72 acre tract of land, conveyed from Juanice Davis Dubose and Judy Beth Dubose Hendershot to William Kelly Allen, et ux by Warranty Deed with Vendor's Lien, executed August 9, 1996, as recorded in Volume 771, Page 299 of the Official Records of Gonzales County, Texas (O.R.G.C.T.), said 0.4118 acre parcel being more particularly described as follows:

COMMENCING at a 5/8 inch diameter iron rod found on the North line of said residual 99.72 acre Allen tract and for the southwest corner of a called 2.36 acre tract conveyed to Kelly Allen, et ux, as recorded in Volume 922, Page 295 of the O.R.G.C.T., **THENCE** as follows:

North 87 deg. 41 min. 50 sec. East (South 89 deg. 00 min. 00 sec. West – Deed Call), with the North line of said residual 99.72 acre Allen tract and a South line of said 2.36 acre Allen tract, a distance of 376.04 feet to a 5/8 inch diameter iron rod with 2 inch aluminum TxDOT cap stamped "PROPERTY CORNER" set for the northwest corner of the herein described parcel, said monument being on the proposed northwest right-of-way line of SH 97 and being 62.68 feet left of Engineer's SH 97 Baseline Station 1546+96.10, having Surface Coordinates of N=13,773,568.22, E=2,498,434.41, and being the **POINT OF BEGINNING**;

- 1) **THENCE**, North 87 deg. 41 min. 50 sec. East, with the North line of said residual 99.72 acre Allen tract and the South line of said 2.36 acre Allen tract, a distance of 23.05 feet to a 5/8 inch diameter iron rod found for the southeast corner of the herein described parcel and the northeast corner of said residual 99.72 acre Allen tract, said iron rod also being the southeast corner of said 2.36 acre Allen tract, on the existing northwest right-of-way line SH 97 (variable width right-of-way) and being the beginning of a non-tangent curve to the right;

THENCE, with the southeast line of said residual 99.72 acre Allen tract and the existing northwest right-of-way line of said SH 97, the following 2 courses:

- 2) Along said curve to the right, having a radius of 1,940.25 feet (1,940.25 feet – Deed Call), a delta of 13 deg. 22 min. 04 sec., passing at an approximate arc length of 74 feet the common line of said John Slater Survey and said Cullen C Cotton Survey, and continuing for an overall arc length of 452.69 feet (452.20 feet – Deed Call), and a chord which bears South 39 deg. 46 min. 21 sec. West (South 43 deg. 05 min. 53 sec. West – Deed Call), a distance of 451.66 feet (451.18 feet – Deed Call) to a 5/8 inch diameter iron rod found for the end of said curve;

Page 4 of 10
TxDOTCONNECT Parcel No. P00094335.001 & .002
Dated: January 7, 2026

Property Description for P00094335.002

- 3) South 46 deg. 35 min. 33 sec. West (South 49 deg. 55 min. 43 sec. West – Deed Call), a distance of 474.53 feet to a TxDOT “Type II” monument set for the South corner of the herein described parcel, said monument being on the proposed northwest right-of-way line of SH 97 and being 60.00 feet left of Engineer’s SH 97 Baseline Station 1537+81.36;

THENCE, crossing said residual 99.72 acre Allen tract and with said proposed northwest right-of-way line of SH 97, the following 3 courses:

- 4) North 43 deg. 25 min. 59 sec. East, a distance of 580.64 feet to a TxDOT “Type II” monument set for an angle point of the herein described parcel and being 60.00 feet left of Engineer’s SH 97 Baseline Station 1543+62.00;
- 5) North 41 deg. 10 min. 07 sec. East, a distance of 264.18 feet to a 5/8 inch diameter iron rod with 1-3/4 inch orange plastic TxDOT cap stamped “RIGHT OF WAY MONUMENT” set for an angle point of the herein described parcel and being 60.00 feet left of Engineer’s SH 97 Baseline Station 1546+31.00;
- 6) North 35 deg. 56 min. 53 sec. East, a distance of 63.97 feet to the **POINT OF BEGINNING** of the herein described parcel, containing 0.4118 acres (17,940 square feet) of land.

<u>Parcel</u>	<u>Acreage</u>	<u>Square Feet</u>
P00094335.001	1.429	62,232
P00094335.002	0.4118	17,940
Total	1.8408	80,172

Page 5 of 10
TxDOTCONNECT Parcel No. P00094335.001 & .002
Dated: January 7, 2026

Property Description for P00094335.001 & .002

All bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), NAD 1983 (2011 ADJ.; EPOCH 2010.00) GEOID 18, and NAVD 88. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

All measurements are U.S. Survey Feet.

Access will be permitted to the residual property abutting the highway facility.

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

**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 RPLS, either employed or retained by TxDOT.

Date of Abstracting: November 2024 thru July 2025

Date of field surveys: November 2024 thru July 2025

This survey was performed on the ground under my supervision.




03/24/2026
Jason B. Olsovsky
Registered Professional Land Surveyor
License No. 7031, State of Texas
ESP Associates, INC. – 4611 E. Airline Suite #300,
Victoria Texas 77904 Tel: 361-570-7500
TXSURV Firm # 10194036

THIS PROPERTY IS SUBJECT TO:
1. (BLANKET) ELECTRIC LINE EASEMENT,
GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
VOLUME 247, PAGE 389, D.R.G.C.T.
2. (BLANKET) ELECTRIC LINE EASEMENT,
GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
VOLUME 1231, PAGE 913, O.P.R.G.C.T.

PROPERTY SKETCH
NOT TO SCALE

THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM
THE SQUARE FOOTAGE SHOWN HEREON AND IS FOR INFORMATIONAL
PURPOSES ONLY

AREA TABLE (ACRES)

APPROX. EXISTING AC.	ACQUISITION AC./S.F.	TOTAL REMAINDER AC.	
		LEFT	RIGHT
98.22 AC.	1.429 AC.		
	62,232 S.F.		
	0.4118 AC.	96.38 AC.	NA
	17,940 S.F.		



ESP ACQUISITION, INC.
15000 FARM ROAD 100
4811 E. AIRLINE RD., SUITE 300
DALLAS, TEXAS 75246
TEL: 981.370.7500

I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON
THE GROUND AND THIS PLAT CORRECTLY REPRESENTS
THE FACTS FOUND AT THE TIME OF THE SURVEY.

Jason B. Olsovsky
JASON B. OLISOVSKY 03/24/2026
RPLS#7031



© 01/2026

Texas Department of Transportation

COUNTY

GONZALES

PARCEL PLAT SHOWING

P00094335

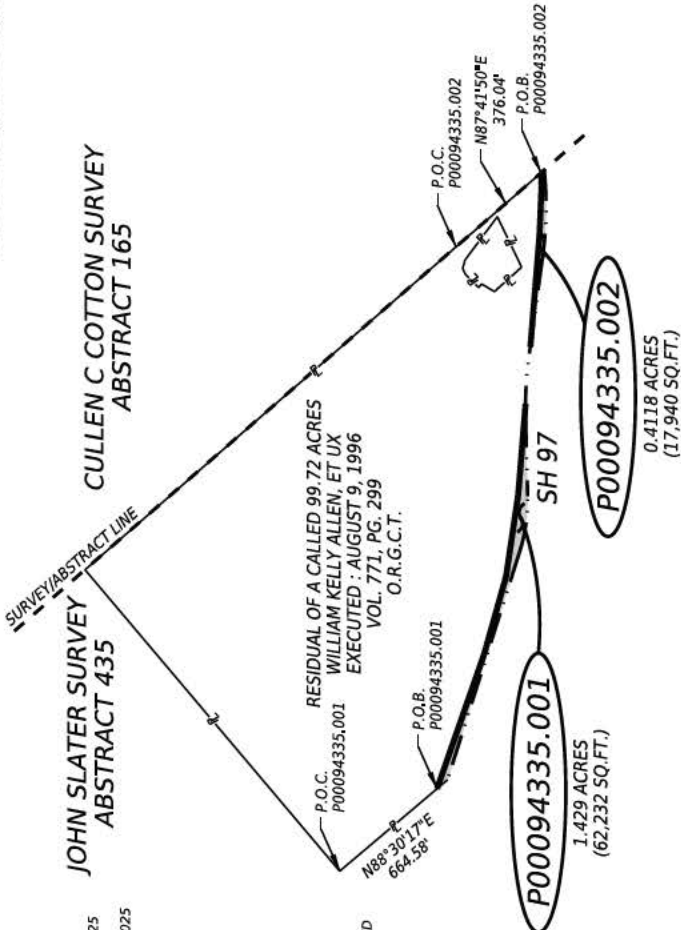
DATED: 01/07/2026

CCSJ 0025-07-068
RCSJ 0025-07-069

ACQUISITION
AC./S.F.

1.8408 AC. (80,172 SQ. FT.)

PAGE 6 OF 10



METADATA:

- ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 TEXAS SOUTH CENTRAL ZONE (4204), NAD 83 (2011 ADJ); EPOCH 2010.00 GEOID 18. AND NAVD 88. ALL DISTANCES AND COORDINATES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00013.
 - **THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A RPLS, EITHER EMPLOYED OR RETAINED BY TXDOT.
 - ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 - DATE OF ABSTRACTING: NOVEMBER 2024 THRU JULY 2025
 - DATE OF FIELD SURVEYS: NOVEMBER 2024 THRU JULY 2025
- NOTES:
- ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.
 - THIS SURVEY WAS PERFORMED WITHOUT THE AID OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT MAY AFFECT THE SUBJECT PROPERTY.
 - UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS.
 - A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LEGEND

- PARCEL NUMBER
FOUND MONUMENT (AS NOTED)
FOUND TXDOT TYPE I MONUMENT
FOUND TXDOT TYPE II MONUMENT
SET 5/8" IRON ROD WITH 2" ALUMINUM TXDOT CAP STAMPED "PROPERTY CORNER"
SET TXDOT TYPE II MONUMENT
SET 5/8" IRON ROD WITH 1-3/4" ORANGE PLASTIC TXDOT CAP STAMPED "RIGHT OF WAY MONUMENT"
CALCULATED POINT
RIGHT-OF-WAY
PROPERTY LINE
LAND HOOK
DEED RECORDS
GONZALES COUNTY, TEXAS
PLAT RECORDS
GONZALES COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS
GONZALES COUNTY, TEXAS
OFFICIAL RECORDS
GONZALES COUNTY, TEXAS
POINT OF COMMENCING
POINT OF BEGINNING
RECORD BEARING & DISTANCE
LOT LINE
EASEMENT LINE
PROPOSED ALIGNMENT
SURVEY LINE
EXISTING RIGHT OF WAY
PROPOSED RIGHT OF WAY



SCALE: 1" = 100' (8 1/2" X 11")
GRAPHIC SCALE IN FEET

RESIDUAL OF A CALLED 99.72 ACRES
WILLIAM KELLY ALLEN, ET UX
EXECUTED: AUGUST 9, 1996
VOL. 771, PG. 299
O.R.G.C.T.

JOHN SLATER SURVEY
ABSTRACT 435

MATCHLINE PAGE 9

1.429 ACRES
(62,232 SQ.FT.)

P00094335.001

PROPOSED R.O.W.

STATION: 1525+71.00
OFFSET: 60.00' LT

N54°24'35"E 425.06'

S56°16'27"W 1,244.22'
(559°34'19"W 1,244.21')

PROPOSED SH 97 BASELINE

SH 97

(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

MATCHLINE PAGE 7

PI 1525+73.69
A 14°37'27" (LT)
D 01°41'25"
T 434.99'
L 865.28'
R 3390.00'
PC 1521+38.70
PT 1530+03.96

STATION: 1530+04.00
OFFSET: 60.00' LT

N43°25'59"E 478.29'

(540°40'05"W 417.00')

EXISTING R.O.W.

537°18'12"

IRON ROD

N43°25'59"E

1,358.56'

PT 1530+00

1530+03.96



ESP ASSOCIATES, INC.
TXSURV FIRM #10154036
TXENG FIRM #177252
15000 E. SHAW BLVD., SUITE 300
VICTORIA, TEXAS 77904
TEL: 361.570.7500



Texas Department of Transportation

PARCEL PLAT SHOWING

P00094335

DATED: 01/07/2026

HWY. NO. SH 97

ACQUISITION AC./S.F. 1.8408 AC. (80,172 SQ. FT.)

PAGE 8 OF 10



SCALE: 1" = 100' (8 1/2" X 11")
GRAPHIC SCALE IN FEET

JOHN SLATER SURVEY
ABSTRACT 435

1.429 ACRES
(62,232 SQ.FT.)

P00094335.001

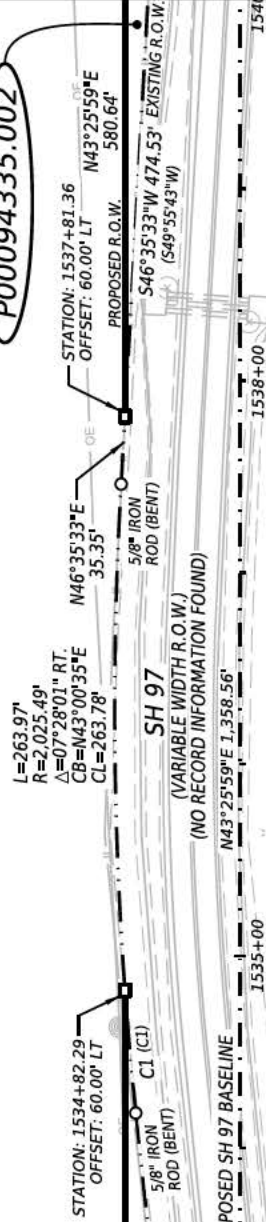
RESIDUAL OF A CALLED 99.72 ACRES
WILLIAM KELLY ALLEN, ET UX
EXECUTED : AUGUST 9, 1996
VOL. 771, PG. 299
O.R.G.C.T.

0.4118 ACRES
(17,940 SQ.FT.)

P00094335.002

MATCHLINE PAGE 10

MATCHLINE PAGE 8



ESP ASSOCIATES, INC.
TXSURV FIRM #10154036
TXENG FIRM #17252
10000 SAN ANTONIO BLVD., SUITE 300
VICTORIA, TEXAS 77904
TEL: 361.570.7500



© 01/2026

Texas Department of Transportation

DISTRICT: YCM

PARCEL PLAT SHOWING

COUNTY GONZALES

P00094335

DATED: 01/07/2026

CCSJ 0025-07-068

RCSJ 0025-07-069

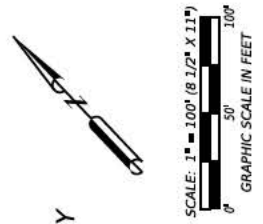
ACQUISITION AC.S.F.

1.8408 AC. (80,172 SQ. FT.)

PAGE 9 OF 10

(CALLED) CURVE TABLE				
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD
C1	NA	2,025.49'	NA	NA

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD
C1	01°49'11" LT	2,025.49'	64.33'	538°21'59"W 64.33'



CULLEN C COTTON SURVEY
ABSTRACT 165

CALLLED 2.36 ACRES
KELLY ALLEN, ET UX
EXECUTED: MARCH 29, 2005
VOL. 922, PG. 295
O.R.G.C.T.

JOHN SLATER SURVEY
ABSTRACT 435

RESIDUAL OF A CALLED 99.72 ACRES
WILLIAM KELLY ALLEN, ET UX
EXECUTED: AUGUST 9, 1996
VOL. 771, PG. 299
O.R.G.C.T.

0.4118 ACRES
(17,940 SQ.FT.)

P00094335.002

P.O.B.
P00094335.002
STATION: 1546+96.10
OFFSET: 62.68' LT
N=13.773, 568.22
E=2,498,434.41

N87°41'50"E
23.05'

STATION: 1546+31.00
OFFSET: 60.00' LT

N41°10'07"E 264.18'

STATION: 1543+62.00
OFFSET: 60.00' LT
PROPOSED R.O.W.

N43°25'59"E 580.64'

S46°35'33"W 474.53'
(549°55'43"W)

PROPOSED SH 97 BASELINE
N43°25'59"E 1,358.56'

1541+00

PC 1543+62.52

PI 1547+01.45
Δ 11°25'08" (LT)
D 01°41'25"

T 338.93'
L 675.61'
R 3390.00'
PC 1543+62.52
PT 1550+38.13

MATCHLINE PAGE 9

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N35°56'53"E	63.97'

(CALLED) CURVE TABLE				
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD
C2	NA	1,940.25'	452.20'	S43°05'53"W 451.18'

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD
C2	13°22'04" LT	1,940.25'	452.69'	S39°46'21"W 451.66'



ESP ASSOCIATES, INC.
TXSURV FIRM #10154038
TXENG FIRM #17252
1001 EAST LAMAR AVE., SUITE 300
VICTORIA, TEXAS 77904
TEL: 361.570.7500



Texas Department of Transportation

DISTRICT: YCM		PARCEL PLAT SHOWING	COUNTY GONZALES
CCSJ 0025-07-068 RCSJ 0025-07-069		P00094335	HWY. NO. SH 97
		DATED: 01/07/2026	
ACQUISITION AC./S.F.		1.8408 AC. (80,172 SQ. FT.)	

County: Gonzales
Highway: SH 97
RCSJ: 0025-07-069
Parcel: P00094335.001
Project Limits: From: US 90A (Gonzales)
To: US 90 (Waelder)

Category I Bisection

AND IN ADDITION THERETO:

Title to all of that *Cattle Guard - Pipe/Typical (1)* 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(s).

County: Gonzales

TxDOTCONNECT ROW Project ID No. R00017328

Page 1 of 6

Highway: SH 97

TxDOTCONNECT Parcel No. P00094338.001

RCSJ: 0025-07-069

Dated: January 7, 2026

CCSJ: 0025-07-068

Project Limits: From: US 90A (Gonzales)

To: US 90 (Waelder)

Property Description for P00094338.001

Being a 0.7832 acre (34,118 square foot) parcel of land situated in the John Slater Survey, Abstract 435, Gonzales County, Texas, being a portion of a called 28.26 acre tract of land, conveyed from John Van Bibber, et al to Olen A. Malaer, Jr., et ux, by Warranty Deed with Vendor's Lien executed December 27, 2004, as recorded in Volume 917, Page 110 of the Official Records of Gonzales County, Texas (O.R.G.C.T.), said 0.7832 acre parcel being more particularly described as follows:

COMMENCING at a 5/8 inch diameter iron rod found for an angle point in the northwest line of said 28.26 acre Malaer tract and the existing southeast right-of-way line of SH 97 (variable width right-of-way), **THENCE** as follows:

North 38 deg. 10 min. 38 sec. East (North 40 deg. 54 min. 12 sec. East – Deed Call), with the northwest line of said 28.26 acre Malaer tract and said existing southeast right-of-way line of SH 97, a distance of 121.29 feet (124.10 feet – Deed Call) a calculated point for an angle point in the northwest line of said 28.26 acre Malaer tract and said existing southwest right-of-way line of SH 97;

North 37 deg. 16 min. 35 sec. East (North 40 deg. 40 min. 05 sec. East – Deed Call), with the northwest line of said 28.26 acre Malaer tract and said existing southeast right-of-way line of SH 97, a distance of 243.93 feet to a TxDOT "Type II" monument set for the South corner of the herein described parcel, said monument being on the proposed southeast right-of-way line of SH 97, and being 43.83 feet right of Engineer's SH 97 Baseline Station 1532+55.00, having Surface Coordinates of N=13,772,442.29, E=2,497,537.28, and being the **POINT OF BEGINNING**;

THENCE, with the northwest line of said 28.26 acre Malaer tract and said existing southeast right-of-way line of SH 97, the following 4 courses:

- 1) North 37 deg. 16 min. 35 sec. East, a distance of 172.61 feet a calculated point for the beginning of a tangent curve to the right;
- 2) Along said curve to the right, having a radius of 1,945.49 feet (1,945.49 feet – Deed Call), a delta of 09 deg. 23 min. 18 sec., passing at an arc length of 0.47 feet to a 5/8 inch diameter iron rod found on line, passing at an arc length of 314.07 feet to a 5/8 inch diameter iron rod found on line, and continuing for an overall arc length of 318.79 feet (314.49 feet – Deed Call), and a chord which bears North 41 deg. 58 min. 14 sec. East (North 45 deg. 17 min. 55 sec. East – Deed Call), a distance of 318.43 feet (314.11 feet – Deed Call) a calculated point for the end of said curve;

Page 2 of 6
TxDOTCONNECT Parcel No. P00094338.001
Dated: January 7, 2026

Property Description for P00094338.001

- 3) North 46 deg. 39 min. 53 sec. East (North 49 deg. 55 min. 43 sec. East – Deed Call), a distance of 507.17 feet (510.89 feet – Deed Call) to a 5/8 inch diameter iron rod found for and angle point in the northwest line of said Malaer tract and with the existing southeast right-of-way line of said SH 97;
- 4) North 45 deg. 31 min. 31 sec. East (North 48 deg. 49 min. 15 sec. East – Deed Call), a distance of 389.48 feet to a TxDOT “Type II” monument set for the North corner of the herein described parcel and being 71.18 feet right of Engineer’s SH 97 Baseline Station 1546+35.10;

THENCE, crossing said 28.26 acre Malaer tract and with said proposed southeast right-of-way line of SH 97, the following 2 courses:

- 5) South 43 deg. 25 min. 59 sec. West, a distance of 1,240.52 feet to a TxDOT “Type II” monument set for an angle point of the herein described parcel and being 60.00 feet right of Engineer’s SH 97 Baseline Station 1534+00.00;
- 6) South 49 deg. 47 min. 49 sec. West, a distance of 145.90 feet to the **POINT OF BEGINNING** of the herein described parcel, containing 0.7832 acres (34,118 square feet) of land.

Page 3 of 6
TxDOTCONNECT Parcel No. P00094338.001
Dated: January 7, 2026

Property Description for P00094338.001

All bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), NAD 1983 (2011 ADJ.,; EPOCH 2010.00) GEOID 18, and NAVD 88. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

All measurements are U.S. Survey Feet.

Access will be permitted to the residual property abutting the highway facility.

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

**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 RPLS, either employed or retained by TxDOT.

Date of Abstracting: November 2024 thru July 2025

Date of field surveys: November 2024 thru July 2025

This survey was performed on the ground under my supervision.




03/24/2026
Jason B. Olsovsky
Registered Professional Land Surveyor
License No. 7031, State of Texas
ESP Associates, INC. – 4611 E. Airline Suite #300,
Victoria Texas 77904 Tel: 361-570-7500
TXSURV Firm # 10194036

PROPERTY SKETCH
NOT TO SCALE

THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON AND IS FOR INFORMATIONAL PURPOSES ONLY

AREA TABLE (ACRES)			
APPROX. EXISTING AC.	ACQUISITION AC./S.F.	REMAINDER AC.	
28.26 AC.	0.7832 AC. 34,118 SQ. FT.	NA	27.48 AC.

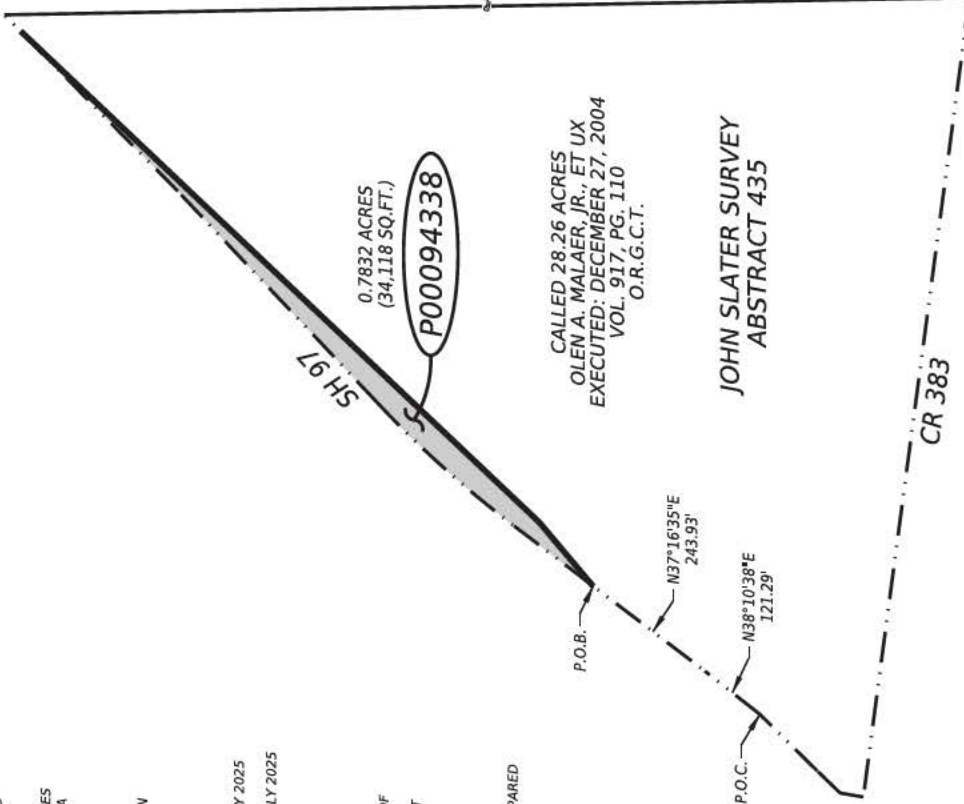


ESP ASSOCIATES, INC.
15000 FARM 417252
4811 E. AIRLINE RD., SUITE 300
DALLAS, TEXAS 75244
TEL: 981.370.7500

I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND AND THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

Jason B. Olsovsky
JASON B. OLISOVSKY
03/24/2026
RPLS#7031

Texas Department of Transportation			
DISTRICT: YCM	PARCEL PLAT SHOWING	COUNTY GONZALES	
CCSJ 0025-07-068 RCSJ 0025-07-069	P00094338.001	DATED: 01/07/2026	HWY. NO. SH 97
ACQUISITION AC./S.F.	0.7832 AC. (34,118 SQ. FT.)	PAGE 4 OF 6	



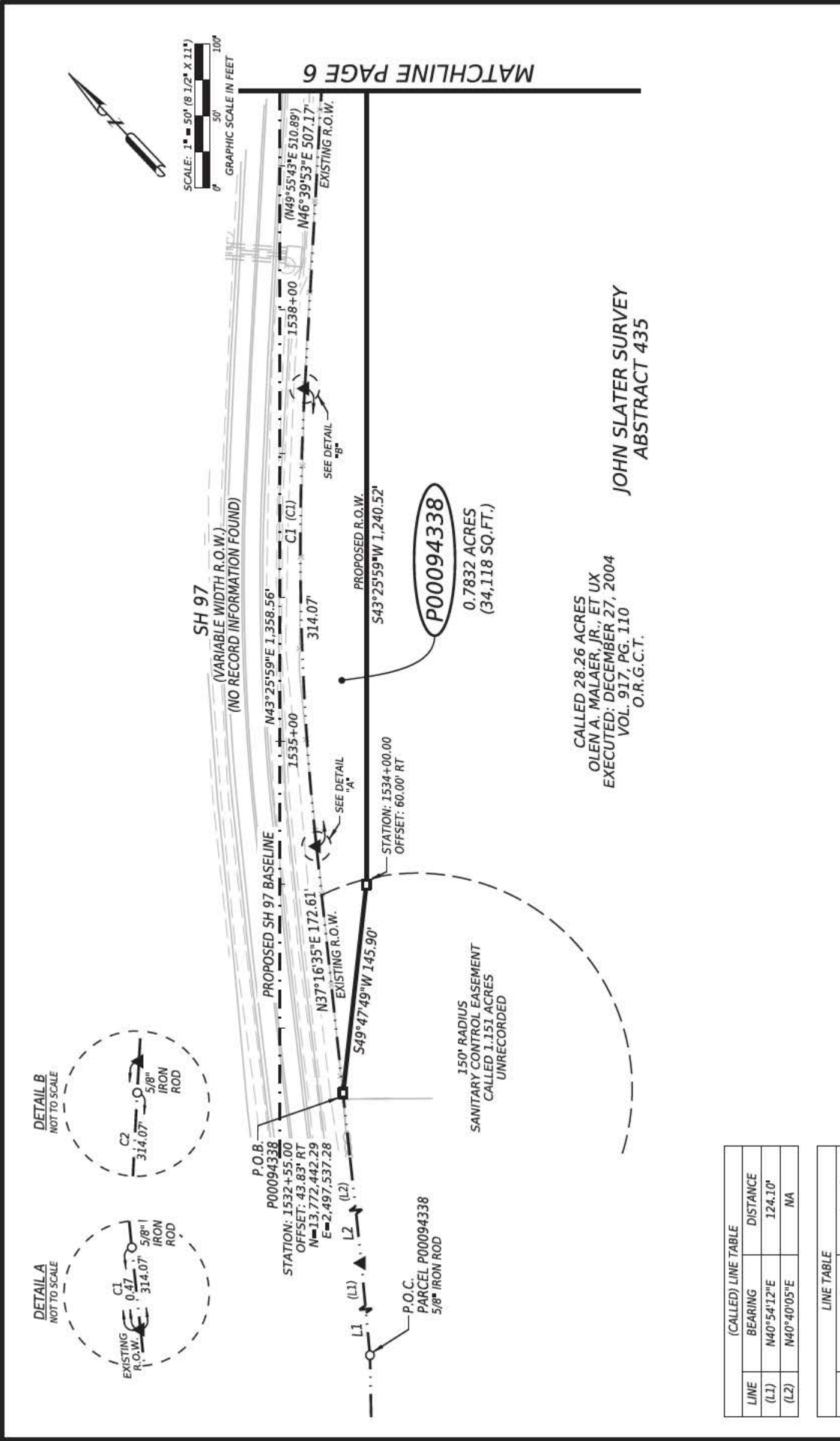
THIS PROPERTY IS SUBJECT TO:
1. (BLANKET) ELECTRIC LINE EASEMENT
GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC
VOL. 1231, PG. 911, O.P.R.G.C.T.

METADATA:

- ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 TEXAS SOUTH CENTRAL ZONE (4204), NAD 83 (2011 AD); EPOCH 2010.00; GEOID 18; AND NAVD 88. ALL DISTANCES AND COORDINATES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00013.
 - **THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A RPLS, EITHER EMPLOYED OR RETAINED BY TXDOT.
 - ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 - DATE OF ABSTRACTING: NOVEMBER 2024 THRU JULY 2025
 - DATE OF FIELD SURVEYS: NOVEMBER 2024 THRU JULY 2025
- NOTES:
- ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.
 - THIS SURVEY WAS PERFORMED WITHOUT THE AID OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT MAY AFFECT THE SUBJECT PROPERTY.
 - UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS.
 - A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LEGEND

- PARCEL NUMBER
- FOUND MONUMENT (AS NOTED)
- FOUND TXDOT TYPE I MONUMENT
- FOUND TXDOT TYPE II MONUMENT
- SET 5/8" IRON ROD WITH 2" ALUMINUM TXDOT CAP STAMPED "PROPERTY CORNER"
- SET TXDOT TYPE II MONUMENT
- SET 5/8" IRON ROD WITH 1-3/4" ORANGE PLASTIC TXDOT CAP STAMPED "RIGHT OF WAY MONUMENT"
- CALCULATED POINT
- R.O.W. RIGHT-OF-WAY
- PROPERTY LINE
- LAND HOOK
- DEED RECORDS GONZALES COUNTY, TEXAS
- PLAT RECORDS GONZALES COUNTY, TEXAS
- O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS GONZALES COUNTY, TEXAS
- O.R.G.C.T. OFFICIAL RECORDS GONZALES COUNTY, TEXAS
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- (NXX°XX'XX"E XXX.XX) RECORD BEARING & DISTANCE
- LOT LINE
- EASEMENT LINE
- PROPOSED ALIGNMENT
- SURVEY LINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY



ESP ASSOCIATES, INC.
TX SURV FIRM #10154036
TX ENG FIRM #177252
10000 E. KENNEDY BLVD., SUITE 300
VICTORIA, TEXAS 77904
TEL: 361.370.7500



© 01/2026

Texas Department of Transportation

PARCEL PLAT SHOWING

P00094338.001

DATED: 01/07/2026

ACQUISITION

COUNTY

GONZALES

HWY. NO.

SH 97

DISTRICT:

YCM

CCSJ 0025-07-068

RCSJ 0025-07-069

0.7832 AC. (34,118 SQ. FT.)

PAGE 5 OF 6

(CALLED) LINE TABLE		
LINE	BEARING	DISTANCE
(L1)	N40°54'12"E	124.10'
(L2)	N40°40'05"E	NA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N38°10'38"E	121.29'
L2	N37°16'35"E	243.93'

(CALLED) CURVE TABLE			
CURVE	DELTA	RADIUS	CHORD
(C1)	NA	1,945.49'	N45°17'55"E 314.11'

CURVE TABLE			
CURVE	DELTA	RADIUS	CHORD
C1	09°23'18" RT	1,945.49'	N41°58'14"E 318.43'



MATCHLINE PAGE 5

SH 97
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

PC 1543+62.52

1540+00

1545+00

PROPOSED SH 97 BASELINE

N43°25'59"E 1,358.56'

N49°55'43"E 510.89'

N46°39'53"E 507.17'

5/8" IRON ROD

PROPOSED R.O.W.

EXISTING R.O.W.

543°25'59"W 1,240.52'

STATION: 1546+35.10
OFFSET: 71.18' RT

EXISTING R.O.W.

CALLLED 132 ACRES
ROBYN BAKER FLATT
AND RETTA B. VAN AUKEN
EXECUTED: MAY 23, 2016
VOL. 1228, PG. 18
O.P.R.G.C.T.

CALLLED 22.2 ACRES
FIRST TRACT
OLEN A. MALAER, JR.
FILED: JUNE 1, 1977
VOL. 433, PG. 422
D.R.G.C.T.

JOHN SLATER SURVEY
ABSTRACT 435

CALLLED 28.26 ACRES
OLEN A. MALAER, JR., ET UX
EXECUTED: DECEMBER 27, 2004
VOL. 917, PG. 110
O.R.G.C.T.

P00094338
0.7832 ACRES
(34,118 SQ.FT.)

SCALE: 1" = 50' (8 1/2" X 11")
GRAPHIC SCALE IN FEET
0' 50' 10'

1/4" = 50'

MATCHLINE PAGE 5

CALLED 28.26 ACRES
 OLEN A. MALAER, JR., ET UX
 EXECUTED: DECEMBER 27, 2004
 VOL. 917, PG. 110
 O.R.G.C.T.

JOHN SLATER SURVEY
ABSTRACT 435

CALLED 22.2 ACRES
 FIRST TRACT
 OLEN A. MALAER, JR.
 FILED: JUNE 1, 1977
 VOL. 433, PG. 422
 D.R.G.C.T.

CALLED 132 ACRES
 ROBYN BAKER FLATT
 AND RETTA B. VAN AUKEN
 EXECUTED: MAY 23, 2016
 VOL. 1228, PG. 18
 O.P.R.G.C.T.

ESP ASSOCIATES, INC.
TXSURV FIRM #10194036
TXENG FIRM #17252
4611 E. AIRLINE RD., SUITE
VICTORIA, TEXAS 77904
TEL: 361.570.7500



© 2017/2026 [®] *Department of Transportation*

PARCEL PLAT SHOWING

P00094338.001

DATED: 01/07/2026	HWY. NO. SH 97
-------------------	-------------------

322 AC (34 118 SQ FT) PAGE 6 OF 6

0.7832 AC. (34,118 SQ. FT.)

County: Gonzales

TxDOTCONNECT ROW Project ID No. R00017328

Page 1 of 7

Highway: SH 97

TxDOTCONNECT Parcel No. P00094344.001

RCSJ: 0025-07-069

Dated: January 7, 2026

CCSJ: 0025-07-068

Project Limits: From: US 90A (Gonzales)

To: US 90 (Waelder)

Property Description for P00094344.001

Being a 0.8509 acre (37,064 square foot) parcel of land situated in the Mary Ann Williams Survey, Abstract 82, Gonzales County, Texas, being a portion of a called 95.2 acre tract of land, conveyed from Billy Hook, et ux to LRR&R Holdings LLC by General Warranty Deed executed November 16, 2022, as recorded in Volume 1423, Page 704 of the Official Public Records of Gonzales County, Texas (O.P.R.G.C.T.), said 0.8509 acre parcel being more particularly described as follows:

COMMENCING at an 8 inch diameter wooden fence corner post found for the southwest corner of said 95.2 acre LRR&R tract and on the existing North right-of-way line of CR 421 (variable width right-of-way), **THENCE** as follows:

North 88 deg. 19 min. 44 sec. East (South 88 deg. 33 min. East – Deed Call), with the common South line of said 95.2 acre LRR&R tract and said existing North right-of-way line of CR 421, a distance of 507.05 feet to a TxDOT “Type II” monument set for the southwest corner of the herein described parcel, said monument being on the proposed northwest right-of-way line of SH 97, and being 60.00 feet left of Engineer’s SH 97 Baseline Station 1593+93.57, having Surface Coordinates of N=13,777,496.00, E=2,500,984.77, and being the **POINT OF BEGINNING**;

THENCE, crossing said 95.2 acre LRR&R tract and with said proposed northwest right-of-way line of SH 97, the following 2 courses:

- 1) North 29 deg. 12 min. 01 sec. East, passing at a distance of 1,206.43 feet a TxDOT “Type II” monument set on line for reference, being 60.00 feet left of Engineer’s SH 97 Baseline Station 1606+00.00, and continuing for a total distance of 1,648.76 feet to a TxDOT “Type II” monument set for an angle point of the herein described parcel, being 59.35 feet left of Engineer’s SH 97 Baseline Station 1610+44.00;
- 2) North 14 deg. 43 min. 21 sec. East, a distance of 265.15 feet to a TxDOT “Type I” monument found for the North corner of the herein described parcel, said monument being an angle point in the East line of said 95.2 acer LRR&R tract and an angle point in the existing northwest right-of-way line of SH 97 (variable width right-of-way), said monument being 97.40 feet left of Engineer’s SH 97 Baseline Station 1613+19.41;

THENCE, with the southeast line of said 95.2 acre LRR&R tract and said existing northwest right-of-way line of SH 97, the following 5 courses:

- 3) South 69 deg. 03 min. 09 sec. East (South 68 deg. 46 min. East – Deed Call) a distance of 60.00 feet (60.0 feet – Deed Call) to a calculated point for an angle point of the herein described parcel and being the beginning of a non-tangent curve to the right;

Page 2 of 7
TxDOTCONNECT Parcel No. P00094344.001
Dated: January 7, 2026

Property Description for P00094344.001

- 4) Along said curve to the right, having a radius of 1,432.39 feet, a delta of 08 deg. 19 min. 41 sec., an arc length of 208.20 feet, and a chord which bears South 25 deg. 07 min. 00 sec. West (South 27 deg. 12 min. West – Deed Call), a distance of 208.02 feet (202.5 feet – Deed Call) to a calculated point for the end of said curve to the right, from which a found TxDOT “Type I” monument bears North 40 deg. 48 min. 56 sec. East, a distance of 1.14 feet;
- 5) South 29 deg. 16 min. 51 sec. West (South 29 deg. 32 min. West – Deed Call), a distance of 491.80 feet (491.3 feet – Deed Call) to a calculated point for an angle point in the herein described parcel;
- 6) South 60 deg. 43 min. 09 sec. East (South 60 deg. 28 min. West – Deed Call), a distance of 10.23 feet (10.0 feet – Deed Call) to a calculated point for an angle point of the herein described parcel;
- 7) South 28 deg. 58 min. 44 sec. West (South 29 deg. 12 min. West – Deed Call), a distance of 1,201.60 feet (1,201.6 feet – Deed Call) to a calculated point for the southeast corner of the herein described parcel and the southeast corner of said 95.2 acre LRR&R tract, said point also being at the intersection of the existing northwest right-of-way line of SH 97 and the existing North right-of-way line of CR 421;
- 8) **THENCE**, South 88 deg. 19 min. 44 sec. West, with the South line of said 95.2 acre LRR&R tract and the existing North right-of-way line of CR 421, a distance of 25.73 feet to the **POINT OF BEGINNING** of the herein described parcel, containing 0.8509 acres (37,064 square feet) of land.

Page 3 of 7
TxDOTCONNECT Parcel No. P00094344.001
Dated: January 7, 2026

Property Description for P00094344.001

All bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), NAD 1983 (2011 ADJ,; EPOCH 2010.00) GEOID 18, and NAVD 88. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.

All measurements are U.S. Survey Feet.

Access will be permitted to the residual property abutting the highway facility.

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

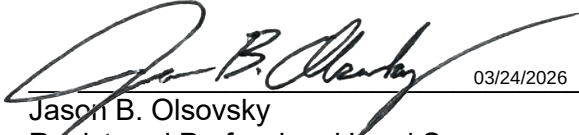
**The monument described and set in this call may be replaced with a TxDOT "Type II" right-of-way marker upon the completion of the highway construction project under the supervision of a RPLS, either employed or retained by TxDOT.

Date of Abstracting: November 2024 thru July 2025

Date of field surveys: November 2024 thru July 2025

This survey was performed on the ground under my supervision.




03/24/2026
Jason B. Olsovsky
Registered Professional Land Surveyor
License No. 7031, State of Texas
ESP Associates, INC. – 4611 E. Airline Suite #300,
Victoria Texas 77904 Tel: 361-570-7500
TXSURV Firm # 10194036



PROPERTY SKETCH
NOT TO SCALE

THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON AND IS FOR INFORMATIONAL PURPOSES ONLY

AREA TABLE (ACRES)			
APPROX. EXISTING AC.	ACQUISITION AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
95.2 AC.	0.8509 AC. 37,064 S.F.	94.3 AC.	NA



ESP ASSOCIATES, INC.
2500 W. 14TH STREET, SUITE 300
DALLAS, TEXAS 75203
TEL: 972.370.7500

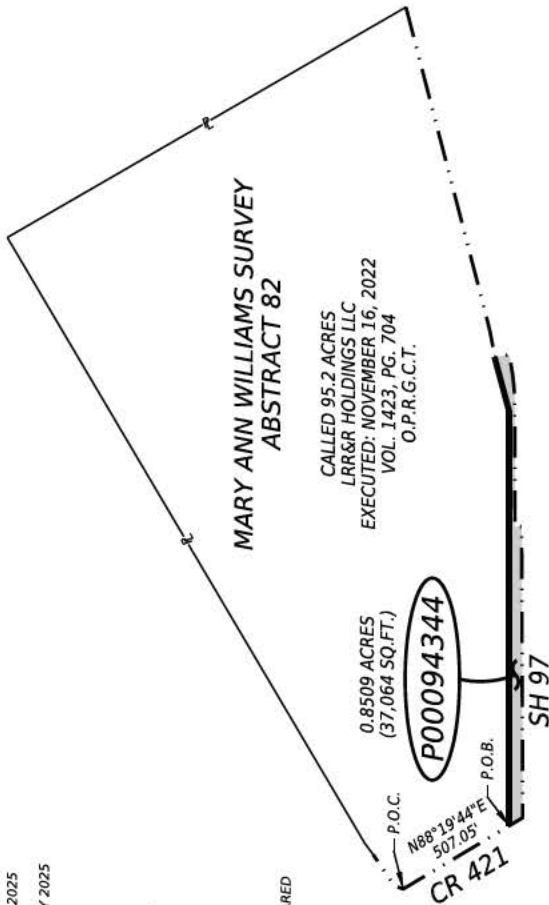
I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND AND THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

JASON B. OLISOVSKY 03/24/2026 RPLS#7031



Texas Department of Transportation
COUNTY GONZALES
PARCEL PLAT SHOWING P00094344.001
DATED: 01/07/2026
CCSJ 0025-07-068
RCSJ 0025-07-069
ACQUISITION AC./S.F. 0.8509 AC. (37,064 SQ. FT.)

PAGE 4 OF 7



METADATA:

- ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 TEXAS SOUTH CENTRAL ZONE (4204), NAD 83 (2011 ADJ); EPOCH 2010.00) GEOID 18, AND NAVD 88. ALL DISTANCES AND COORDINATES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00013.
 - **THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A RPLS, EITHER EMPLOYED OR RETAINED BY TXDOT.
 - ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 - DATE OF ABSTRACTING: NOVEMBER 2024 THRU JULY 2025
 - DATE OF FIELD SURVEYS: NOVEMBER 2024 THRU JULY 2025
- NOTES:
- ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.
 - THIS SURVEY WAS PERFORMED WITHOUT THE AID OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT MAY AFFECT THE SUBJECT PROPERTY.
 - UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS.
 - A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LEGEND

- PARCEL NUMBER (N)
- FOUND MONUMENT (AS NOTED)
- FOUND TXDOT TYPE I MONUMENT
- FOUND TXDOT TYPE II MONUMENT
- SET 5/8" IRON ROD WITH 2" ALUMINUM TXDOT CAP STAMPED "PROPERTY CORNER"
- SET TXDOT TYPE II MONUMENT
- SET 5/8" IRON ROD WITH 1-3/4" ORANGE PLASTIC TXDOT CAP STAMPED "RIGHT OF WAY MONUMENT"
- CALCULATED POINT
- RIGHT-OF-WAY
- PROPERTY LINE
- LAND HOOK
- DEED RECORDS GONZALES COUNTY, TEXAS
- PLAT RECORDS GONZALES COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS GONZALES COUNTY, TEXAS
- OFFICIAL RECORDS GONZALES COUNTY, TEXAS
- P.O.C.
- P.O.B.
- (NXX°XX'XX"E XXX.XX)
- RECORD BEARING & DISTANCE
- LOT LINE
- EASEMENT LINE
- PROPOSED ALIGNMENT
- SURVEY LINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY



SCALE: 1" = 50' (8 1/2" X 11")
GRAPHIC SCALE IN FEET

MARY ANN WILLIAMS SURVEY
ABSTRACT 82

CALLED 95.2 ACRES
LRR&R HOLDINGS LLC
EXECUTED: NOVEMBER 16, 2022
VOL. 1423, PG. 704
O.P.R.G.C.T.

0.8509 ACRES
(37,064 SQ.FT.)

P00094344

P.O.B.
P00094344
STATION: 1593+93.57
OFFSET: 60.00' LT
N=13,777,496.00
E=2,500,984.77

P.O.C.
P00094344
8" WOODEN POST

EXISTING R.O.W.
N88°19'44"E 507.05'
(588°33'E)
CR 421
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

S88°19'44"W
25.73'

PROPOSED R.O.W.

N29°12'01"E 1,648.76'
1,206.43'

(S29°12'W 1,201.6') S28°58'44"W 1,201.60'

N29°12'01"E 2,792.98'

SH 97

(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

PROPOSED SH 97 BASELINE

1600+00

EXISTING R.O.W.

MATCHLINE PAGE 6



ESP ASSOCIATES, INC.
TXSURV FIRM #10154036
TXENG FIRM #17252
10000 E. LAMAR BLVD., SUITE 300
VICTORIA, TEXAS 77904
TEL: 361.370.7500



© 01/2026

Texas Department of Transportation

PARCEL PLAT SHOWING

COUNTY

GONZALES

DISTRICT:

YCM

P00094344.001

CCSJ 0025-07-068

DATED: 01/07/2026

HWY. NO.

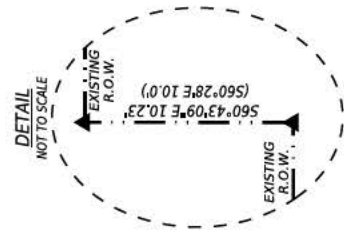
SH 97

ACQUISITION

AC./S.F.

0.8509 AC. (37,064 SQ. FT.)

PAGE 5 OF 7

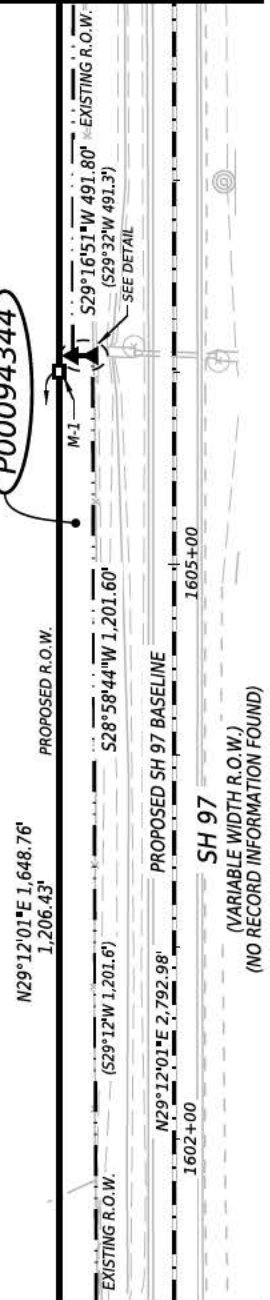


MARY ANN WILLIAMS SURVEY
ABSTRACT 82
CALLED 95.2 ACRES
LRR&R HOLDINGS LLC
EXECUTED: NOVEMBER 16, 2022
VOL. 1423, PG. 704
O.P.R.G.C.T.

MATCHLINE PAGE 7

MATCHLINE PAGE 5

0.8509 ACRES
(37,064 SQ.FT.)
P00094344



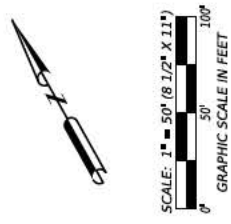
MONUMENTATION TABLE		
MON.	STATION	OFFSET
M-1	1606+00.00	60.00' LT



ESP ASSOCIATES, INC.
TXSURV FIRM #10154038
TXENG FIRM #17252
1500 WEST 15TH STREET, SUITE 300
VICTORIA, TEXAS 77904
TEL: 361.370.7500



© 01/2026			
Texas Department of Transportation			
DISTRICT:	YCM	PARCEL PLAT SHOWING	P00094344.001
COUNTY	GONZALES		
CCSJ 0025-07-068		DATED: 01/07/2026	HWY. NO. SH 97
RCSJ 0025-07-069			
ACQUISITION AC./S.F.	0.8509 AC. (37,064 SQ. FT.)		PAGE 6 OF 7



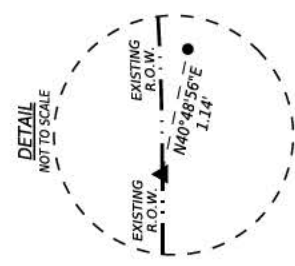
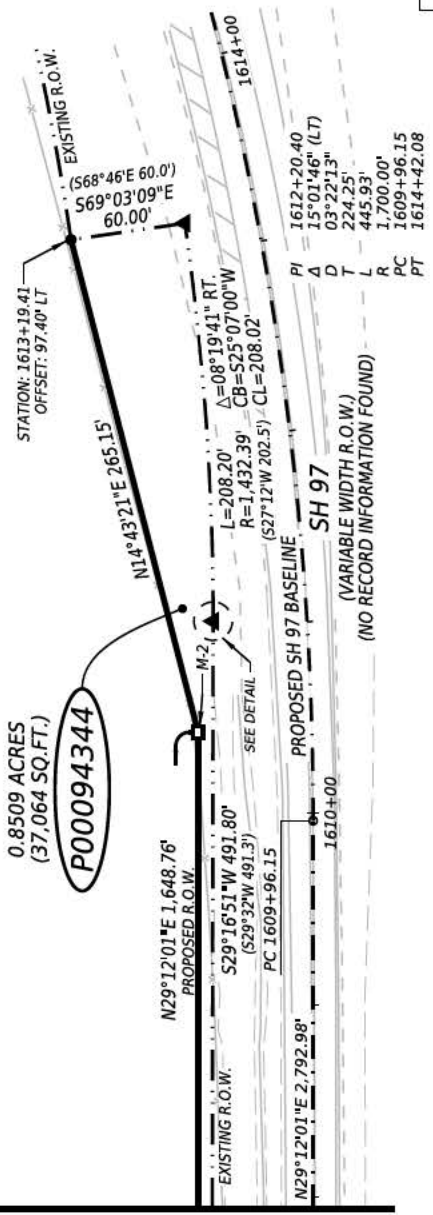
SCALE: 1" = 50' (8 1/2" X 11")
GRAPHIC SCALE IN FEET

MARY ANN WILLIAMS SURVEY
ABSTRACT 82

0.8509 ACRES
(37,064 SQ.FT.)
P00094344

CALLLED 95.2 ACRES
LRR&R HOLDINGS LLC
EXECUTED: NOVEMBER 16, 2022
VOL. 1423, PG. 704
O.P.R.G.C.T.

MATCHLINE PAGE 6



MONUMENTATION TABLE		
MON.	STATION	OFFSET
M-2	1610+44.00	59.35' LT



ESP ASSOCIATES, INC.
TXSURV FIRM #10154036
TXENG FIRM #177252
1000 EAST LAMAR AVE., SUITE 300
VICTORIA, TEXAS 77904
TEL: 361.370.7500



© 01/2026

Texas Department of Transportation

DISTRICT: YCM		PARCEL PLAT SHOWING	COUNTY GONZALES
CCSJ 0025-07-068		P00094344.001	HWY. NO. SH 97
RCSJ 0025-07-069		DATED: 01/07/2026	
		ACQUISITION AC./S.F. 0.8509 AC. (37,064 SQ. FT.)	PAGE 7 OF 7

P00067603.001
December 20, 2024
Pages 1 of 5

County: Webb
Highway: US-83
From: Los Botines Ln
To: US83 / IH35 UNDERPASS
RCSJ: 0037-10-043
Project No: R00011681

Property Description for P00067603.001

Being 6.376-acre (277,700 square feet) parcel of land situated in the Benjamin F. Lindsey Survey, Abstract no. 539, Webb County, Texas. Said 6.376 acres being a portion of a called 15.00-acre tract of land as described in deed executed on September 8, 2021, from Riata Minerals, LTD. to C.A.T. Industrial Properties, LLC, recorded in document (doc.) no. 1441655 of the Official Public Records of Webb County, Texas (O.P.R.W.C.T.), and being more particularly described by metes and bounds as follows:

Commencing at the Northwest corner of said 15.00-acre tract, being an angle point in the east line of a called 88.34-acre tract of land as described in deed executed May 17, 2023, from Riata Minerals, LTD. to C.A.T. Industrial Properties, LLC, recorded in doc. No. 1500592 O.P.R.W.C.T. having coordinates of **N: 17,170,909.57, E: 677,772.88;**

Thence North 62°06'25" East, along the common line of the remainder of said 88.34-acre and 15.00 acre tracts, a distance of **358.56 feet** to a set 5/8-inch iron rod with aluminum TXDOT cap (Set I.R.) ** at the intersection of the proposed southwest Right-Of-Way line of US 83 and the common line of said remainder of 88.34 acre and 15.00 acre tracts, for the **Point of Beginning** and northwest corner of the herein described tract, having coordinates of **N: 17,171,077.31, E: 678,089.78;** being 372.00 feet southwest of, at a right angle, to the proposed US 83 baseline station 534+07.19;

1. **Thence North 62°06'25" East**, continuing along the east line of said remainder of called 88.34 acre tract, a distance of **321.95 feet** to a found 1/2 inch iron rod with cap stamped "HOWLAND" in the existing southwest R.O.W. line of US Highway 83 (Width Varies as set forth in Vol. 128, Pg. 441 of the Webb County Deed Records) for an angle point in the east line of said remainder of 299.3857-acre tract, and the common northeast corner of said 15.00-acre and herein described tract, having coordinates of **N: 17,171,227.93 E: 678,374.33;**
2. **Thence** along the existing southwest R.O.W. line of said Us Highway 83 and the common northeast line of said 15.00-acre and herein described tract the following calls and distances:
 - **South 27°51'04" East**, a distance of **131.27 feet** to a found Type II TXDOT Monument for an angle point;
 - **South 62°08'56" West**, a distance of **100.00 feet** to a Set I.R.** for an angle point;
 - **South 27°51'04" East**, a distance of **600.00 feet** to a Set I.R.** for an angle point;

- **North 62°08'56" East**, a distance of **100.00 feet** to a found Type II TXDOT monument for an angle point;
 - **South 27°51'04" East**, a distance of **317.82 feet** to a found 1/2-inch iron rod with cap stamped "HOWLAND" in the existing southwest R.O.W. line of said US Highway 83, for an angle point in the east line of said remainder of 299.3857-acre tract, at the common northeast corner of said 15.00-acre and herein described tract, having coordinates of N: 17,170,300.36, E: 678,864.44;
3. **Thence South 62°08'06" West**, along the East line of said remainder of 88.34-acre tract, passing at a distance of 171.60 feet, the northeast corner of a called 10.00-acre tract of land effective date March 1, 2017, from Riata Minerals, LTD. to C.A.T. Industrial Properties, LLC. recorded in doc. no. 1290708 O.P.R.W.C.T., continuing with the northwest line of said 10.00-acre tract for a total distance of **321.99 feet** to a S.I.R.** in the common line of said 15.00-acre and said 10.00 acre tracts, for the southwest corner of the herein described tract, having coordinates of N: 17,170,149.87, E: 678,579.79, being 372.00 feet southwest of, at a right angle, to the proposed US 83 baseline station no. 523+58.24, from which the southwest corner of said 15.00-acre tract bears South 62°08'06" West, a distance of 357.76 feet;
4. **Thence North 27°50'58" West**, across said 15.00-acre tract along the proposed Southwest R.O.W. line of said US Highway 83, being the southwest line of the herein described tract, a distance of **1048.93 feet** to the **Point of Beginning** of the herein described 6.376-acre (277,700 square foot) tract of land;

Notes:

1. All bearings and coordinates are based on the Texas Coordinate System, South Zone (4205), North American Datum of 1983 (NAD83). All distances and coordinates shown herein are surface value and may be brought to grid value by dividing by a combined adjustment factor of 1.00003
2. **The monument described and set in this call shall 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.
3. A parcel plat of even date was prepared in conjunction with this property description.
4. Access will be permitted to the remainder property abutting the highway facility.

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: September 2024



Lewis Banks Harrison
Registered Professional Land Surveyor
Texas Registration No. 6788
KCI Technologies, Inc.
15021 Katy Freeway, Suite 200
Houston, Texas 77008
832-975-1536 TBPELS No. 10194365



2/28/2025

**BENJAMIN F. LINDSEY SURVEY
WEBB COUNTY, TEXAS
ABSTRACT NO. 539**

DATE: 12/20/2024
USER: BR
FILE: \\17x-lr\work\dwg\proj\2020\5093701\TXDOT\H35\B\lgd\form\B2\REVISED ROW PARCEL 5\B\H35\B\lgd\form\B2\REVISED ROW PARCEL 5\PARCEL 1-PO006703.001\PARCEL 1-Cover\PO006703.001



SCALE: NTS

LEGEND

- PROPOSED R.O.W. LINE
- EXISTING R.O.W. LINE
- BARBED WIRE FENCE
- EXISTING PROPERTY LINE
- PROPOSED ACCESS DENIAL
- OFFICIAL PUBLIC RECORDS
- WEBB COUNTY
- SOUTHWEST
- RIGHT OF WAY
- DOCUMENT
- SQ. FT
- NORTHING
- EASTING
- IRON ROD
- EXISTING FENCE
- SET TYPE II MONUMENT
- IRON ROD FOUND UNLESS OTHERWISE DESCRIBED AS NOTED
- TXDOT TYPE II MONUMENT FOUND (DESCRIBED AS NOTED)
- BEGIN/END ACCESS DENIAL LINE
- O.P.R.W.C. -
- SW
- ROW
- DOC
- SQ. FT
- N
- E
- I.R.
- FNC.
- ADL



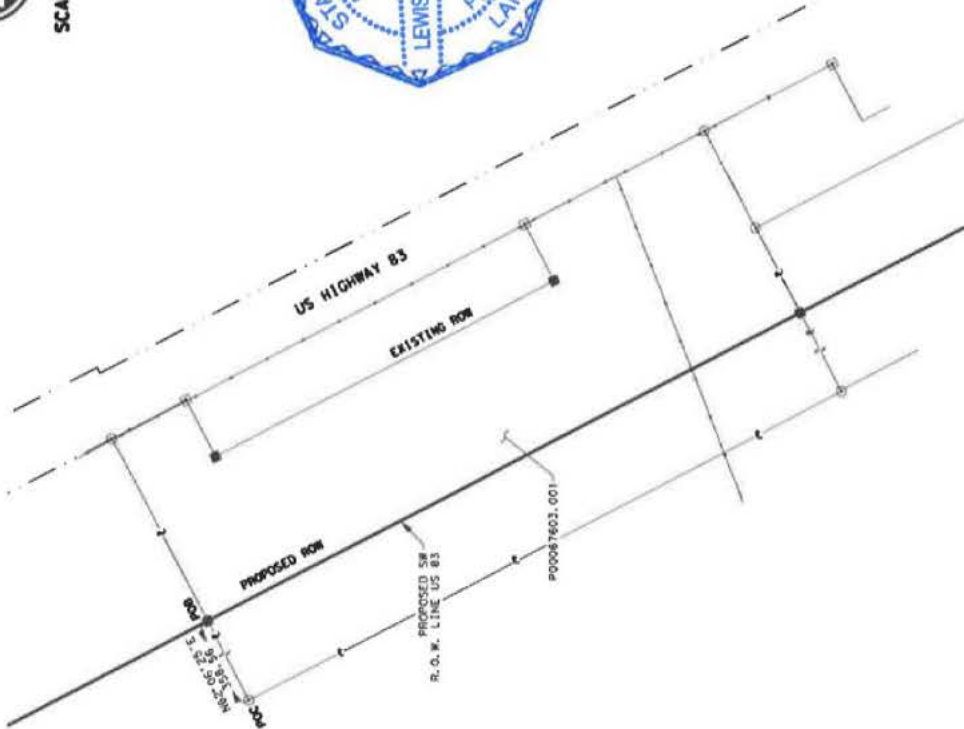
I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

Lewis Banks Harrison
LEWIS BANKS HARRISON, RPLS DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6788

EXISTING	TAKING	REMAINING
15.00 AC	6.376 AC 277,700 SF	8.624 LT



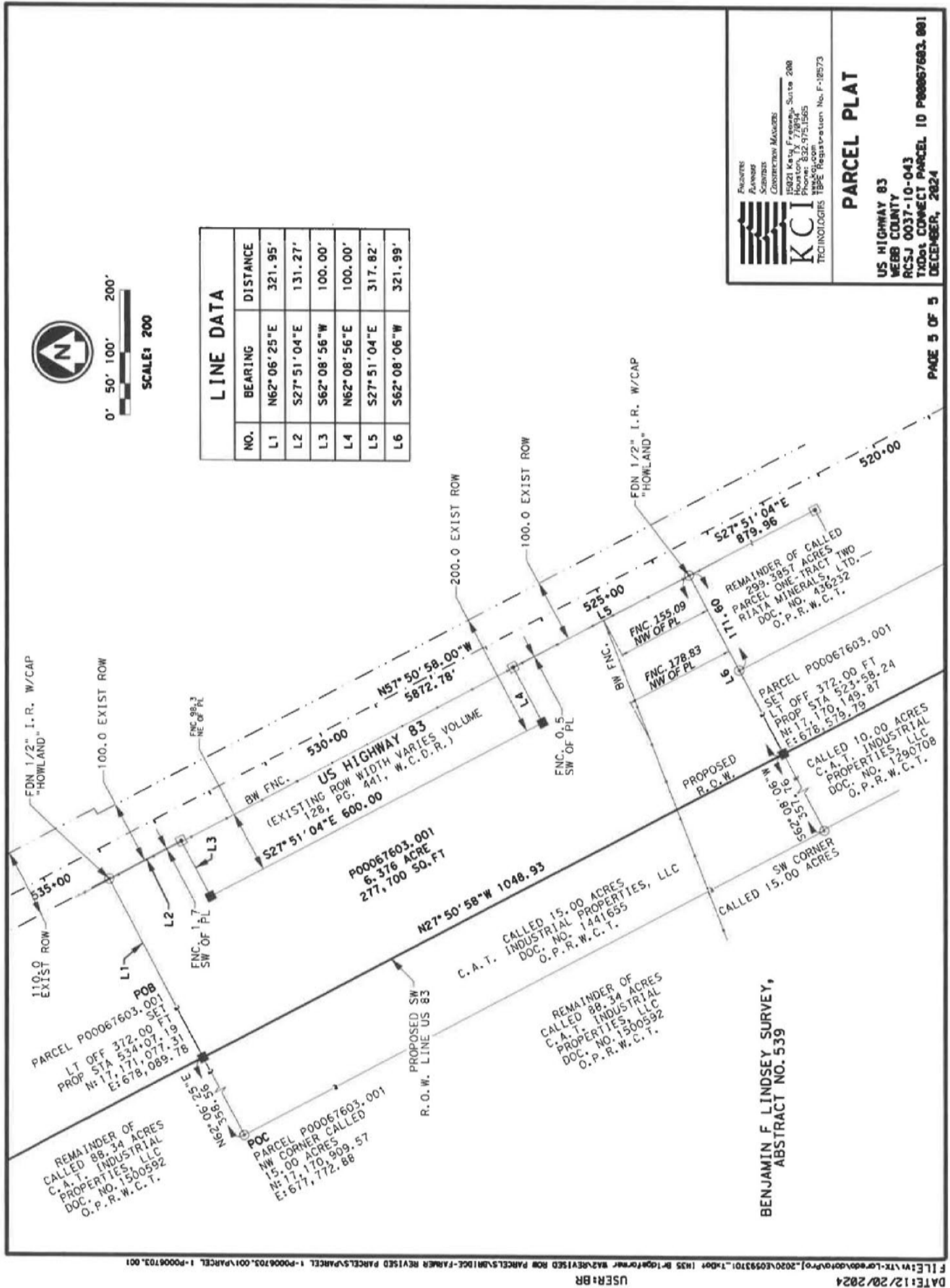
PARCEL PLAT
US HIGHWAY 83
WEBB COUNTY
RCSJ 0037-10-043
TXDOT CONNECT PARCEL ID P0006703.001
DECEMBER, 2024



NOTES:

- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205) NORTH AMERICAN DATUM OF 1983 (NAD 83). ALL SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.00003.
- UNIT OF MEASURE: US SURVEY FEET.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. ADDITIONAL EASEMENT, RESTRICTIONS, AN OR ENCUMBRANCES MAY EXIST THAT WOULD BE DISCLOSED IN A CURRENT TITLE REPORT.

PARENT TRACT, INSET FOR
PARCEL NO. P0006703.001
N. T. S.



County: Webb
Highway: US-83
From: Los Botines Ln
To: US83 / IH35 UNDERPASS
RCSJ: 0037-10-043
Project No: R00011681

Property Description for Parcel P00067604.001

Being 3.521-acre (153,359 square foot) parcel of land situated in the Benjamin F. Lindsey Survey, Abstract no. 539, Webb County, Texas. Said 3.521-acres being a portion of a called 10.00-acre tract of land effective date March 1, 2017, from Riata Minerals, LTD. to C.A.T. Industrial Properties, L.L.C. recorded in doc. no. 1290708 of the Official Public Records of Webb County, Texas (O.P.R.W.C.T.), and being more particularly described by metes and bounds as follows:

Commencing at the northwest corner of said 10.00-acre tract, being a point in the south line of a called 15.00-acre tract of land as described in deed executed on September 8, 2021, from Riata Minerals, LTD. to C.A.T. Industrial Properties, LLC, recorded in doc. no. 1441655 O.P.R.W.C.T., and an angle point in the east line of the remainder of a called 299.3857-acre tract one – parcel two of land as described in deed executed September 28, 1990, from Judson Twiss et ux. to Riata Minerals, LTD. recorded in doc. No. 436232 O.P.R.W.C.T. having coordinates of **N: 17,169,983.74, E: 678,265.56;**

Thence North 62°08'06" East, along the common line of said 15.00-acre and 10.00-acre tracts, a distance of **355.44 feet** to a 5/8 inch iron rod with Aluminum TXDOT cap set (Set I.R.***) at the intersection of the proposed southwest Right-Of-Way line of US 83 and the common line of said 15.00-acre and 10.00-acre tracts, for the northwest corner and **Point of Beginning** of the herein described tract, having coordinates of **N: 17,170,149.87, E: 678,579.79**, being 371.99 feet southwest of, at a right angle, to the proposed US 83 baseline station 523+58.29;

1. **Thence North 62°08'06" East**, along the south line of said 15.00-acre tract, a distance of **150.39 feet** to a Set I.R.** in the south line of said 15.00-acre tract, at an angle point in the east line of the remainder of said 299.3857-acre tract, for the northeast corner of said 10.00-acre and herein described tract, from which a found 1/2 inch iron rod with cap stamped "HOWLAND" in the existing southwest R.O.W. line of US Highway 83 (Width Varies as set forth in Vol. 128, Pg. 441 of the Webb County Deed Records) bears North 62°08'06" East a distance of 171.59 feet;

2. **Thence South 27°53'29" East**, along the east line of the remainder of said 299.3857-acre tract, a distance of **1017.00 feet** to a found 1/2-inch iron rod with cap stamped "HOWLAND" for an angle point in the east line of said 299.3857-acre tract, at the southeast corner of said 10.00-acre and the herein described tract;
3. **Thence South 61°58'05" West**, along the east line of the remainder of said 299.3857-acre tract, a distance of **151.14 feet** to a Set I.R.** at the intersection of the proposed southwest Right-Of-Way line of US 83 and the common line of said 10.00-acre tract and the remainder of said 299.3857-acre tract, for the southwest corner of the herein described tract, having coordinates of **N: 17,169,250.27, E: 679,055.08**, being 372.02 feet southwest of, at a right angle, to the proposed US 83 baseline station 513+40.82.
4. **Thence** along the proposed Southwest R.O.W. line of said US 83 across said 10.00-acre tract, being the southwest line of the herein described tract the following calls and distances:
 - **North 27°50'58" West**, a distance of **1017.44 feet** to the **Point of Beginning** of the herein described 3.521-acre (153,359 square foot) tract of land.

Notes:

1. All bearings and coordinates are based on the Texas Coordinate System, South Zone (4205), North American Datum of 1983 (NAD83). All distances and coordinates shown herein are surface value and may be brought to grid value by dividing by a combined adjustment factor of 1.00003
2. **The monument described and set in this call shall 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.
3. A parcel plat of even date was prepared in conjunction with this property description.
4. Access will be permitted to the remainder property abutting the highway facility.

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: September 2024



Lewis Banks Harrison
Registered Professional Land Surveyor
Texas Registration No. 6788
KCI Technologies, Inc.
15021 Katy Freeway, Suite 200
Houston, Texas 77008
832-975-1536 TBPELS No. 10194365



212812025

**BENJAMIN F. LINDSEY SURVEY
WEBB COUNTY, TEXAS
ABSTRACT NO.539**

LEGEND

— PROPOSED R.O.W. LINE
— EXISTING R.O.W. LINE
- BARBED WIRE FENCE
- EXISTING PROPERTY LINE
- O.P.R.W.C. - OFFICIAL PUBLIC RECORDS
- WEBB COUNTY

O. P. R. W. C. -

SW	SOUTHWEST
ROW	RIGHT OF WAY
DOC	DOCUMENT
SQ. FT	SQUARE FEET
N	NORTHING
E	EASTING
I.R.	IRON ROD
FNC.	EXISTING FENCE
■	SET TYPE II MARK
⊙	IRON ROD FOUND DESCRIBED AS
□	TXDOT TYPE II (DESCRIBED AS)
ADL ■	BEGIN/END ACRES

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

LEWIS BANKS HARRISON, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6788



KCI
TECHNOLOGIES

PARCEL PLAT

US HIGHWAY 83
WEBB COUNTY
RCSJ 0037-10-043
TXDOT CONNECT PARCEL ID P00067684.001
DECEMBER, 2024

PAGE 4 OF 5

PARENT TRACT INSET FOR
PARCEL NO. P00067604.001
N.T.S

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205) NORTH AMERICAN DATUM OF 1983 (NAD 83). ALL SURFACES VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.00003.
2. UNIT OF MEASURE: US SURVEY FEET.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. ADDITIONAL EASEMENT RESTRICTIONS, AN OR ENCUMBRANCES MAY EXIST THAT WOULD BE DISCLOSED IN A CURRENT TITLE REPORT.

2. UNIT OF MEASURE: US SURVEY FEET.

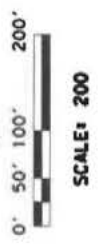
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, ADDITIONAL EXAMINATION, RESTRICTIONS, AN OR ENCUMBRANCE THAT WOULD BE DISCLOSED IN A CURRENT TITLE REPORT.

DATE: 12/20/2024
USER: BR
FILE: \\v:\w\l\or\ed\id\id\l\prj\2020\20593701\1\id\l\H35 Br\l\og\l\ar\m\B\2\REV\1\5ED ROW PARCELS\B\1\1\DOE-F\AR\ER REV\1\5ED PARCELS\PARCEL 2-PO006704.001\PARCEL 2-Cover\PO006704.001

USER: BR

DATE: 12/20/2024

BENJAMIN F LINDSEY SURVEY
ABSTRACT NO. 539

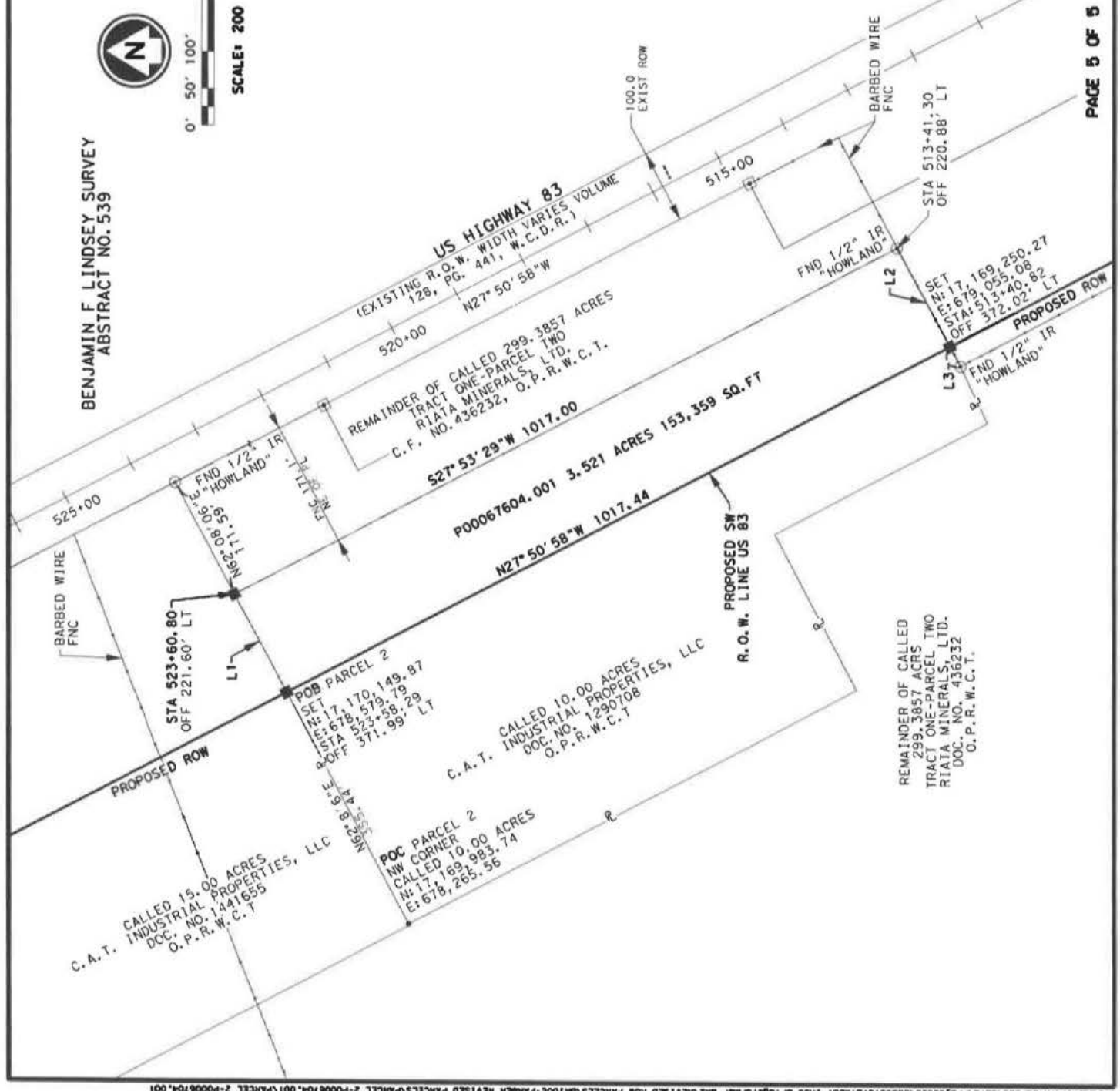


LINE DATA		
NO.	BEARING	DISTANCE
L1	N62° 08' 06" E	150.39'
L2	S61° 58' 05" W	151.14'
L3	S61° 58' 05" W	30.27'



PARCEL PLAT

US HIGHWAY 83
WEBB COUNTY
RCSJ 0037-10-043
TXDOT CONNECT PARCEL ID P00067604.001
DECEMBER, 2024



County: Webb
Highway: US83
From: Los Botines Ln
To: US83 / IH35 UNDERPASS
RCSJ: 0037-10-043
Project No: R00011681

Property Description for P00067605.001 and P00067605.002

Being 32.50-acre (1,415,400 square foot) parcel of land situated in the Benjamin F. Lindsey Survey, Abstract no. 539, Webb County, Texas. Said 32.50-acres being a portion of the remainder of a called 299.3857-acre tract of land as described in deed executed on September 28, 1990, from Judson Twiss and wife Dorthy M. Twiss to Riata Minerals, LTD., recorded in document (Doc.) no. 436232 of the Official Public Records of Webb County, Texas (O.P.R.W.C.T.), and being more particularly described by metes and bounds as follows:

P00067605.001: 32.36-acre

Commencing at a point (N: 17,165,066.49, E: 678,435.64) being a common interior corner of the GC&SF RR Co. Survey, Abstract No. 697 and the remainder of a called 1266.3-acre tract of land as described in deed executed on September 28, 1990, from Judson Twiss and wife Dorthy M. Twiss to Riata Minerals, LTD., recorded in document Doc. no. 436232 O.P.R.W.C.T., and the common Southwest corner of said Benjamin F. Lindsey Survey and the remainder of said 299.3857-acre tract;

Thence North 89°27'57" East, along the common line of the remainders of said 299.3857-acre and said 1266.3-acre tracts, a distance of **1591.01** feet to a 60D nail found in a 12" cedar fence post, in the north line of the remainder of said 1266.3-acre tract, at the southwest corner of a called 3.540-acre tract as described in deed to deed executed on December 6, 2012, from Donald Dix, also known as Donald R. Dix to David W. Dix, recorded in Doc. No. 1153910 O.P.R.W.C.T., and the southeast corner of said 299.3857-acre tract;

Thence North 00°16'30" East, along the west line of said 3.540-acre tract, a distance of **289.07** feet to a 12" cedar fence post found for an angle point in the northeast line of said 299.3857-acre tract and the northwest corner of said 3.540-acre tract;

Thence North 84°28'57" East, along the north line of said 3.540-acre tract, a distance of **1.85** feet to a set 5/8 inch iron rod with aluminum TXDOT cap (set I.R.) at the intersection of the proposed southwest R.O.W. line of U.S. Highway 83 with the common line of the remainder of said 299.3857-acre and said 3.540-acre tracts, for the southwest corner and **Point of Beginning** of the herein described tract, being northwest 260.47 feet at a right angle to engineering baseline station 706+03.41 for the main lane of Interstate Highway 35, having coordinates of **North: 17,165,370.57' and East: 680,029.80;****

1. **Thence** across said 299.3857-acre tract along the proposed southwest R.O.W. line of said US Highway 83, being the west line of the herein described tract the following calls and distances:

- **North 05°58'17" East**, a distance of **589.11** feet to a set I.R.** for an angle point, being northwest 319.50 feet at a right angle to engineering baseline station 711+89.55;
 - **North 02°56'06" West**, a distance of **780.17** feet to a set I.R.** for an angle point, being northwest 541.86 feet at a right angle to engineering baseline station 718+95.83;
 - **North 09°45'09" West**, a distance of **490.00** feet to a set I.R.** for an angle point, being northwest 777.19 feet at a right angle to engineering baseline station 722+79.75;
 - **North 19°39'09" West**, a distance of **781.59** feet to a set I.R.** for an angle point, being northwest 402.38 feet at a right angle to engineering baseline station 498+91.46;
 - **North 27°50'09" West**, a distance of **626.37** feet to a set I.R.** for an angle point, being northwest 402.23 feet at a right angle to engineering baseline station 505+17.83;
 - **North 24°49'08" West**, a distance of **571.84** feet to a set I.R.** for an angle point, being northwest 372.00 feet at a right angle to engineering baseline station 510+88.87;
 - **North 27°50'58" West**, a distance of **251.94** feet to a set I.R.** in the southeast line of a called 10.00-acre tract of land effective date March 1, 2017, from Riata Minerals, LTD. to C.A.T. Industrial Properties, L.L.C. recorded in doc. no. 1290708 O.P.R.W.C.T., at an angle point in the northeast line of the remainder of said 299.3857-acre tract and the west line of the herein described tract, being northwest 372.00 feet at a right angle to engineering baseline station 513+40.81;
2. **Thence North 61°58'05" East**, departing the proposed southwest R.O.W. line of said US Highway 83 along the southeast line of said 10.00-acre tract, a distance of **151.14** feet to a 1/2- inch iron rod with cap "HOWLAND" found at the southeast corner of said 10.00-acre tract, being an angle point in the northeast line of the remainder of said 299.3857-acre tract and the west line of the herein described tract;
3. **Thence North 27°53'29" West**, along the northeast line of said 10.00-acre tract, a distance of **1017.00** feet to a set I.R. in the southeast line of a called 15.00-acre tract of land as described in deed executed on September 8, 2021, from Riata Minerals, LTD. to C.A.T. Industrial Properties, LLC, recorded in doc. no. 1441655 O.P.R.W.C.T., for an angle point in the northeast line of said 299.3857-acre tract, and the northwest corner of the herein described tract, being southwest 221.61 feet at a right angle to engineering baseline station 523+58.29 feet for the proposed US Highway 83, having coordinates of **North: 17,170,220.16' and East: 678,712.74';****
4. **Thence North 62°08'06" East**, along the southeast line of said 15.00-acre tract, a distance of **171.60** feet to a found 1/2 inch iron rod with cap "HOWLAND" found in the existing southwest line of US Highway 83, Width Varies per volume 128, page 441 of the Webb County Deed Records (W.C.D.R.), for a angle point in the northeast line of the remainder of said 299.3857-acre tract, the southeast corner of said 15.00-acre tract, and the northeast corner of the herein described tract;

5. **Thence** along the southwest R.O.W. line of said US Highway 83 and the northeast line of the remainder of said 299.3857-acre tract, being the east line of the herein described tract, the following calls and distances:
- **South 27°51'04" East**, a distance of **879.96** feet to a found type II TXDOT monument for an angle point;
 - **South 62°08'56" West**, a distance **100.00** feet to a set I.R. for an angle point;
 - **South 27°51'04" East**, a distance of **1499.94** feet to a set I.R. for an angle point;
 - **North 62°08'56" East**, a distance of **100.00** feet to an angle point, from which a found 3/8-inch iron rod bears North 47°31' West a distance of 0.4 feet,
 - **South 27°51'04" East**, a distance of **309.02** feet to a damaged type II TXDOT monument found at the transition of the existing southwest R.O.W. line of said US Highway 83 and the Existing West R.O.W. line of Interstate Highway 35, width varies per volume 262, page 102 W.C.D.R., being an angle point in the northeast line of the remainder of said 299.3857-acre tract and the east line of the herein described tract;
6. **Thence** along the transition from the existing southwest R.O.W. line of said US Highway 83 to the existing West R.O.W. line of said Interstate Highway 35, being the northeast line of said 299.3857-acre tract and east line of the herein described tract the following calls and distances:
- **South 15°55'28" East**, a distance of **954.80** feet to a found Type II TXDOT monument for an angle point;
 - **South 00°47'03" East**, a distance of **1264.87** feet to a found 3/8-inch iron rod in the transition R.O.W. line between said US Highway 83 and said Interstate Highway 35, at an angle point in the northeast line of said 299.3857-acre tract, for the northeast corner of said 3.3540-acre tract and the southeast corner of the herein described tract;
7. **Thence South 32°10'53" West**, along the north line of said 3.540-acre tract, a distance of **419.71** feet to a 12" cedar fence post found at a common angle point north line of said 3.540-acre tract, the northeast line of said 299.3857-acre tract, and the south line of the herein described tract, from which a disturbed 1/2-inch iron rod bears South 48°04' West a distance of 0.4 feet;
8. **Thence South 84°28'57" West**, along the north line of said 3.540-acre tract, a distance of **147.29** feet to the **Point of Beginning** of the herein described 32.36-acre (1,409,500 square foot) tract of land;

P00067605.002: 0.1352-acre

Commencing at a point (N: 17,165,066.49, E: 678,435.64) being a common interior corner of the GC&SF RR Co. Survey, Abstract No. 697 and the remainder of a called 1266.3-acre tract of land as described in deed executed on September 28, 1990, from Judson Twiss and wife Dorthy M. Twiss to Riata Minerals, LTD., recorded in document Doc. no. 436232 O.P.R.W.C.T., and the common Southwest corner of said Benjamin F. Lindsey Survey and the remainder of said 299.3857-acre tract;

Thence North 89°27'57" East, along the common line of the remainders of said 299.3857-acre and said 1266.3-acre tracts, a distance of **1539.93** feet to a set 5/8 inch iron rod with aluminum TXDOT cap (set I.R.) at the intersection of the proposed southwest R.O.W. line of U.S. Highway 83 and the common line of the remainder of said 299.3857-acre and a said 1266.30-acre tracts, for the southwest corner and **Point of Beginning** of the herein described tract, being northwest 254.78 feet at a right angle to engineering baseline station 703+08.70 for the main line of Interstate Highway 35, and having coordinates of **North: 17,165,080.84' and East: 679,975.50'**;

1. **Thence North 13°09'26" East**, across said 299.3857-acre tract along the proposed southwest R.O.W. line of US Highway 83, a distance of **190.81** feet to a set I.R. for the northwest corner of the herein described tract, being northwest 250.00 feet at a right angle to engineering baseline station 704+99.45;
2. **Thence North 05°58'17" East**, continuing across said 299.3857-acre tract along the proposed southwest R.O.W. line of US Highway 83, a distance of **85.96** feet to a set I.R. in the west line of a called 3.540-acre tract as described in deed to deed executed on December 6, 2012, from Donald Dix, also known as Donald R. Dix to David W. Dix, recorded in Doc. No. 1153910 O.P.R.W.C.T. for the north corner of the herein described tract, being northwest 258.61 feet at a right angle to engineering baseline station 705+84.98 for the main lane of Interstate Highway 35 and having coordinates of **North: 17,165,352.14' and East: 680,027.88'**;
3. **Thence South 00°16'30" West**, along the west line of said 3.540-acre tract, a distance of **270.82** feet to a 60D nail found in a 12" cedar fencepost, in the north line of the remainder of said 1266.3-acre tract, at the southeast corner of the remainder of said 299.3857-acre tract, the southwest corner of said 3.540-acre tract, and the southeast corner of the herein described tract, from which a found Type II TXDOT monument at the intersection of the common survey line of said Benjamin Lindsey and said GC&SF RR Co. Surveys with the existing western R.O.W. line of Interstate Highway 35, variable width per volume 262, page 102 and volume 246, page 541 of the Webb County Deed Records (W.C.D.R.), being the northeast corner of the remainder of said 1266.3-acre tract and the southeast corner of said 3.540-acre tract bears **North 89°27'57" East** a distance of 382.36 feet;
4. **Thence South 89°27'57" West**, along the north line of the remainder of said 1266.3-acre tract, a distance of **51.08** feet to the **Point of Beginning** of the herein described 0.1352-acre (5,890 square foot) tract of land.

Notes:

1. All bearings and coordinates are based on the Texas Coordinate System, South Zone (4205), North American Datum of 1983 (NAD83). All distances and coordinates shown herein are surface value and may be brought to grid value by dividing by a combined adjustment factor of 1.00003
2. **The monument described and set in this call shall 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.
3. A parcel plat of even date was prepared in conjunction with this property description.
4. Access will be permitted to the remainder property abutting the highway facility.

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: July 2024



Lewis Banks Harrison
Registered Professional Land Surveyor
Texas Registration No. 6788
KCI Technologies, Inc.
15021 Katy Freeway, Suite 200
Houston, Texas 77008
832-975-1536 TBPELS No. 10194365



2/28/2025

**BENJAMIN F. LINDSEY SURVEY
WEBB COUNTY, TEXAS
ABSTRACT NO.539**

LEGEND

- _____ PROPOSED R.O.W. LINE
 _____ EXISTING R.O.W. LINE
 _____ X BARBED WIRE FENCE
 _____ P EXISTING PROPERTY LINE
 _____ O.P.R.W.C. - OFFICIAL PUBLIC RECORDS

O. P. R. W. C. -

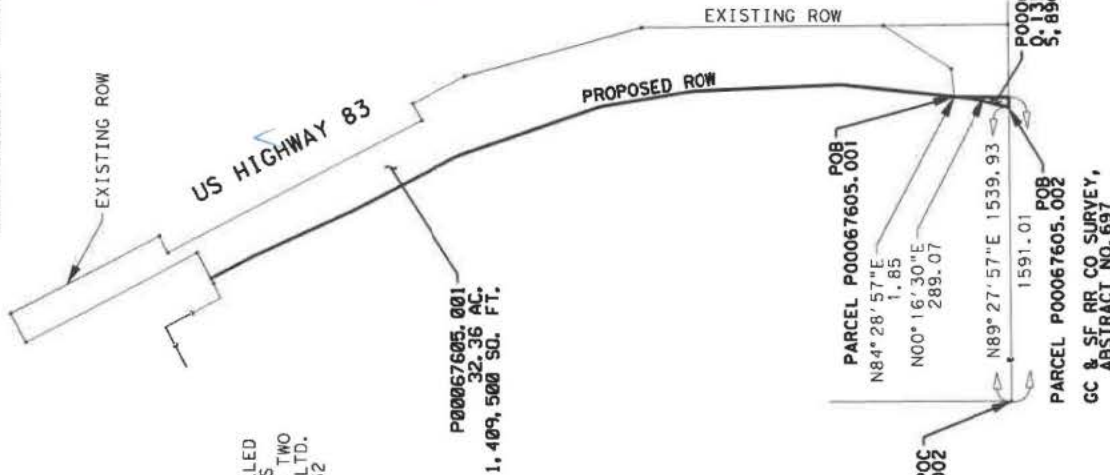


SCALE: NTS



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

LEWIS B. HARRISON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6788



REMAINDER OF CALLED
299.3857 ACRES
TRACT ONE-PARCEL TWO
RIATA MINERALS, LTD.
DOC. NO. 436232
O. P. R. W. C. T

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205) NORTH AMERICAN DATUM OF 1983 (NAD 83). ALL SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.00003.
2. UNIT OF MEASURE: US SURVEY FEET.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. ADDITIONAL EASEMENT, RESTRICTIONS, AN OR ENCUMBRANCES MAY EXIST THAT WOULD BE DISCLOSED IN A CURRENT TITLE REPORT.

EXISTING	TAKING		REMAINING
270.49 AC	PART 1	32.36 AC	237.99 LT 0 AC RT
		1,409,500 SF	
PARCEL 3 PARTS 1 & 2	PART 2	0.1352 AC	
		5,890 SF	
		32.50 AC	
		1,415,400 SF	

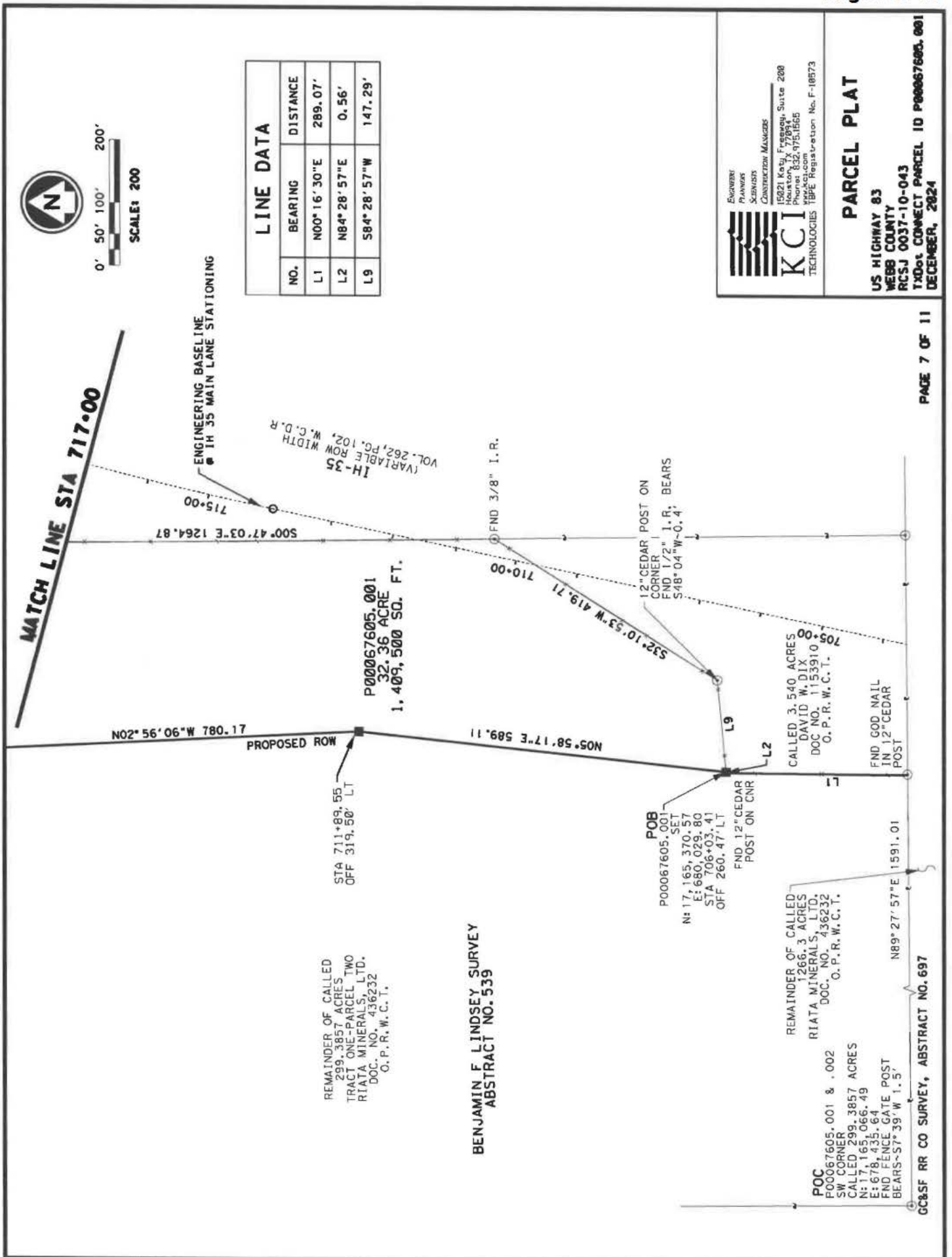
KCI
TECHNOLOGIES

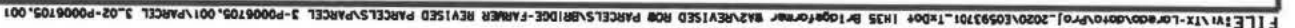
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS

15021 Katy Freeway
Houston, TX 77094
Phone: 832.975.1566
Fax: 832.975.1567
www.kci.com
TPE Registration

PARCEL PLAT

US HIGHWAY 83
WEBB COUNTY
RCSJ 0037-10-043
TXDOT CONNECT PARCEL ID P00067605.001
DECEMBER, 2024

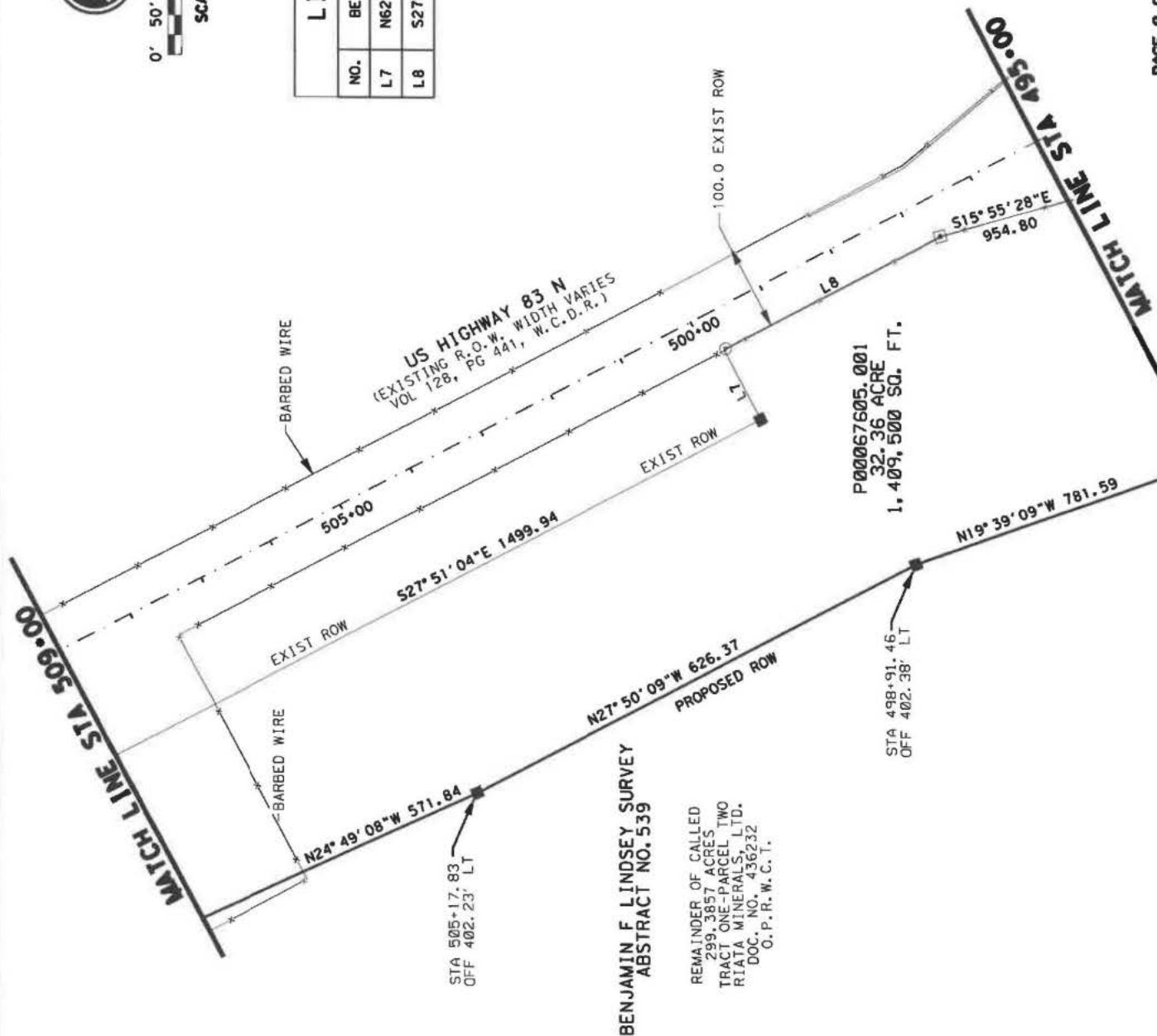






0' 50' 100' 200'
SCALE: 200

LINE DATA		
NO.	BEARING	DISTANCE
L7	N62° 08' 56" E	100.00'
L8	S27° 51' 04" E	309.02'



KCI
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
18021 Katy Freeway, Suite 200
Houston, Texas 77058
Phone: 832.975.1565
www.kci.com
TECHNOLOGIES 18PE Registration No. F-10573

PARCEL PLAT

US HIGHWAY 83
WEBB COUNTY
RCSJ 0037-10-043
TXDOT CONNECT PARCEL ID P00067605.001
DECEMBER, 2024



0' 50' 100' 200'
SCALE: 200

LINE DATA		
NO.	BEARING	DISTANCE
L3	N24° 49' 08" W	571.84'
L4	N61° 58' 05" E	151.14'
L5	N62° 08' 06" E	171.60'
L6	S62° 08' 56" W	100.00'



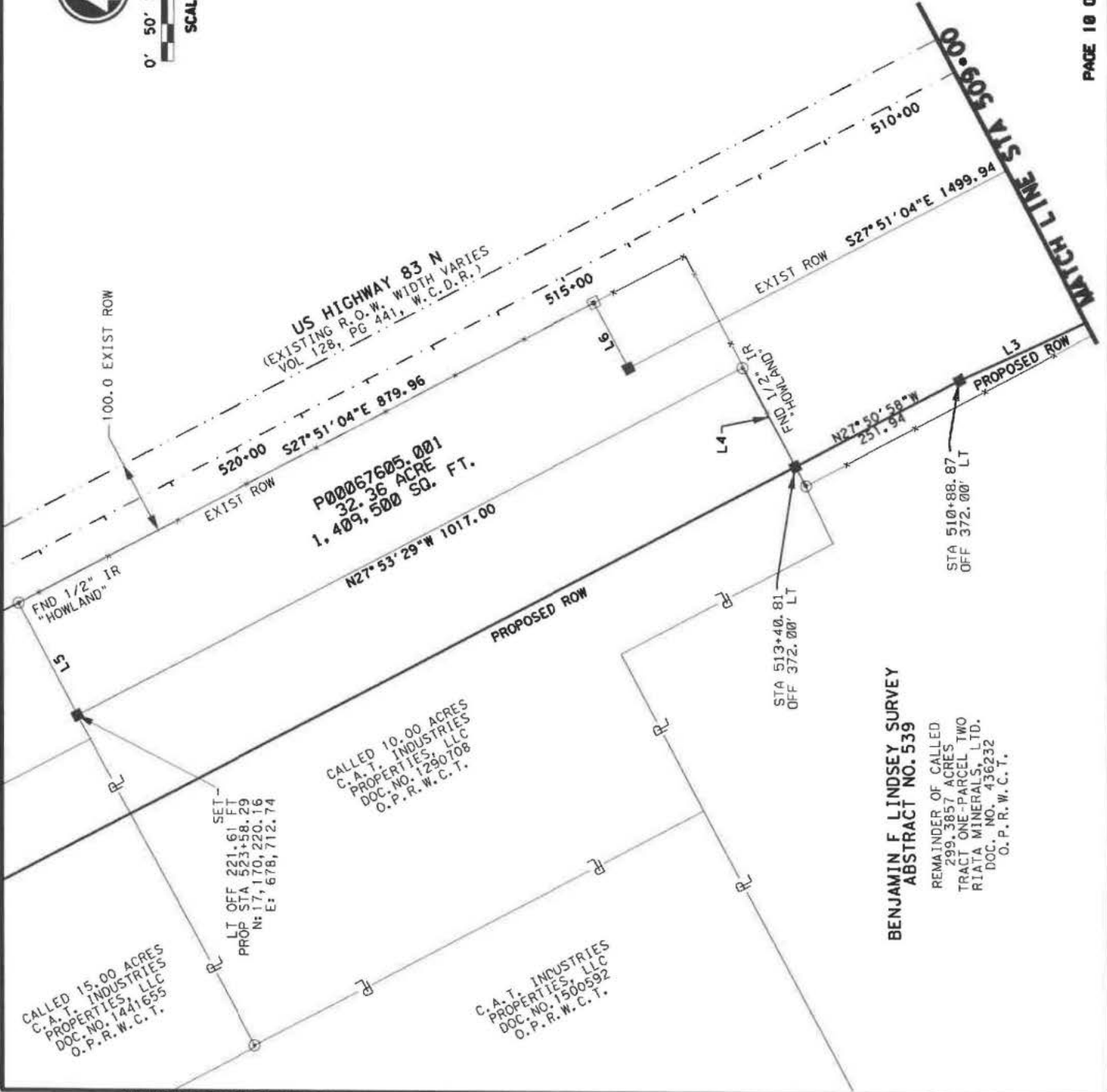
15821 Katy Freeway, Suite 202
Houston, Texas 77058
Phone: 832.975.1565
www.kci.com

TECHNOLOGIES TBE Registration No. F-10573

PARCEL PLAT

US HIGHWAY 83
WEBB COUNTY
RCSJ 0037-10-043
TXDOT CONNECT PARCEL ID P00067605.001
DECEMBER, 2024

PAGE 10 OF 11



BENJAMIN F LINDSEY SURVEY
ABSTRACT NO. 539

REMAINDER OF CALLED
299.3857 ACRES
TRACT ONE-PARCEL TWO
RIATA MINERALS, LTD.
DOC. NO. 436232
O.P.R.W. C.T.

CALLED 10.00 ACRES
C.A.T. INDUSTRIES
PROPERTIES, LLC
DOC. NO. 1280708
O.P.R.W. C.T.

C.A.T. INDUSTRIES
PROPERTIES, LLC
DOC. NO. 1500592
O.P.R.W. C.T.

CALLLED 15.00 ACRES
C.A.T. INDUSTRIES
PROPERTIES, LLC
DOC. NO. 1441655
O.P.R.W. C.T.



0' 50' 100' 200'

SCALE: 200

LINE DATA		
NO.	BEARING	DISTANCE
L1	N13°09'26"E	190.81'
L2	N05°58'17"E	85.96'
L3	S00°16'30"W	270.82'
L4	S89°27'57"W	51.08'

BENJAMIN F LINDSEY SURVEY
ABSTRACT NO. 539

REMAINDER OF CALLED
299.3857 ACRES
TRACT ONE-PARCEL TWO
RIATA MINERALS, LTD.
DOC. NO. 436232
O.P.R.W.C.T.

12" CEDAR POST ON
CORNER
FND 1/2" I.R. BEARS
S48°04'W-0.4'

12" CEDAR POST ON
CORNER
FND 3/8" I.R.
S48°04'W-0.4'

POC
P00067605.001 & .002
SET
W CORNER
CALLED 299.3857 ACRES
N: 17, 165, 066.49
E: 678, 435.64
FND FENCE GATE POST
BEARS-S7°39'W 1.5'

POB
P00067605.002
SET
N: 17, 165, 080.84
E: 679, 975.50
STA 703+08.70
OFF 254.78' LT

GCASF RR CO SURVEY,
ABSTRACT NO. 697
N: 17, 165, 352.14
E: 680, 027.88
STA 705+84.98
OFF 258.81' LT
SET
N: 17, 165, 352.14
E: 680, 027.88
STA 705+84.98
OFF 258.81' LT
O.P.R.W.C.T.
CALLED 3.540 ACRES
DAVID W. DIX
DOC. NO. 1153910
O.P.R.W.C.T.

GCASF RR CO
SURVEY, ABSTRACT NO. 697
VOL. 262, PG. 102,
W.C.D.R.
(VARIABLE ROW WIDTH R

705+00

710+00

EXIST ROW

12" CEDAR POST ON
CORNER
FND 1/2" I.R. BEARS
S48°04'W-0.4'

12" CEDAR POST ON
CORNER
FND 3/8" I.R.
S48°04'W-0.4'

500+47'04"E
655.13

500+47'04"E
655.13

700+00

GCASF RR CO
SURVEY, ABSTRACT NO. 697

REMAINDER OF CALLED
1266.3 ACRES
RIATA MINERALS, LTD.
DOC. NO. 436232
O.P.R.W.C.T.

700+00



PARCEL PLAT

US HIGHWAY 83
WEBB COUNTY
RCSJ 0037-10-043
TXDOT CORRECT PARCEL ID P00067605.002
DECEMBER, 2024

P00089249.001

December 20, 2024

Pages 1 of 5

County: Webb
Highway: US83
From: Los Botines Ln
To: US83 / IH35 UNDERPASS
RCSJ: 0037-10-043
Project No: R00011681

Property Description for P00089249.001

Being 8.839-acre (385,030 square feet) parcel of land situated in the Benjamin F. Lindsey Survey, Abstract no. 539, Webb County, Texas. Said 8.839-acres being a portion of the remainder of a called 88.34-acre tract of land as described in deed executed on May 17, 2023, from Riata Minerals, LTD. to C.A.T. Industrial Properties, recorded in document (doc.) no. 1500592 of the Official Public Records of Webb County, Texas (O.P.R.W.C.T.), and being more particularly described by metes and bounds as follows:

Commencing at a point (**N: 17,171,920.72'**, **E: 676,401.33'**) in the southeast Right-Of-Way (R.O.W.) line of Los Botines Lane, a 60-foot-wide road easement as set forth in volume 2, page 212 of the Webb County Plat records (W.C.P.R.), same being the south line of the Thomas Born Survey, Abstract No. 2700. Said point being the common northeast corner of the Robert M. Adams, Survey Abstract No. 2692 and Lot C-41 of the Botines Subdivision as set forth in volume 2, page 212 of the W.C.P.R. and the common northwest corner of said Benjamin F. Lindsey Survey and the remainder of said 88.34-acre tract, from which a found Fence Gate Post bears North 33°27' West, a distance of 1.0 feet;

Thence North 67°37'56" East, along the south R.O.W. line of Los Botines Lane, a distance of **1103.95 feet** to a set 5/8-inch iron rod with TXDOT aluminum cap (set I.R.)** at the intersection of the proposed southwest R.O.W. line of U.S. Highway 83 with the southeast R.O.W. line of said Los Botines Lane, being the north line of the remainder of said 88.34-acre tract, for the northwest corner and **Point of Beginning** of the herein described tract of land, said point being southwest 372.00 feet at a right angle, to proposed US 83 baseline station 548+36.20, having coordinates of **North: 17,172,340.83'** and **East: 677,422.22'**;

1. **Thence North 67°37'56" East**, along the south R.O.W. line of said Los Botines Lane, a distance of **323.38 feet** to the intersection of the southeast R.O.W. line of said Los Botines Lane and the existing southwest R.O.W. line of US Highway 83, width varies per R.O.W. deed recorded in volume 128, page 441 of the Webb County Deed Records (W.C.D.R.), being the northeast corner of the remainder of said 88.34-acre and herein described, a found stainless steel rod, being NGS monument designated U 1422, bears South 31°18' East, a distance of 0.4 feet from said point;
2. **Thence** along the existing southwest R.O.W. line of said US Highway 83, being the common northeast line of the remainder of said 88.34-acre and herein described tract, the following calls and distances:

- **South 27°51'04" East**, a distance of **29.16 feet** to a found Type II TXDOT monument for an angle point;
 - **South 62°08'56" West**, a distance of **100.00 feet** to a set I.R.** for an angle point;
 - **South 27°51'04" East**, a distance of **700.00 feet** to a set I.R.** for an angle point;
 - **North 62°08'56" East**, a distance of **100.00 feet** to an angle point, from which a found disturbed TXDOT Type II monument bears North 24°30' West, a distance of 1.0 feet;
 - **South 27°51'04" East**, a distance of **668.73 feet** to a found 1/2" iron rod with cap "HOWLAND" found in the existing southwest R.O.W. line of said US Highway 83, being an angle point in the northeast line of the remainder of said 88.34-acre tract, the northeast corner of a called 15.00-acre tract of land as described in deed executed on September 8, 2021, from Riata Minerals, LTD. to C.A.T. Industrial Properties, LLC, recorded in doc. no. 1441655 O.P.R. O.P.R.W.C.T., and the southeast corner of the herein described tract;
3. **Thence South 62°06'25" West**, along the north line of said 15.00-acre tract, a distance of **321.95 feet** to a set I.R.** at the intersection of the proposed southwest Right-Of-Way line of US 83 and the common line of said remainder of 88.34 acre and 15.00 acre tracts and for the southwest corner of the herein described tract, being southwest 372.00 feet southwest at a right angle, to the proposed US 83 baseline station 534+07.19, having coordinates of **North: 17,171,077.31' and East: 678,089.78'**;
4. **Thence North 27°50'58" West**, across the remainder of said 88.34-acre tract along the proposed southwest R.O.W. line of said US Highway 83, being the southwest line of the herein described tract a distance of **1429.03 feet** to the **Point of Beginning** of the herein described 8.839-acre (385,030 square foot) tract of land.**

Notes:

1. All bearings and coordinates are based on the Texas Coordinate System, South Zone (4205), North American Datum of 1983 (NAD83). All distances and coordinates shown herein are surface value and may be brought to grid value by dividing by a combined adjustment factor of 1.00003
2. **The monument described and set in this call shall 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.
3. A parcel plat of even date was prepared in conjunction with this property description.
4. Access will be permitted to the remainder property abutting the highway facility.

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: September 2024



Lewis Banks Harrison
Registered Professional Land Surveyor
Texas Registration No. 6788
KCI Technologies, Inc.
15021 Katy Freeway, Suite 200
Houston, Texas 77008
832-975-1536 TBPELS No. 10194365



2/28/2025

**BENJAMIN F. LINDSEY SURVEY
WEBB COUNTY, TEXAS
ABSTRACT NO. 539**

THOMAS BORN SURVEY
ABSTRACT NO. 2700

POB
N67°37'56"E
1103.95

BENJAMIN F. LINDSEY SURVEY,
ABSTRACT NO. 539
ROBERT M ADAM SURVEY,
ABSTRACT NO. 2692

US HIGHWAY 83
BARBED WIRE FNC

EXISTING ROW

P00089249.001

PARENT TRACT INSET FOR
PARCEL NO. P00089249.001
N, T, S

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205) NORTH AMERICAN DATUM OF 1983 (NAD 83). ALL SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.00003.
2. UNIT OF MEASURE: US SURVEY FEET.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. ADDITIONAL EASEMENT, RESTRICTIONS, AN OR ENCUMBRANCES MAY EXIST THAT WOULD BE DISCLOSED IN A CURRENT TITLE REPORT.

LEGEND

PROPOSED R.O.W. LINE
EXISTING R.O.W. LINE
BARBED WIRE FENCE
EXISTING PROPERTY LINE
OFFICIAL PUBLIC RECORDS
WEBB COUNTY

O. P. R. W. C. -

SW
ROW
DOC
DOCUMENT

SQ. FT
N
EASTING

I. R.
FNC.
IRON ROD

EXISTING FENCE
SET TYPE II MONUMENT
IRON ROD FOUND UNLESS OTHERWISE
DESCRIBED AS NOTED
TXDOT TYPE II MONUMENT FOUND
(DESCRIBED AS NOTED)



SCALE: NTS

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



Lewis Banks Harrison

LEWIS B. HARRISON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6788

DATE

EXISTING	TAKING	REMAINING
88.34 AC	8.839 AC 385,030 SF	79,501 LT

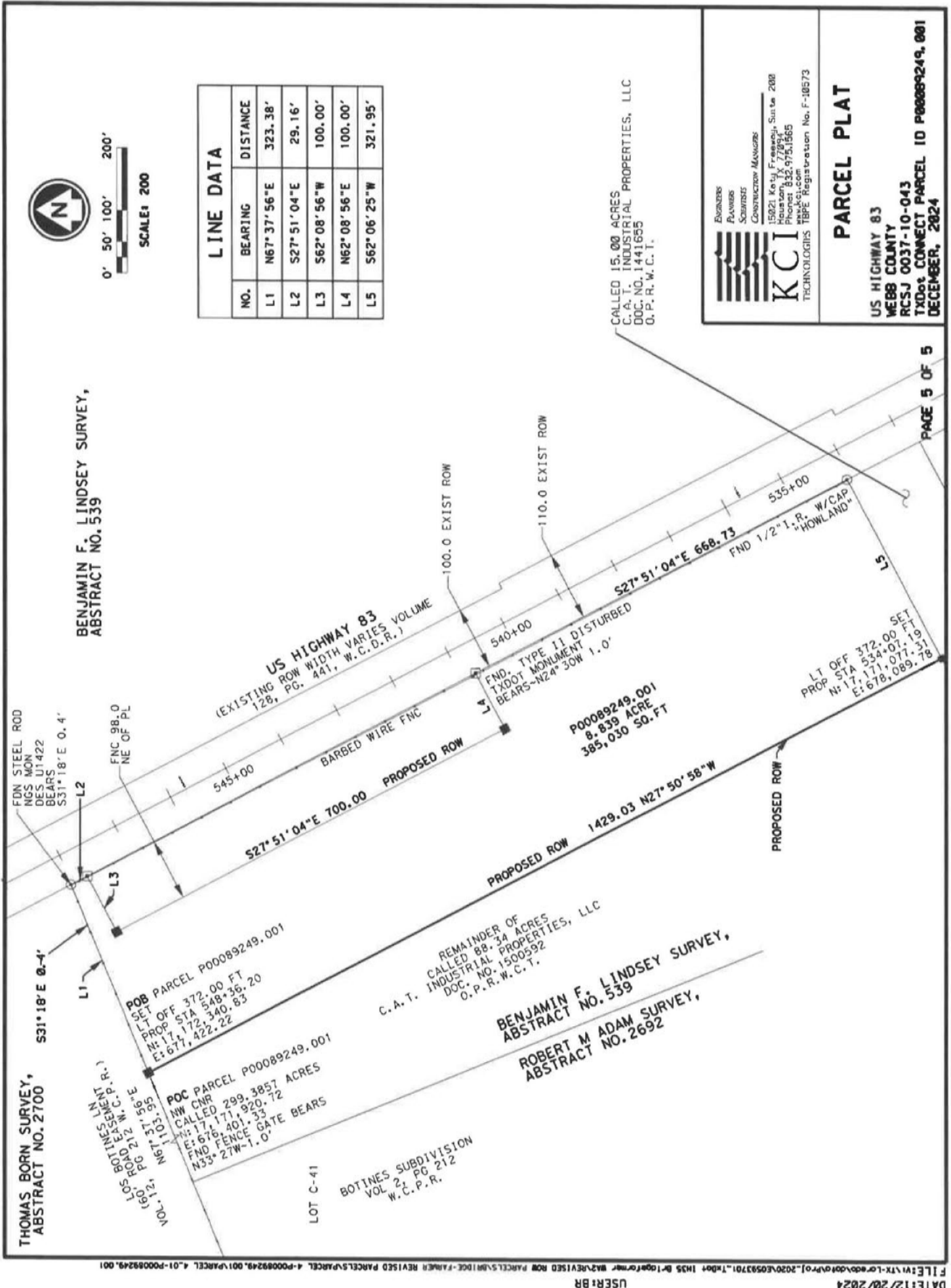


15021 Katy Freeway, Suite 200
Houston, TX 77054
Phone: 832.975.1565
www.kci.com

TECHNOLOGIES 1BPE Registration No. F-10573

PARCEL PLAT

US HIGHWAY 83
WEBB COUNTY
RCSJ 0037-10-043
TXDOT CONNECT PARCEL 10 P00089249.001
DECEMBER, 2024



December, 2024
P00091189.001 (Parcel 115)
Page 1 of 6

County: Montgomery
Highway: State Highway (SH) 75
Limits: FM 3083-Teas Nursery Road to League Line Rd
RCSJ: 0110-03-081

Property Description for P00091189.001 (Parcel 115)

Being a 1.164 acre (50,694 square feet) parcel of land out of and a part of Lot 12, S. A. McCall Subdivision, recorded in Volume 4, Page 23, Map Records of Montgomery County, Texas (M.R.M.C.T.), situated in the Peter J. Willis Survey, Abstract No. 610, Montgomery County, Texas; said 1.164 acre parcel of land also being out of a 17.15 acre (calculated) tract of land composed of a called 10.2 acre tract (Tract I) and a called 1.48 acre tract (Tract II) described in a deed executed January 27, 1965, from L. R. Grounds and wife, Ethel Grounds, to Ernest Butler, recorded in Volume 589, Page 669, of the Deed Records of Montgomery County, Texas (D.R.M.C.T.), the residue of a called 4 acre tract described in a deed executed September 12, 1967, from L. R. Grounds and wife, Ethel Grounds, to Ernest L. Butler and wife, Bessie Konvicka Butler, recorded in Volume 646, Page 299, D.R.M.C.T., and a called 3.02 acre tract described in a deed executed August 24, 1972, from Bessie White, et vir, H. J. White, to Ernest L. Butler and Bessie A. Butler, recorded in Volume 785, Page 620, D.R.M.C.T., and conveyed to the Heirs of the Estate of Bessie Annie Butler by the Last Will and Testament of Bessie Annie Butler, signed October 16, 2020, recorded in Cause No. 20-38972-P, County Court at Law No. 2 Montgomery County, Texas; said 1.164 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 3/4 inch iron pipe found (from which a found 3/4 inch iron pipe bears North 77°19'51" East, 10.28 feet) in the west boundary line of said S. A. McCall Subdivision for an interior corner of said 17.15 acre tract and the southwest corner of a called 2.954 acre tract of land described in a deed executed April 29, 2013, from Capital KC Houston, LLC, to Finley Leasing LLC, recorded under Document No. 2013044185, Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.);

THENCE, North 69°33'00" East, along the north boundary line of said 17.15 acre tract and the south boundary line of said 2.954 acre tract, a distance of 310.08 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed west right-of-way line and being on an Access Denial Line of SH 75 for the northwest corner and the **POINT OF BEGINNING** of the herein described parcel, having coordinates of N= 10,127,268.68, E= 3,828,557.50; said point being 405.00 feet left from the proposed SH 75 baseline station 37+04.65; **

December, 2024
P00091189.001 (Parcel 115)
Page 2 of 6

- 1) **THENCE**, North 69°33'00" East, along the proposed west right-of-way and Access Denial Line of SH 75 and continuing along the north boundary line of said 17.15 acre tract and the south boundary line of said 2.954 acre tract, a distance of 340.34 feet to a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" set (from which a found 1/2 inch iron pipe bears South 69°33'00" West, 2.39 feet) for the end of said Access Denial Line in the existing west right-of-way line of SH 75 (North Frazier Street) (130 feet wide per Volume 5, Page 79, M.R.M.C.T., and Volume 188, Page 580, D.R.M.C.T.) for the southeast corner of said 2.954 acre tract and the northeast corner of said 17.15 acre tract and of the herein described parcel; **
- 2) **THENCE**, South 19°27'13" East, along the existing west right-of-way line of said SH 75 (North Frazier Street) and the east boundary line of said 17.15 acre tract, at a distance of 87.89 feet to the point (from which a found 5/8 inch iron rod with TxDOT aluminum cap bears North 04°03'09" East, 0.77 feet) of curvature of a curve to the right;
- 3) **THENCE**, in a southerly direction, continuing along the existing west right-of-way line of said SH 75 (North Frazier Street) and the east boundary line of said 17.15 acre tract, with said curve to the right, having a radius of 11,394.16 feet, an arc length of 61.07 feet, a central angle of 00°18'26", and a chord which bears South 19°18'00" East, 61.07 feet to a 5/8 inch iron rod with TxDOT aluminum cap stamped "ADL" set in the proposed west right-of-way line and the beginning of an Access Denial Line of SH 75 for the southeast corner of the herein described parcel; **
- 4) **THENCE**, South 69°32'30" West, along the proposed west right-of-way and Access Denial Line of SH 75, a distance of 340.16 feet to a 5/8 inch iron rod with TxDOT aluminum cap set for the southwest corner of the herein described parcel;**
- 5) **THENCE**, North 19°27'29" West, continuing along the proposed west right-of-way and Access Denial Line of SH 75, a distance of 149.01 feet to the **POINT OF BEGINNING** and containing a 1.164 acre (50,694 square feet) parcel of land.

December, 2024
P00091189.001 (Parcel 115)
Page 3 of 6

Notes:

All bearings and coordinates are based on the Texas Coordinate System, Central Zone, 4203, North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.00. All distances and coordinates shown are surface values and may be converted to grid by dividing by the combined adjustment factor of 1.00003. All measurements are in U.S. Survey Feet.

** 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.

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

Abstracting was completed in December, 2024.

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

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: December, 2024

Dennis Chalaire 12/16/2024
Dennis E. Chalaire Date
Registered Professional Land Surveyor
Texas Registration No. 5469

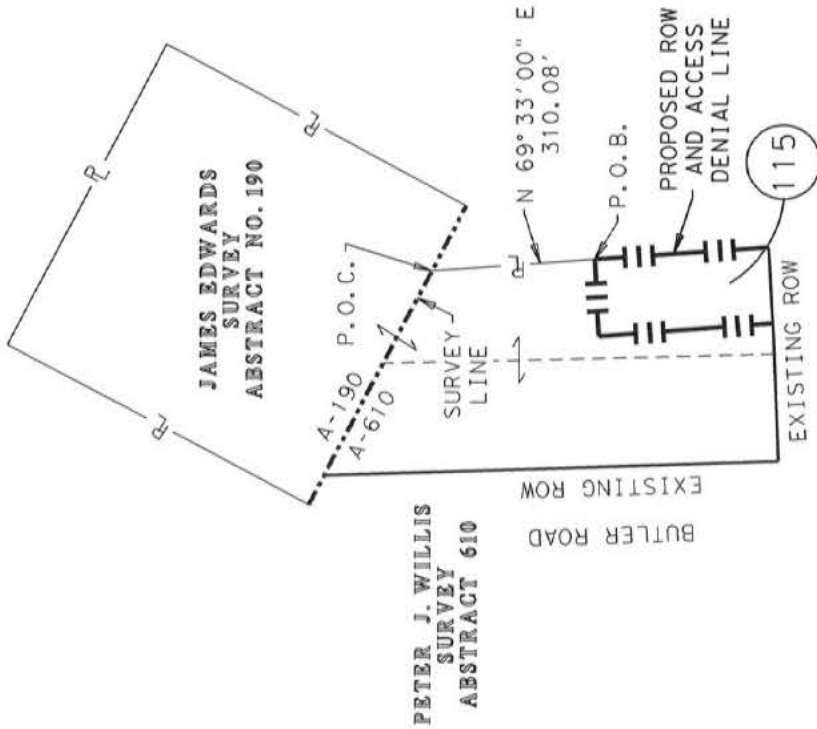


Landtech, Inc.
1315 W Sam Houston Parkway N, Suite 100
Houston, Texas 77043
(713) 861-7068
TBPELS Firm No. 10019100



LEGEND

- PROPOSED R.O.W. LINE
- PROPOSED R.O.W. AND ACCESS DENIAL LINE
- EXISTING R.O.W. LINE
- PROPERTY LINE
- SURVEY LINE
- FENCE LINE
- O.P.R.M.C.T. - OFFICIAL PUBLIC RECORDS MONTGOMERY COUNTY, TEXAS
- O.P.R.P.M.C.T. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY MONTGOMERY COUNTY, TEXAS
- M.R.M.C.T. - MAP RECORDS OF MONTGOMERY COUNTY, TEXAS
- D.R.M.C.T. - DEED RECORDS OF MONTGOMERY COUNTY, TEXAS
- DOC. NO. - DOCUMENT NUMBER
- F.C. NO. - FILE CODE NUMBER
- U.E. - UTILITY EASEMENT
- B.L. - BUILDING LINE
- A.E. - AERIAL EASEMENT
- D.E. - DRAINAGE EASEMENT
- I.R. - IRON ROD
- I.P. - IRON PIPE
- SET 5/8" IR. W/TXDOT ALUM CAP (UNLESS OTHERWISE NOTED)
- FOUND 5/8" IR. W/TXDOT ALUM CAP
- SET (AS INDICATED)
- FOUND PROPERTY CORNER (AS DESCRIBED)



NOTES:

- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, (4203), NORTH AMERICAN DATUM OF 1983 (NAD 83). 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.00003.
- TXDOT PRIMARY SURVEY CONTROL POINTS
N1750090/N=10, 150, 697.47 E=3, 827, 566.26;
N1750091/N=10, 139, 778.55 E=3, 826, 517.34;
N1750094/N=10, 129, 849.57 E=3, 829, 320.88;
N1750095/N=10, 124, 708.29 E=3, 829, 791.77 PREPARED BY VICKREY & ASSOCIATES, INC. DATED MAY 15, 2019. WERE HELD FOR HORIZONTAL CONTROL. HORIZONTAL SURVEY METHOD: TXDOT RTN VRS AND BASE & ROVER RTK.
- UNIT OF MEASURE: U.S. SURVEY FEET
- ** 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.
- ABSTRACTING WAS COMPLETED IN MARCH, 2023 AND UPDATED IN DECEMBER, 2024.
- A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- ALL EASEMENTS AND BUILDING LINES SHOWN WITHIN THE BOUNDARY OF ANY SUBDIVISION ARE PER THAT SUBDIVISION'S RECORDED PLAT UNLESS OTHERWISE NOTED.

AREA TABLE (ACRES)			
EXISTING AC.	TAKING AC./S.F.	REMAINDER AC.	LEFT RIGHT
17.15 (CALC.)	1.164 50,694	15.986	
LANDTECH 1315 W Sam Houston Parkway N, Suite 100 Houston, TX 77043 713-861-7068 TBPELS-10019100			
PARCEL PLAT SHOWING P00091189.001 (PARCEL 115) STATE HIGHWAY 75 MONTGOMERY COUNTY R.C.S., J. NO. 0110-03-081 DECEMBER, 2024 PAGE 4 OF 6 SCALE: N.T.S.			



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

Dennis Chalaire 12/16/2024
DENNIS E. CHALAIRE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5469



PAGE 5 OF 6 SCALE: 1"=50'

**JAMES EDWARDS SURVEY
ABSTRACT NO. 190**

**PETER J. WILLIS SURVEY
ABSTRACT NO. 610**

P.O.C. PARCEL 115

FND. 3/4" I.P.
FND. 3/4" I.P. BEARS
N 77°19'51" E 10.28'

S.A. McCALL SUBDIVISION
VOL. 4, PG. 23, M.R.M.C.T.

LOT 12

S.A. McCALL SUBDIVISION
VOL. 4, PG. 23, M.R.M.C.T.

LOT 13

FINLEY LEASING, LLC
CALLED 2.954 ACRES
DOC. NO. 2013044185,
O.P.R.M.C.T.
EXECUTED: APRIL 29, 2013

ERNEST L. BUTLER,
BESSIE A. BUTLER,
17.15 ACRES (CALC.) COMPOSED OF
CALLED 10.2 ACRES (TRACT I),
CALLED 1.48 ACRES (TRACT II),
VOL. 589, PG. 669, D.R.M.C.T.
EXECUTED: JANUARY 27, 1965
CALLED 3.02 ACRES
VOL. 785, PG. 620, D.R.M.C.T.
EXECUTED: AUGUST 24, 1972
RESIDUE OF CALLED 4 ACRES
VOL. 646, PG. 299, D.R.M.C.T.
EXECUTED: SEPTEMBER 12, 1967
HEIRS OF THE ESTATE OF
BESSIE ANNIE BUTLER
CAUSE NO. 20-38972-P
COUNTY COURT AT LAW NO. 2, M.C.T.
SIGNED: OCTOBER 16, 2020

P.O.B. PARCEL 115

N = 10,127,268.68
E = 3,828,557.50
STA. 37+04.65
OFF. 405.00' LT

PROPOSED ROW AND
ACCESS DENIAL LINE

PROPOSED ROW AND
ACCESS DENIAL LINE

115

MATCH LINE SEE PAGE 5

LANDTECH	
1315 W Sam Houston Parkway N, Houston, TX 77043 713-861-7068 TBPCLS-10019100	Suite 100
PARCEL PLAT	
SHOWING P00091189.001 (PARCEL 115) STATE HIGHWAY 75 MONTGOMERY COUNTY R.C.S.J. NO. 0110-03-081 DECEMBER, 2024	
PAGE 6 OF 6	SCALE: 1"=50'



January 20, 2025
Parcel P00088687
Page 1 of 6

County: San Jacinto
Highway: U.S. 59
Project Limits: 0.7 mi N of Trinity River Bridge to 0.5 mi N of FM 1127
Project No.: A00061890
CCSJ: 0177-02-103
RCSJ: 0177-02-111

Property Description for Parcel P00088687

Description of a 0.6387 acre [27,820 square foot] tract of land located in the J.T. Simpson Survey, Abstract No. 49, ETJ of the City of Shepherd, in San Jacinto County, Texas, being all of the North remainder of a called 896.94 acre tract of land described as Tract No. 7 in the Warranty Deed from C.R. "Mabel" Cummings to Cummings Family Limited Partnership, recorded January 3, 1995 in Volume 204, Page 17 of the Official Public Records of San Jacinto County, Texas (O.P.R.S.J.C.T.), as shown on a sketch prepared by SAM, LLC for this parcel, being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod with a blue plastic cap found for the southwest corner of a called 0.32 acre tract of land described in the Warranty Deed from Irene Nieman to Todd M. Langston, recorded June 5, 2013 in Instrument Number 2013-3229 of said O.P.R.S.J.C.T., and the northwest corner of the South remainder of said Cummings Family Limited Partnership tract, also being in the existing east right-of-way line of the Union Pacific Railroad (a 150-foot wide right-of-way) (No deed of record found), according to the Right-of-Way and Track Map, Houston East & West Ry. Co., Dated June 30, 1918 and revised December 31, 1930;

THENCE North 26°15'53" East, with the existing east right-of-way line of said Union Pacific Railroad, a distance of 1,416.39 feet to a 1/2-inch iron found for the southwest corner of the North remainder of said Cummings Family Limited Partnership tract and the northwest corner of a called 1.02 acre tract of land described in the Deed from Larry Gene (Eugene) Potter to Allen Potter and Derek Potter, recorded February 17, 2023 in Instrument Number 20230973 of said O.P.R.S.J.C.T., (see Instrument Number 2004-7848 for Description), and the **POINT OF BEGINNING**, also being in the proposed west right-of-way line of U.S. 59, (a variable width right-of-way), and being 337.89 feet Left of Baseline Station 538+66.48 and having a Texas State Plane Coordinate System, N.A.D.83 (2011 CORS, EPOCH 2010), Central Zone (4203), surface coordinate of (North 10,210,779.18) (East 3,988,975.51);

1020061400

January 20, 2025
Parcel P00088687
Page 2 of 6

- 1) **THENCE** North $26^{\circ}15'53''$ East, with the proposed west right-of-way line of said U.S. 59 and the existing east right-of-way line of said Union Pacific Railroad, and the west line of the North remainder of said Cummings Family Limited Partnership tract, a distance of 534.37 feet to a 5/8-inch iron rod with an aluminum cap stamped "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT" set for the northwest corner of the North remainder of said Cummings Family Limited Partnership tract and an angle point in the existing west right-of-way line of said U.S. 59 (a variable width right-of-way), as described in Volume 20, Page 620 of the Deed Records of San Jacinto County, Texas (D.R.S.J.C.T.), being 343.46 feet Left of Baseline Station 544+00.82 and having surface coordinates of (North 10,211,258.38) (East 3,989,211.98);
- 2) **THENCE** South $63^{\circ}08'18''$ East, with the existing west right-of-way line of said U.S. 59 and the north line of the North remainder of said Cummings Family Limited Partnership tract, a distance of 50.84 feet to a calculated point for an angle point in the existing west right-of-way line of said U.S. 59 and the northeast corner of the North remainder of said Cummings Family Limited Partnership tract, being 292.63 feet Left of Baseline Station 544+00.82 and having surface coordinates of (North 10,211,235.41) (East 3,989,257.33);
- 3) **THENCE** South $25^{\circ}59'48''$ West, with the existing west right-of-way line of said U.S. 59 and the east line of the North remainder of said Cummings Family Limited Partnership tract, a distance of 533.97 feet to a calculated point for the southeast corner of the North remainder of said Cummings Family Limited Partnership tract and the northeast corner of said Potter tract, being 284.56 feet Left of Baseline Station 538+66.91 and having surface coordinates of (North 10,210,755.47) (East 3,989,023.28);
- 4) **THENCE** North $63^{\circ}35'59''$ West, with the south line of the North remainder of said Cummings Family Limited Partnership tract and the north line of said Potter tract, a distance of 53.33 feet to the **POINT OF BEGINNING** and containing 0.6387 acres [27,820 square feet] of land.

January 20, 2025
Parcel P00088687
Page 3 of 6

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 Central Zone (4203), North American Datum (NAD 83) 2011 adjustment, epoch 2010.00. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.00012. Unit of measurement is in US Survey Feet.

**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.

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

Abstracting was completed in August, 2024.

Date of Survey: August 19, 2024

All stations and offsets shown are calculated relative to the project centerline (U.S. 59 Centerline).

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

WITNESS MY HAND AND SEAL at Dallas, Dallas County, Texas this the 20th day of January, 2025 A.D.

 01/20/25

Eric A. Kreiner
Registered Professional Land Surveyor No. 5320
Surveying And Mapping, LLC (SAM)
1341 W. Mockingbird Lane, Suite 400W
Dallas, Texas 75247
Office: 214-631-7888
Texas Firm Registration No. 10064301



1020061400

EXHIBIT "A"

PAGE 4 OF 6

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 CENTRAL ZONE (4203), NORTH AMERICAN DATUM (NAD 83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT COMBINED SCALE FACTOR OF 1.00012. UNIT OF MEASUREMENT IS IN US SURVEY FEET.
2. ** 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.
3. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
4. ABSTRACTING WAS COMPLETED IN AUGUST, 2024.
5. DATE OF SURVEY: AUGUST 19, 2024.
6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (U.S. 59 CENTERLINE).

LEGEND

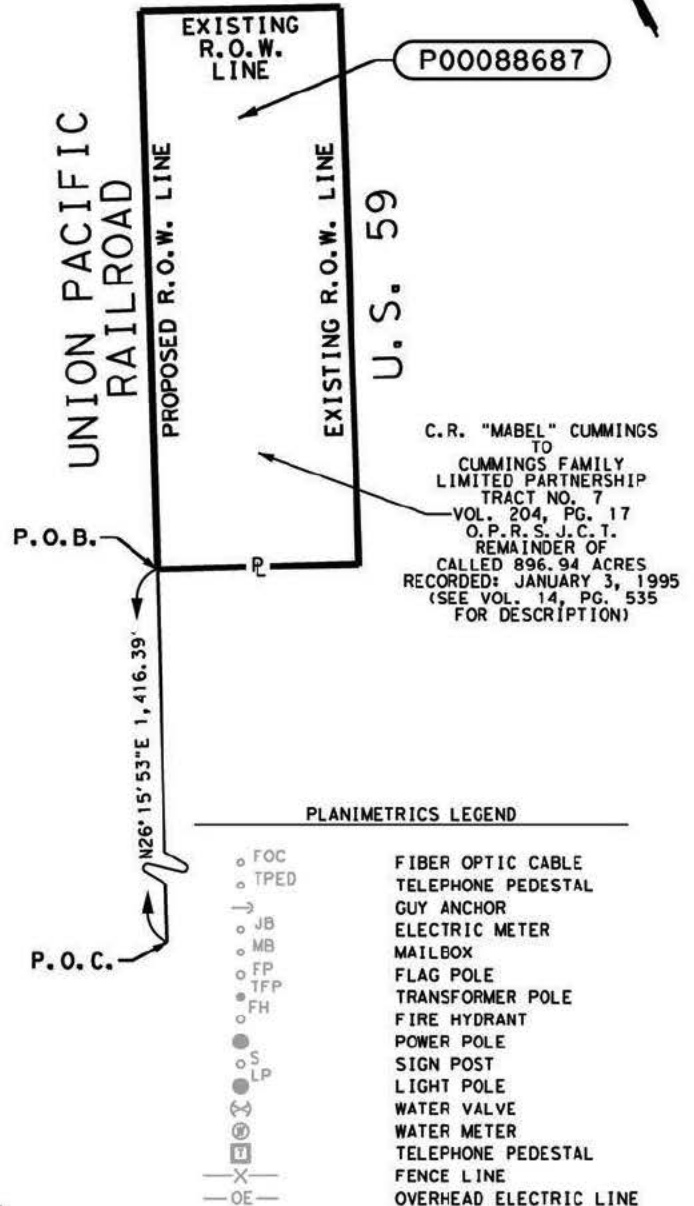
APPROXIMATE SURVEY LINE	---
EXISTING ROW LINE	---
LOT LINE	---
PROPERTY LINE	---
PROPOSED CENTERLINE	---
PROPOSED R.O.W. LINE	---
EXISTING EASEMENT LINE	---
BROKEN LINE	---
LAND HOOK (SAME OWNER)	---
ACCESS DENIAL LINE	---
TXDOT TYPE I CONCRETE MONUMENT FOUND	■
TXDOT TYPE II CONCRETE MONUMENT FOUND	■
MONUMENT FOUND (SIZE AND TYPE NOTED)	■
CALCULATED POINT	●
5/8" IRON ROD SET W/ALUMINUM CAP STAMPED "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT"	○
5/8" IRON SET WITH CAP STAMPED "TXDOT ACCESS DENIAL"	⊗
5/8" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "SAM"	⊙
ACRES	AC.
SQUARE FEET	SQ. FT.
INTERSTATE HIGHWAY	I.H.
FARM TO MARKET	F.M.
UNITED STATES HIGHWAY	U.S.
LEFT	LT
RIGHT	RT
IRON ROD FOUND	I.R.F.
IRON PIPE FOUND	I.P.F.
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.
RIGHT-OF-WAY	R.O.W.
DEED RECORDS OF SAN JACINTO COUNTY TEXAS	D.R.S.J.C.T.
OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY TEXAS	O.P.R.S.J.C.T.
PLAT RECORDS OF SAN JACINTO COUNTY TEXAS	P.R.S.J.C.T.

I, ERIC A. KREINER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Eric A. Kreiner 01/20/25
ERIC A. KREINER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5320
SURVEYING AND MAPPING, LLC (SAM)
1341 W. MOCKINGBIRD LANE, SUITE 400W
DALLAS, TEXAS 75247
OFFICE 214-631-7888
TEXAS FIRM REGISTRATION NO. 10064301



WHOLE PROPERTY SKETCH
(NOT TO SCALE)



THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

*DENOTES A CALCULATED AREA 01/20/2025

NO.	DATE	REVISIONS	APPROVED

© 2025



PARCEL PLAT SHOWING
PARCEL P00088687

FEDERAL AID PROJECT NO.	U.S. 59	STATE DISTRICT NO.	PARCEL NUMBER	P00088687
N/A		11		
SCALE	FILE	RCSJ NO.	ACQUISITION	ACRES
N. T. S.	017702103_P00088687_PG04	0177-02-111	PARENT AREA	SQ. FT.
		SAN JACINTO	REMAINDER AREA	

EXHIBIT "A"

PAGE 6 OF 6

LINE TABLE		
LINE	BEARING	DISTANCE
L2	S63°08'18"E	50.84'

UNION PACIFIC RAILROAD
(150' WIDE R.O.W.)

N26°15'53"E 534.37'

PROPOSED R.O.W. LINE

P00088687

EXISTING R.O.W. LINE

S25°59'48"W 533.97'

N=10,211,258.38
E=3,989,211.98
STA. 544+00.82
343.46' LT

L2

EXISTING
R.O.W.
LINE

N=10,211,235.41
E=3,989,257.33
STA. 544+00.82
292.63' LT

C.R. "MABEL" CUMMINGS
TO
CUMMINGS FAMILY
LIMITED PARTNERSHIP
TRACT NO. 7
VOL. 204, PG. 17
O.P.R.S.J.C.T.
REMAINDER OF
CALLED 896.94 ACRES
RECORDED:
JANUARY 3, 1995
(SEE VOL. 14, PG. 535
FOR DESCRIPTION)

S26°51'42"W

26+00

TEXAS TRANSPORTATION
COMMISSION
VOL. 20, PG. 620
D.R.S.J.C.T.

EXISTING CENTERLINE

24+00

J.T. SIMPSON SURVEY
ABSTRACT NO. 49
ETJ OF THE CITY OF SHEPHERD
SAN JACINTO COUNTY, TEXAS

EXISTING CENTERLINE

570+00

U.S. 59

(VARIABLE WIDTH R.O.W.)

TEXAS TRANSPORTATION
COMMISSION
PARCEL NO. 2
VOL. 91, PG. 53
D.R.S.J.C.T.

EXISTING R.O.W. LINE

PROPOSED CENTERLINE

542+00

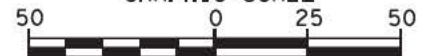
N26°51'42"E

545+00

(NO DEED OF RECORD FOUND)
RIGHT-OF-WAY AND TRACK MAP
HOUSTON EAST & WEST TEXAS RY. CO.
DATED: JUNE 30, 1918
REVISED: DECEMBER 31, 1930

15' TELECOMMUNICATION EASEMENT
SOUTHWESTERN BELL TELEPHONE COMPANY
VOL. 196, PG. 15
D.R.S.J.C.T.

GRAPHIC SCALE



1" = 50'

SEE PAGE 5 OF 6

*DENOTES A CALCULATED AREA 01/20/2025

© 2025



PARCEL PLAT SHOWING
PARCEL P00088687

FEDERAL AID PROJECT NO.
N/A

U.S. 59

STATE DISTRICT NO.
11

SCALE
1" = 50'

FILE

017702103_P00088687_PG06

RCSJ NO.

0177-02-111

COUNTY

SAN JACINTO

PARCEL
NUMBER

P00088687

ACQUISITION

ACRES

SQ. FT.

0.6387

27,820

PARENT AREA

*0.6387

*27,820

REMAINDER AREA

N/A

N/A

SPECIAL CLAUSE

The property described above relates to a “whole” property acquisition, so that there is no remainder or remaining property owned by the Grantors that was originally out of or a part of the property described above. Therefore, there are no access rights retained or remaining in Grantors, their successors and assigns, out of or relating to the property described above.

January 20, 2025
Parcel P00088692
Page 1 of 10

County: San Jacinto
Highway: U.S. 59
Project Limits: 0.7 mi N of Trinity River Bridge to 0.5 mi N of FM 1127
Project No.: A00061890
CCSJ: 0177-02-103
RCSJ: 0177-02-111

Property Description for Parcel P00088692

Description of a 4.075 acre [177,524 square foot] tract of land located in the J.T. Simpson Survey, Abstract No. 49, ETJ of the City of Shepherd, in San Jacinto County, Texas, being all of the South remainder of a called 896.94 acre tract of land described as Tract No. 7 in the Warranty Deed from C.R. "Mabel" Cummings to Cummings Family Limited Partnership, recorded January 3, 1995 in Volume 204, Page 17 of the Official Public Records of San Jacinto County, Texas (O.P.R.S.J.C.T.), (see Volume 14, Page 535 for Description), as shown on a sketch prepared by SAM, LLC for this parcel, being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found for the northwest corner of a called 1.02 acre tract of land described in the Deed from Larry Gene (Eugene) Potter to Allen Potter and Derek Potter, recorded February 17, 2023 in Instrument Number 20230973 of said O.P.R.S.J.C.T., (see Instrument Number 2004-7848 for Description), and the southwest corner of the North remainder of said Cummings Family Limited Partnership tract, also being in the existing east right-of-way line of the Union Pacific Railroad (a 150-foot wide right-of-way) (No deed of record found), according to the Right-of-Way and Track Map, Houston East & West Ry. Co., Dated June 30, 1918 and revised December 31, 1930;

THENCE South 26°15'53" West, with the existing east right-of-way line of said Union Pacific Railroad, a distance of 1,416.39 feet to a 5/8-inch iron rod with blue cap found for the northwest corner of the South remainder of said Cummings Family Limited Partnership tract and the southwest corner of a called 0.32 acre tract of land described in the Warranty Deed from Irene Niemann to Todd M. Langston, recorded June 5, 2013 in Instrument Number 2013-3229 of said O.P.R.S.J.C.T., and the **POINT OF BEGINNING**, also being in the proposed west right-of-way line of U.S. 59, (a variable width right-of-way), and being 323.12 feet Left of Baseline Station 524 +49.71 and having a Texas State Plane Coordinate System, N.A.D.83 (2011 CORS, EPOCH 2010), Central Zone (4203), surface coordinate of (North 10,209,509.02) (East 3,988,348.73);

1020061400

January 20, 2025
Parcel P00088692
Page 2 of 10

- 1) **THENCE** South 63°33'43" East, with the north line of the South remainder of said Cummings Family Limited Partnership tract and the south line of said Langston tract, a distance of 59.96 feet to a 1-inch iron pipe found for the northeast corner of the South remainder of said Cummings Family Limited Partnership tract and the southeast corner of said Langston tract, also being in the existing west right-of-way line of said U.S. 59 (a variable width right-of-way), as described in Volume 20, Page 620 of the Deed Records of San Jacinto County, Texas (D.R.S.J.C.T.), being 263.16 feet Left of Baseline Station 524+50.25 and having surface coordinates of (North 10,209,482.32) (East 3,988,402.42);
- 2) **THENCE** South 25°59'48" West, with the existing west right-of-way line of said U.S. 59 and the east line of the South remainder of said Cummings Family Limited Partnership tract, a distance of 2,197.54 feet to a calculated point for the southeast corner of the South remainder of said Cummings Family Limited Partnership tract and an angle point in the existing west right-of-way line of said U.S. 59, being 180.50 feet Left of Baseline Station 502+53.45 and having surface coordinates of (North 10,207,507.13) (East 3,987,439.21);
- 3) **THENCE** North 63°08'18" West, with the existing west right-of-way line of said U.S. 59 and the south line of the South remainder of said Cummings Family Limited Partnership tract, a distance of 101.64 feet to a 5/8-inch iron rod with an aluminum cap stamped "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT" set for the southwest corner of the South remainder of said Cummings Family Limited Partnership tract and an angle point in the existing west of the right-of-way line of said U.S. 59, also being in the existing east right-of-way line of said Union Pacific Railroad, being 282.13 feet Left of Baseline Station 502+53.90 and having surface coordinates of (North 10,207,553.05) (East 3,987,348.53);
- 4) **THENCE** North 27°05'00" East, with the west line of the South remainder of said Cummings Family Limited Partnership tract and the existing east right-of-way line of said Union Pacific Railroad, a distance of 2,196.86 feet to the **POINT OF BEGINNING** and containing 4.075 acres [177,524 square feet] of land.

NOTES:

1020061400

January 20, 2025
Parcel P00088692
Page 3 of 10

The basis of bearing is the Texas State Plane Coordinate System of 1983 Central Zone (4203), North American Datum (NAD 83) 2011 adjustment, epoch 2010.00. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.00012. Unit of measurement is in US Survey Feet.

**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.

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

Abstracting was completed in August, 2024.

Date of Survey: August 19, 2024

All stations and offsets shown are calculated relative to the project centerline (U.S. 59 Centerline).

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

WITNESS MY HAND AND SEAL at Dallas, Dallas County, Texas this the 20th day of January, 2025 A.D.

 01/20/25

Eric A. Kreiner
Registered Professional Land Surveyor No. 5320
Surveying And Mapping, LLC (SAM)
1341 W. Mockingbird Lane, Suite 400W
Dallas, Texas 75247
Office: 214-631-7888
Texas Firm Registration No. 10064301



EXHIBIT "A"

PAGE 5 OF 10

J. T. SIMPSON SURVEY ABSTRACT NO. 49 ETJ OF THE CITY OF SHEPHERD SAN JACINTO COUNTY, TEXAS

SURVEY CENTERLINE CURVE DATA	
P1 STATION	521+89.93
P1 NORTHING	10,209,130.82
P1 EASTING	3,988,519.40
DELTA	01°48'49" (LT)
DEGREE OF CURVE	00°19'06"
TANGENT	284.91'
LENGTH	569.78'
RADIUS	18,000.00'
PC STATION	519+05.01
PT STATION	524+74.79
CHORD BEARING	N27°46'07"E
CHORD DISTANCE	6,837.09'

C.R. "MABEL" CUMMINGS
TO
CUMMINGS FAMILY
LIMITED PARTNERSHIP
TRACT NO. 7 VOL. 204, PG. 17
O.P.R.S.J.C.T.
REMAINDER OF
CALLED 896.94 ACRES
RECORDED: JANUARY 3, 1995
(SEE VOL. 14, PG. 535
FOR DESCRIPTION)

P.O.C.
P00088692
1/2" I.R.F.

UNION PACIFIC RAILROAD
(150' WIDE R.O.W.)
(NO DEED OF RECORD FOUND)
RIGHT-OF-WAY AND TRACK MAP
HOUSTON EAST & WEST TEXAS RY. CO.
DATED: JUNE 30, 1918
REVISED: DECEMBER 31, 1930

S26°15'53"W 1,416.39'

IRENE NIEMANN
TO
TODD M. LANGSTON
INST. NO. 2013-3229
O.P.R.S.J.C.T.
CALLED 0.32 ACRES
RECORDED:
JUNE 5, 2013

LARRY GENE
(EUGENE) POTTER
TO
ALLEN POTTER AND
DEREK POTTER
INST. NO. 20230973
O.P.R.S.J.C.T.
CALLED 1.02 ACRES
RECORDED:
FEBRUARY 17, 2023
(SEE INST. NO.
2004-7848
FOR DESCRIPTION)

15'
TELECOMMUNICATION
EASEMENT
SOUTHWESTERN BELL
TELEPHONE COMPANY
VOL. 196, PG. 15
D.R.S.J.C.T.

P.O.B.
P00088692
5/8" I.R.F.
W/B BLUE CAP
N=10,209,509.02
E=3,988,348.73
STA. 524+49.71
323.12' LT

L4

PROPOSED
R.O.W. LINE

P00088692

EXISTING
R.O.W. LINE

1" I.P.F.
N=10,209,482.32
E=3,988,402.42
STA. 524+50.25
263.16' LT

44+00

C.R. "MABEL" CUMMINGS
TO
CUMMINGS FAMILY
LIMITED PARTNERSHIP
TRACT NO. 7
VOL. 204, PG. 17
O.P.R.S.J.C.T.
REMAINDER OF
CALLED 896.94 ACRES
RECORDED: JANUARY 3, 1995
(SEE VOL. 14, PG. 535
FOR DESCRIPTION)

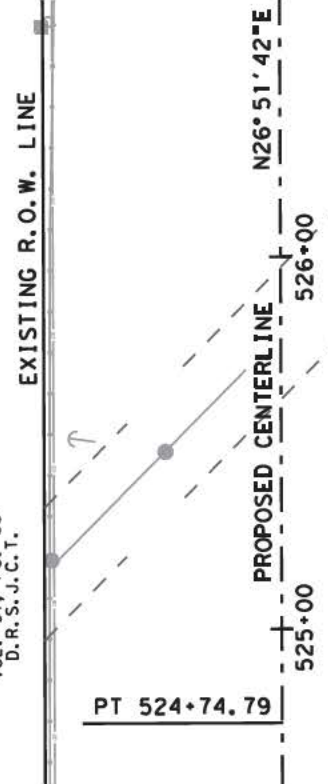
EXISTING CENTERLINE
S26°51'42"W
42+00

U.S. 59
(VARIABLE WIDTH R.O.W.)

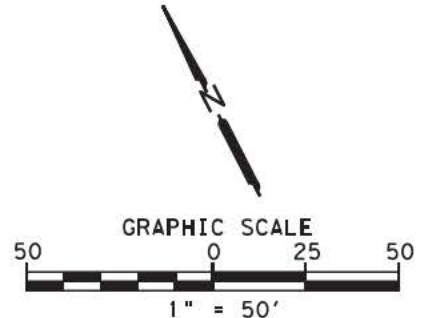
TEXAS TRANSPORTATION
COMMISSION
VOL. 20, PG. 620
D.R.S.J.C.T.

EXISTING CENTERLINE
S26°51'42"W
586+00
585+00

TEXAS TRANSPORTATION
COMMISSION
PARCEL NO. 2
VOL. 91, PG. 53
D.R.S.J.C.T.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S63°33'43"E	59.96'
L2	S25°59'48"W	2,197.54'
L4	N27°05'00"E	2,196.86'



SEE PAGE 6 OF 10 *DENOTES A CALCULATED AREA 01/20/2025

	PARCEL PLAT SHOWING PARCEL P00088692			PARCEL NUMBER P00088692	
	FEDERAL AID PROJECT NO. N/A	U.S. 59		ACQUISITION	4.075
	SCALE 1" = 50'	FILE 017702103_P00088692_PG05	RCSJ NO. 0177-02-111	PARENT AREA	*4.075
		STATE DISTRICT NO. 11	COUNTY SAN JACINTO	REMAINDER AREA	N/A
				SQ. FT.	177,524
					*177,524
					N/A

EXHIBIT "A"
SEE PAGE 5 OF 10

PAGE 6 OF 10

UNION PACIFIC RAILROAD

(150' WIDE R.O.W.)
(NO DEED OF RECORD FOUND)
RIGHT-OF-WAY AND TRACK MAP
HOUSTON EAST & WEST TEXAS RY. CO.
DATED: JUNE 30, 1918
REVISED: DECEMBER 31, 1930

N27°05'00"E 2,196.86'

PROPOSED R.O.W. LINE

P00088692

EXISTING R.O.W. LINE

S25°59'48"W 2,197.54'

S26°51'42"W

47+00

EXISTING CENTERLINE

49+00

C.R. "MABEL" CUMMINGS
TO
CUMMINGS FAMILY
LIMITED PARTNERSHIP
TRACT NO. 7
VOL. 204, PG. 17
O.P.R.S.J.C.T.
REMAINDER OF
CALLED 896.94 ACRES
RECORDED: JANUARY 3, 1995
(SEE VOL. 14, PG. 535
FOR DESCRIPTION)

U.S. 59
(VARIABLE WIDTH R.O.W.)

TEXAS TRANSPORTATION
COMMISSION
VOL. 20, PG. 620
D.R.S.J.C.T.

S26°51'42"W

590+00

EXISTING CENTERLINE

591+00

TEXAS TRANSPORTATION
COMMISSION
PARCEL NO. 2
VOL. 91, PG. 53
D.R.S.J.C.T.

EXISTING R.O.W. LINE

PROPOSED CENTERLINE

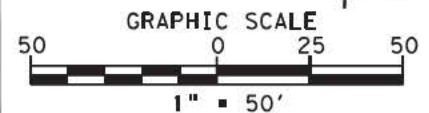
522+00

521+00

PC 519+05.01

SURVEY CENTERLINE CURVE DATA	
PI STATION	521+89.93
PI NORTHING	10,209,130.82
PI EASTING	3,988,519.40
DELTA	01°48'49" (LT)
DEGREE OF CURVE	00°19'06"
TANGENT	284.91'
LENGTH	569.78'
RADIUS	18,000.00'
PC STATION	519+05.01
PT STATION	524+74.79
CHORD BEARING	N27°46'07"E
CHORD DISTANCE	6,837.09'

J.T. SIMPSON SURVEY
ABSTRACT NO. 49
ETJ OF THE CITY OF SHEPHERD
SAN JACINTO COUNTY, TEXAS



SEE PAGE 7 OF 10

*DENOTES A CALCULATED AREA 01/20/2025

© 2025



PARCEL PLAT SHOWING
PARCEL P00088692

FEDERAL AID PROJECT NO.
N/A

U.S. 59

STATE DISTRICT NO.
11

SCALE
1" = 50'

FILE

017702103_P00088692_PG06

RCS# NO.

0177-02-111

COUNTY

SAN JACINTO

PARCEL
NUMBER

P00088692

ACQUISITION

ACRES

SQ. FT.

4.075

177,524

PARENT AREA

*4.075

*177,524

REMAINDER AREA

N/A

N/A

EXHIBIT "A"
SEE PAGE 6 OF 10

PAGE 7 OF 10

UNION PACIFIC RAILROAD

(150' WIDE R.O.W.)
(NO DEED OF RECORD FOUND)
RIGHT-OF-WAY AND TRACK MAP
HOUSTON EAST & WEST TEXAS RY. CO.
DATED: JUNE 30, 1918
REVISED: DECEMBER 31, 1930

N27°05'00"E 2,196.86'

PROPOSED R.O.W. LINE

P00088692

EXISTING R.O.W. LINE

S25°59'48"W 2,197.54'

EXISTING CENTERLINE

53+00

S26°51'42"W

50+00

TEXAS TRANSPORTATION
COMMISSION
VOL. 20, PG. 620
D.R.S.-J.C.T.

U.S. 59
(VARIABLE WIDTH R.O.W.)

Z

EXISTING CENTERLINE

595+00

S26°51'42"W

594+00

J. T. SIMPSON SURVEY
ABSTRACT NO. 49
ETJ OF THE CITY OF SHEPHERD
SAN JACINTO COUNTY, TEXAS

EXISTING R.O.W. LINE

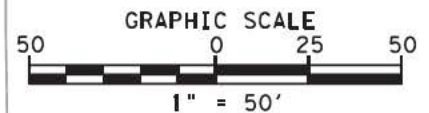
TEXAS TRANSPORTATION
COMMISSION
PARCEL NO. 2
VOL. 91, PG. 53
D.R.S.-J.C.T.

PROPOSED CENTERLINE

516+00

N28°40'31"E

518+00



SEE PAGE 8 OF 10

*DENOTES A CALCULATED AREA 01/20/2025

© 2025



PARCEL PLAT SHOWING
PARCEL P00088692

FEDERAL AID PROJECT NO.
N/A

U.S. 59

STATE DISTRICT NO.
11

SCALE
1" = 50'

FILE

017702103_P00088692_PG07

RCSJ NO.

0177-02-111

COUNTY

SAN JACINTO

PARCEL
NUMBER

P00088692

ACQUISITION

ACRES

SQ. FT.

4.075

177,524

PARENT AREA

*4.75

*177,524

REMAINDER AREA

N/A

N/A

EXHIBIT "A"

PAGE 8 OF 10

SEE PAGE 7 OF 10

UNION PACIFIC RAILROAD

(150' WIDE R.O.W.)
(NO DEED OF RECORD FOUND)
RIGHT-OF-WAY AND TRACK MAP
HOUSTON EAST & WEST TEXAS RY. CO.
DATED: JUNE 30, 1918
REVISED: DECEMBER 31, 1930

N27°05'00"E 2,196.86'

PROPOSED R.O.W. LINE

P00088692

15'
TELECOMMUNICATION
EASEMENT
SOUTHWESTERN BELL
TELEPHONE COMPANY
VOL. 196, PG. 15
D.R. S. J. C. T.

EXISTING R.O.W. LINE

S25°59'48"W 2,197.54'

EXISTING CENTERLINE

55+00

S26°51'42"W

TEXAS TRANSPORTATION
COMMISSION
VOL. 20, PG. 620
D.R. S. J. C. T.

U. S. 59
(VARIABLE WIDTH R.O.W.)

EXISTING CENTERLINE

600+00

599+00

S26°51'42"W

TEXAS TRANSPORTATION
COMMISSION
PARCEL NO. 2
VOL. 91, PG. 53
D.R. S. J. C. T.

EXISTING R.O.W. LINE

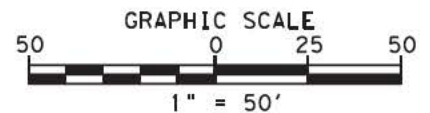
PROPOSED CENTERLINE

512+00

N28°40'31"E

513+00

J. T. SIMPSON SURVEY
ABSTRACT NO. 49
ETJ OF THE CITY OF SHEPHERD
SAN JACINTO COUNTY, TEXAS



SEE PAGE 9 OF 10

*DENOTES A CALCULATED AREA 01/20/2025

© 2025



PARCEL PLAT SHOWING
PARCEL P00088692

FEDERAL AID PROJECT NO.
N/A

U. S. 59

STATE DISTRICT NO.
11

SCALE
1" = 50'

FILE

017702103_P00088692_PG08

RCSJ NO.

0177-02-111

COUNTY

SAN JACINTO

PARCEL
NUMBER

P00088692

ACQUISITION

ACRES

SQ. FT.

4.075

177,524

PARENT AREA

*4.075

*177,524

REMAINDER AREA

N/A

N/A

EXHIBIT "A"

SEE PAGE 8 OF 10

PAGE 9 OF 10

C.R. "MABEL" CUMMINGS
TO
CUMMINGS FAMILY
LIMITED PARTNERSHIP
TRACT NO. 7
VOL. 204, PG. 17
O.P.R.S. J.C.T.
REMAINDER OF
CALLED 896.94 ACRES
RECORDED:
JANUARY 3, 1995
(SEE VOL. 14, PG. 535
FOR DESCRIPTION)

UNION PACIFIC RAILROAD
(150' WIDE R.O.W.)

(NO DEED OF RECORD FOUND)
RIGHT-OF-WAY AND TRACK MAP
HOUSTON EAST & WEST TEXAS RY. CO.
DATED: JUNE 30, 1918
REVISED: DECEMBER 31, 1930

N27°05'00"E 2,196.86'

PROPOSED R.O.W. LINE

P00088692

EXISTING R.O.W. LINE

S25°59'48"W 2,197.54'

EXISTING CENTERLINE

TEXAS TRANSPORTATION
COMMISSION
VOL. 20, PG. 620
D.R.S. J.C.T.

U.S. 59
(VARIABLE WIDTH R.O.W.)

EXISTING CENTERLINE

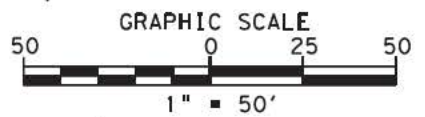
SURVEY CENTERLINE CURVE DATA	
PI STATION	505+29.32
PI NORTHING	10,207,673.78
PI EASTING	3,987,722.51
DELTA	02°23'32" (RT)
DEGREE OF CURVE	00°19'06"
TANGENT	375.81'
LENGTH	751.51'
RADIUS	18,000.00'
PC STATION	501+53.51
PT STATION	509+05.01
CHORD BEARING	N27°28'46"E
CHORD DISTANCE	9,017.43'

TEXAS TRANSPORTATION
COMMISSION
PARCEL NO. 2
VOL. 91, PG. 53
D.R.S. J.C.T.

EXISTING R.O.W. LINE

PROPOSED CENTERLINE

J.T. SIMPSON SURVEY
ABSTRACT NO. 49
ETJ OF THE CITY OF SHEPHERD
SAN JACINTO COUNTY, TEXAS



SEE PAGE 10 OF 10

*DENOTES A CALCULATED AREA 01/20/2025

© 2025	PARCEL PLAT SHOWING PARCEL P00088692			PARCEL NUMBER	P00088692	
	FEDERAL AID PROJECT NO. N/A	U.S. 59		STATE DISTRICT NO.	ACRES	SQ. FT.
	SCALE 1" = 50'	FILE 017702103-P00088692-PG09	RCSJ NO. 0177-02-111	COUNTY SAN JACINTO	ACQUISITION	177,524
					PARENT AREA	*177,524
					REMAINDER AREA	N/A

EXHIBIT "A"
SEE PAGE 9 OF 10

PAGE 10 OF 10

UNION PACIFIC RAILROAD

(150' WIDE R.O.W.)
(NO DEED OF RECORD FOUND)
RIGHT-OF-WAY AND TRACK MAP
HOUSTON EAST & WEST TEXAS RY. CO.
DATED: JUNE 30, 1918
REVISED: DECEMBER 31, 1930

15'
TELECOMMUNICATION
EASEMENT
SOUTHWESTERN BELL
TELEPHONE COMPANY
VOL. 196, PG. 15
D. R. S. J. C. T.

P00088692

N27°05'00"E 2,196.86'

PROPOSED R.O.W. LINE

EXISTING R.O.W. LINE

S25°59'48"W 2,197.54'

EXISTING CENTERLINE

S26°51'42"W

63+00

U. S. 59
(VARIABLE WIDTH R.O.W.)

TEXAS TRANSPORTATION
COMMISSION
VOL. 20, PG. 620
D. R. S. J. C. T.

EXISTING CENTERLINE

S26°51'42"W

607+00

608+00

EXISTING R.O.W. LINE

PROPOSED CENTERLINE

503+00

505+00

C.R. "MABEL" CUMMINGS
TO
CUMMINGS FAMILY
LIMITED PARTNERSHIP
TRACT NO. 7
VOL. 204, PG. 17
O.P.R. S. J. C. T.
REMAINDER OF
CALLED 896.94 ACRES
RECORDED:
JANUARY 3, 1995
(SEE VOL. 14, PG. 535
FOR DESCRIPTION)

EXISTING R.O.W. LINE

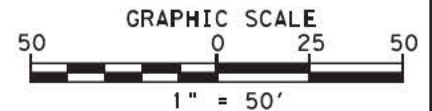
L2

N=10,207,553.05
E=3,987,348.53
STA. 502+53.90
282.13' LT

N=10,207,507.13
E=3,987,439.21
STA. 502+53.45
180.50' LT

J. T. SIMPSON SURVEY
ABSTRACT NO. 49
ETJ OF THE CITY OF SHEPHERD
SAN JACINTO COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L2	N63°08'18"W	101.64'



*DENOTES A CALCULATED AREA 01/20/2025

© 2025



PARCEL PLAT SHOWING
PARCEL P00088692

FEDERAL AID PROJECT NO.
N/A
SCALE
1" = 50'

U. S. 59

FILE
017702103_P00088692_PG10

RCS# NO.
0177-02-111

STATE DISTRICT NO.
11
COUNTY
SAN JACINTO

PARCEL
NUMBER

P00088692

ACQUISITION
PARENT AREA
REMAINDER AREA

ACRES	SQ. FT.
4.075	177,524
*4.075	*177,524
N/A	N/A

SPECIAL CLAUSE

The property described above relates to a “whole” property acquisition, so that there is no remainder or remaining property owned by the Grantors that was originally out of or a part of the property described above. Therefore, there are no access rights retained or remaining in Grantors, their successors and assigns, out of or relating to the property described above.

February 17, 2025
Parcel P00088693
Page 1 of 12

County: San Jacinto
Highway: U.S. 59
Project Limits: 0.7 mi N of Trinity River Bridge to 0.5 mi N of FM 1127
Project No.: A00061890
CCSJ: 0177-02-103
RCSJ: 0177-02-111

Property Description for Parcel P00088693

Description of a 3.486 acre [151,866 square foot] tract of land located in the J.T. Simpson Survey, Abstract No. 49, ETJ of the City of Shepherd, in San Jacinto County, Texas, being all of the North and South remainder of a called 896.94 acre tract of land described as Tract No. 7 in the Warranty Deed from C.R. "Mabel" Cummings to Cummings Family Limited Partnership, recorded January 3, 1995 in Volume 204, Page 17 of the Official Public Records of San Jacinto County, Texas (O.P.R.S.J.C.T.), (see Volume 14, Page 535 for Description), as shown on a sketch prepared by SAM, LLC for this parcel, being more particularly described by metes and bounds as follows:

COMMENCING at a TxDOT Type I Concrete Monument found for the northwest corner of the southern portion of a tract of land described in the General Warranty Deed from Patricia Anne Jones Snook, Wendy Anne Snook Ross, and Charles Kevin Snook to Jones-Snook-Ross San Jacinto Property Partnership, L.P., recorded January 7, 2015 in Instrument Number 20150133 of said O.P.R.S.J.C.T., and an angle point in the existing west right-of-way line of U.S. 59 (a variable width right-of-way), as described in Volume 20, Page 620 of the Deed Records of San Jacinto, Texas (D.R.S.J.C.T.), also being in the existing east right-of-way line of the Union Pacific Railroad (a 100-foot wide right-of-way) (No deed of record found), according to the Right-of-Way and Track Map, Houston East & West Ry. Co., Dated June 30, 1918 and revised December 31, 1930;

THENCE North 26°56'24" East, with the existing east right-of-way line of said Union Pacific Railroad, a distance of 1,236.40 feet to a Railroad Rail found for the northwest corner of the northern portion of said Jones-Snook Ross San Jacinto Property Partnership, L.P. tract, and the southwest corner of the South remainder of said Cummings Family Limited Partnership tract, and the **POINT OF BEGINNING**, also being in the proposed west right-of-way line of U.S. 59, (a variable width right-of-way), and being 292.68 feet Left of Baseline Station 474+77.88 and having a Texas State Plane Coordinate System, N.A.D.83 (2011 CORS, EPOCH 2010), Central Zone (4203), surface coordinate of (North 10,205,067.41) (East 3,986,108.88);

1020061400

February 17, 2025
Parcel P00088693
Page 2 of 12

- 1) **THENCE** North 26°25'20" East, with the existing east right-of-way line of said Union Pacific Railroad and the west line of the South remainder of said Cummings Family Limited Partnership tract, passing a calculated point for corner in the apparent existing south right-of-way line of Independence Road (no deed of record found) at a distance of 887.06 feet, continuing with the existing east right-of-way line of said Union Pacific Railroad and the west line of the South remainder of said Cummings Family Limited Partnership tract for a total distance of 947.06 feet to a 5/8-inch iron rod with an aluminum cap stamped "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT" set for the southwest corner of a called 0.0574 acre tract of land described in the Special Warranty Deed from Southwestern Bell Telephone Company to Robert Coyle, Jr, recorded October 12, 1995 in Volume 220, Page 817 of said O.P.R.S.J.C.T., and being on the apparent existing north right-of-way line of said Independence Road, being 290.39 feet Left of Baseline Station 484+24.94 and having surface coordinates of (North 10,205,915.54) (East 3,986,530.30);
- 2) **THENCE** South 63°26'48" East, with the apparent existing north right-of-way line of said Independence Road and the south line of said Robert Coyle, Jr. tract, a distance of 49.89 feet to a 1/2-inch iron rod found for an angle point on the south line of the North remainder of said Cummings Family Limited Partnership tract and the southeast corner of said Robert Coyle, Jr. tract, being 240.50 feet Left of Baseline Station 484+24.70 and having surface coordinates of (North 10,205,893.24) (East 3,986,574.92);
- 3) **THENCE** North 26°33'12" East, with the south line of the North remainder of said Cummings Family Limited Partnership tract and the east line of said Robert Coyle, Jr. tract, a distance of 50.00 feet to a calculated point for an angle point in the south line of the North remainder of said Cummings Family Limited Partnership tract and the northeast corner of said Robert Coyle, Jr. tract, being 240.30 feet Left of Baseline Station 484+74.73 and having surface coordinates of (North 10,205,937.97) (East 3,986,597.27);

February 17, 2025
Parcel P00088693
Page 3 of 12

- 4) **THENCE** North $63^{\circ}26'48''$ West, with the north line of said Robert Coyle, Jr. tract and the south line of the North remainder of said Cummings Family Limited Partnership tract, a distance of 50.00 feet to a 1/2-inch rod found for the northwest corner of said Robert Coyle, Jr. tract and the southwest corner of the North remainder of said Cummings Family Limited Partnership tract, also being in the existing east right-of-way line of said Union Pacific Railroad, being 290.30 feet Left of Baseline Station 484+74.97 and having surface coordinates of (North 10,205,960.32) (East 3,986,552.55);
- 5) **THENCE** North $26^{\circ}16'50''$ East, with the existing east right-of-way line of said Union Pacific Railroad and the west line of the North remainder of said Cummings Family Limited Partnership tract, a distance of 1,173.89 feet to a TxDOT Type I Concrete Monument found for the northwest corner of the North remainder of said Cummings Family Limited Partnership tract and an angle point in the existing west right-of-way line of said U.S. 59 (a variable width right-of-way) as described in Volume 20, Page 620 in said D.R.S.J.C.T., being 290.35 feet Left of Baseline Station 496+48.85 and having surface coordinates of (North 10,207,012.87) (East 3,987,072.31);
- 6) **THENCE** South $62^{\circ}09'56''$ East, with the existing west right-of-way line of said U.S. 59 and the north line of the North remainder of said Cummings Family Limited Partnership tract, a distance of 80.00 feet to a TxDOT Type I Concrete Monument found for the northeast corner of the North remainder of said Cummings Family Limited Partnership tract and an angle point in the existing west right-of-way line of said U.S. 59, being 210.35 feet Left of Baseline Station 496+46.66 and having surface coordinates of (North 10,206,975.52) (East 3,987,143.05);

February 17, 2025
Parcel P00088693
Page 4 of 12

- 7) **THENCE** South $26^{\circ}50'05''$ West, continuing with the existing west right-of-way line of said U.S. 59 and the east line of the North remainder of said Cummings Family Limited Partnership tract, passing a calculated point for corner in the apparent existing north right-of-way line of said Independence Road at a distance of 1,222.10 feet, continuing with the existing west right-of-way line of said U.S. 59 and the east line of the North remainder of said Cummings Family Limited Partnership tract and across said Independence Road, passing a calculated point for corner in the apparent existing south right-of-way line of said Independence Road at a distance of 1,282.10 feet, continuing with the existing west right-of-way line of said U.S. 59 and the east line of the North remainder of said Cummings Family Limited Partnership tract for a total distance of 1,285.24 feet to a TxDOT Type I Concrete Monument found for an angle point, being 222.72 feet Left of Baseline Station 483+61.48 and having surface coordinates of (North 10,205,828.68) (East 3,986,562.87);
- 8) **THENCE** South $26^{\circ}16'57''$ West, continuing with the existing west right-of-way line of said U.S. 59 and the east line of the South remainder of said Cummings Family Limited Partnership tract, a distance of 843.29 feet to a calculated point for the southeast corner of the South remainder of said Cummings Family Limited Partnership tract and the northeast corner of the North portion of said Jones-Snook-Ross San Jacinto Property Partnership, L.P. tract, being 222.74 feet Left of Baseline Station 475+18.21 and having surface coordinates of (North 10,205,828.68) (East 3,986,562.87);
- 9) **THENCE** South $86^{\circ}20'35''$ West, with the south line of the South remainder of said Cummings Family Limited Partnership tract and the north line of the North portion of said Jones-Snook-Ross San Jacinto Property Partnership, L.P. tract, a distance of 80.75 feet to the **POINT OF BEGINNING** and containing 3.486 acres [151,866 square feet] of land, of which 0.0940 acres (4,084 square feet) lie within the apparent existing right-of-way of said Independence Road, leaving a net area of 3.392 acres [147,782 square feet].

February 17, 2025
Parcel P00088693
Page 5 of 12

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 Central Zone (4203), North American Datum (NAD 83) 2011 adjustment, epoch 2010.00. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.00012. Unit of measurement is in US Survey Feet.

**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.

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

Abstracting was completed in August, 2024.

Date of Survey: August 19, 2024

All stations and offsets shown are calculated relative to the project centerline (U.S. 59 Centerline).

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

WITNESS MY HAND AND SEAL at Dallas, Dallas County, Texas this the 17th day of February, 2025 A.D.


Eric A. Kreiner
Registered Professional Land Surveyor No. 5320
Surveying And Mapping, LLC (SAM)
1341 W. Mockingbird Lane, Suite 400W
Dallas, Texas 75247
Office: 214-631-7888
Texas Firm Registration No. 10064301



WHOLE PROPERTY SKETCH
(NOT TO SCALE)

NOTES

- ### LEGEND

N/A

EXHIBIT "A"
SEE PAGE 8 OF 12

PAGE 7 OF 12

C.R. "MABEL" CUMMINGS
TO
CUMMINGS FAMILY
LIMITED PARTNERSHIP
TRACT NO. 7
VOL. 204, PG. 17
O.P.R.S. J.C.T.
REMAINDER OF
CALLED 896.94 ACRES
RECORDED:
JANUARY 3, 1995
(SEE VOL. 14, PG. 535
FOR DESCRIPTION)

15'
TELECOMMUNICATION
EASEMENT
SOUTHWESTERN BELL
TELEPHONE COMPANY
VOL. 196, PG. 15
D.R.S. J.C.T.

J.T. SIMPSON SURVEY
ABSTRACT NO. 49
ETJ OF THE CITY OF SHEPHERD
SAN JACINTO COUNTY, TEXAS

TEXAS TRANSPORTATION
COMMISSION
PARCEL NO. 2
VOL. 91, PG. 53
D.R.S. J.C.T.

UNION PACIFIC
RAILROAD

(100' WIDE R.O.W.)
(NO DEED OF RECORD FOUND)
RIGHT-OF-WAY AND TRACK MAP
HOUSTON EAST & WEST TEXAS RY. CO.
DATED JUNE 30, 1918
REVISED DECEMBER 31, 1930

N26°25'20"E 947.06'

PROPOSED R.O.W. LINE

887.06'

P00088693

EXISTING R.O.W. LINE

S26°16'57"W 843.29'

EXISTING CENTERLINE

92+00

U.S. 59

(VARIABLE WIDTH R.O.W.)

TEXAS TRANSPORTATION
COMMISSION
VOL. 20, PG. 620
D.R.S. J.C.T.

S26°17'00"W

94+00

EXISTING CENTERLINE

635+00

S26°17'00"W

635+00

EXISTING R.O.W. LINE

PROPOSED CENTERLINE

N26°17'00"E

475+00

477+00

P.O.B.
P00088693
RR RAIL FOUND
N=10,205,067.41
E=3,986,108.88
STA. 474+77.88
292.68' LT

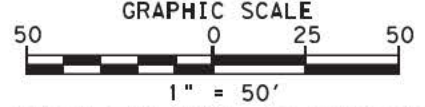
PATRICIA ANNE
JONES SNOOK,
WENDY ANNE SNOOK ROSS,
AND CHARLES KEVIN SNOOK
TO
JONES-SNOOK-ROSS
SAN JACINTO PROPERTY
PARTNERSHIP, L.P.
INST. NO. 2015-0133
O.P.R.S. J.C.T.
RECORDED:
JANUARY 7, 2015

P.O.C.
P00088693

PATRICIA ANNE
JONES SNOOK,
WENDY ANNE SNOOK ROSS,
AND CHARLES KEVIN SNOOK
TO
JONES-SNOOK-ROSS
SAN JACINTO PROPERTY
PARTNERSHIP, L.P.
INST. NO. 2015-0133
O.P.R.S. J.C.T.
RECORDED:
JANUARY 7, 2015

R.W. WILBOURN SURVEY
ABSTRACT NO. 308
ETJ OF THE CITY OF SHEPHERD
SAN JACINTO COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L8	S86°20'35"W	80.75'



*DENOTES A CALCULATED AREA 02/17/2025

© 2025



PARCEL PLAT SHOWING
PARCEL P00088693

FEDERAL AID PROJECT NO.
N/A
SCALE
1" = 50'

U.S. 59

FILE
017702103-P00088693_PG07

RCSJ NO.
0177-02-111

STATE DISTRICT NO.
11
COUNTY
SAN JACINTO

PARCEL NUMBER	P00088693	
	ACRES	SQ. FT.
	ACQUISITION	3.486 151,866
	PARENT AREA	*3.486 *151,866
REMAINDER AREA	N/A	N/A

EXHIBIT "A"
SEE PAGE 9 OF 12

PAGE 8 OF 12

C.R. "MABEL" CUMMINGS
TO
CUMMINGS FAMILY
LIMITED PARTNERSHIP
TRACT NO. 7
VOL. 204, PG. 17
O.P.R.S. J.C.T.
REMAINDER OF
CALLED 896.94 ACRES
RECORDED:
JANUARY 3, 1995
(SEE VOL. 14, PG. 535
FOR DESCRIPTION)

J.T. SIMPSON SURVEY
ABSTRACT NO. 49
ETJ OF THE CITY OF SHEPHERD
SAN JACINTO COUNTY, TEXAS

UNION PACIFIC RAILROAD

(100' WIDE R.O.W.)
(NO DEED OF RECORD FOUND)
RIGHT-OF-WAY AND TRACK MAP
HOUSTON EAST & WEST TEXAS RY. CO.
DATED: JUNE 30, 1918
REVISED: DECEMBER 31, 1930

N26°25'20"E 947.06'

PROPOSED R.O.W. LINE

P00088693

EXISTING R.O.W. LINE

S26°16'57"W 843.29'

EXISTING CENTERLINE

S26°17'00"W
88+00

90+00

U.S. 59

(VARIABLE WIDTH R.O.W.)

TEXAS TRANSPORTATION
COMMISSION
VOL. 20, PG. 620
D.R.S. J.C.T.

15'
TELECOMMUNICATION
EASEMENT
SOUTHWESTERN BELL
TELEPHONE COMPANY
VOL. 196, PG. 15
D.R.S. J.C.T.

EXISTING CENTERLINE

S26°17'00"W

633+00

631+00

TEXAS TRANSPORTATION
COMMISSION
PARCEL NO. 2
VOL. 91, PG. 53
D.R.S. J.C.T.

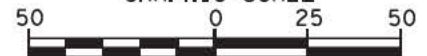
N26°17'00"E

PROPOSED CENTERLINE

480+00

479+00

GRAPHIC SCALE



1" = 50'

SEE PAGE 7 OF 12

*DENOTES A CALCULATED AREA 02/17/2025

© 2025



PARCEL PLAT SHOWING
PARCEL P00088693

FEDERAL AID PROJECT NO.
N/A

U.S. 59

STATE DISTRICT NO.
11

SCALE
1" = 50'

FILE

017702103_P00088693_PG08

RCSJ NO.

0177-02-111

COUNTY

SAN JACINTO

PARCEL
NUMBER

P00088693

ACQUISITION

ACRES

SQ. FT.

3.486

151,866

PARENT AREA

*3.486

*151,866

REMAINDER AREA

N/A

N/A

EXHIBIT "A"
SEE PAGE 10 OF 12

PAGE 9 OF 12

C.R. "MABEL" CUMMINGS
TO
CUMMINGS FAMILY
LIMITED PARTNERSHIP
TRACT NO. 7
VOL. 204, PG. 17
O.P.R.S.J.C.T.
REMAINDER OF
CALLED 896.94 ACRES
RECORDED:
JANUARY 3, 1995
(SEE VOL. 14, PG. 535
FOR DESCRIPTION)

1/2" I.R.F.
N=10,205,960.32
E=3,986,552.55
STA. 484+74.97
290.30' LT

SOUTHWESTERN BELL
TELEPHONE COMPANY
TO
ROBERT COYLE, JR.
VOL. 220, PG. 817
O.P.R.S.J.C.T.
CALLED 0.0574 ACRES
RECORDED:
OCTOBER 12, 1995

N=10,205,915.54
E=3,986,530.30
STA. 484+24.94
290.39' LT

INDEPENDENCE
ROAD
(NO DEED OF RECORD FOUND)

UNION PACIFIC
RAILROAD
(100' WIDE R.O.W.)
(NO DEED OF RECORD FOUND)
RIGHT-OF-WAY AND TRACK MAP
HOUSTON EAST & WEST TEXAS RY. CO.
DATED JUNE 30, 1918
REVISED DECEMBER 31, 1930

N26°25'20"E 947.06'

887.06'

P00088693

N=10,205,828.68
E=3,986,562.87
STA. 483+61.48
222.72' LT

APPARENT
EXISTING
R.O.W. LINE

SEE
DETAIL
A

EXISTING R.O.W. LINE

S26°16'57"W 843.29'

S26°17'00"W

U.S. 59
(VARIABLE WIDTH R.O.W.)
TEXAS TRANSPORTATION
COMMISSION
VOL. 20, PG. 620
D.R.S.J.C.T.

PI 84+78.17

629+00

S26°17'00"W

PI 627+94.18

EXISTING CENTERLINE

627+00

S26°51'42"W

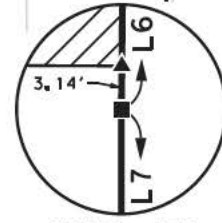
EXISTING CENTERLINE

S26°51'42"W

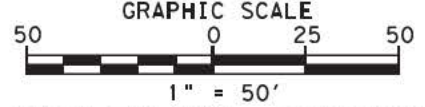
J.T. SIMPSON SURVEY
ABSTRACT NO. 49
ETJ OF THE CITY OF SHEPHERD
SAN JACINTO COUNTY, TEXAS

TEXAS TRANSPORTATION
COMMISSION
PARCEL NO. 2
VOL. 91, PG. 53
D.R.S.J.C.T.

PROPOSED CENTERLINE
N26°17'00"E
484+00
485+00



DETAIL "A"
NOT TO SCALE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S63°26'48"E	49.89'
L2	N26°33'12"E	50.00'
L3	N63°26'48"W	50.00'
L4	N26°16'50"E	1,173.89'
L6	S26°50'05"W	1,285.24'
L7	S26°16'57"W	843.29'

SEE PAGE 8 OF 12

*DENOTES A CALCULATED AREA 02/17/2025

© 2025



PARCEL PLAT SHOWING
PARCEL P00088693

FEDERAL AID PROJECT NO.
N/A

U.S. 59

STATE DISTRICT NO.
11

SCALE
1" = 50'

FILE

017702103_P00088693_PG09

RCSJ NO.

0177-02-111

COUNTY

SAN JACINTO

PARCEL
NUMBER

P00088693

ACQUISITION

ACRES

SQ. FT.

3.486

151,866

PARENT AREA

*3.486

*151,866

REMAINDER AREA

N/A

N/A

EXHIBIT "A"
SEE PAGE 11 OF 12

PAGE 10 OF 12

C.R. "MABEL" CUMMINGS
TO
CUMMINGS FAMILY
LIMITED PARTNERSHIP
TRACT NO. 7
VOL. 204, PG. 17
O.P.R.S. J.C.T.
REMAINDER OF
CALLED 896.94 ACRES
RECORDED:
JANUARY 3, 1995
(SEE VOL. 14, PG. 535
FOR DESCRIPTION)

UNION PACIFIC RAILROAD

(100' WIDE R.O.W.)
(NO DEED OF RECORD FOUND)
RIGHT-OF-WAY AND TRACK MAP
HOUSTON EAST & WEST TEXAS RY. CO.
DATED: JUNE 30, 1918
REVISED: DECEMBER 31, 1930

N26°16'50"E 1,173.89'

PROPOSED R.O.W. LINE

P00088693

1,222.10'

1,282.10'

S26°50'05"W 1,285.24'

EXISTING R.O.W. LINE

EXISTING CENTERLINE

S26°51'42"W

U.S. 59

(VARIABLE WIDTH R.O.W.)

TEXAS TRANSPORTATION
COMMISSION
VOL. 20, PG. 620
D.R.S. J.C.T.

80+00

82+00

15'
TELECOMMUNICATION
EASEMENT
SOUTHWESTERN BELL
TELEPHONE COMPANY
VOL. 196, PG. 15
D.R.S. J.C.T.

J.T. SIMPSON SURVEY
ABSTRACT NO. 49
ETJ OF THE CITY OF SHEPHERD
SAN JACINTO COUNTY, TEXAS

EXISTING CENTERLINE

S26°51'42"W

627+00

TEXAS TRANSPORTATION
COMMISSION
PARCEL NO. 2
VOL. 91, PG. 53
D.R.S. J.C.T.

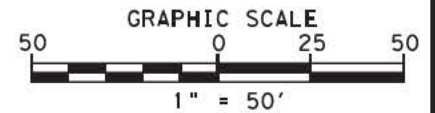
EXISTING R.O.W. LINE

PROPOSED CENTERLINE

488+00

490+00

N26°17'00"E



SEE PAGE 9 OF 12

*DENOTES A CALCULATED AREA 02/17/2025

© 2025



PARCEL PLAT SHOWING
PARCEL P00088693

FEDERAL AID PROJECT NO.
N/A

U.S. 59

STATE DISTRICT NO.
11

SCALE
1" = 50'

FILE

017702103_P00088693_PG10

RCS# NO.

0177-02-111

COUNTY

SAN JACINTO

PARCEL
NUMBER

P00088693

ACQUISITION

ACRES

SQ. FT.

3.486

151,566

PARENT AREA

*3.486

*151,866

REMAINDER AREA

N/A

N/A

EXHIBIT "A"
SEE PAGE 12 OF 12

PAGE 11 OF 12

C.R. "MABEL" CUMMINGS
TO
CUMMINGS FAMILY
LIMITED PARTNERSHIP
TRACT NO. 7
VOL. 204, PG. 17
O.P.R.S.J.C.T.
REMAINDER OF
CALLED 896.94 ACRES
RECORDED:
JANUARY 3, 1995
(SEE VOL. 14, PG. 535
FOR DESCRIPTION)

UNION PACIFIC RAILROAD

(100' WIDE R.O.W.)
(NO DEED OF RECORD FOUND)
RIGHT-OF-WAY AND TRACK MAP
HOUSTON EAST & WEST TEXAS RY. CO.
DATED: JUNE 30, 1918
REVISED: DECEMBER 31, 1930

N26°16'50"E 1,173.89'

PROPOSED R.O.W. LINE

P00088693

EXISTING R.O.W. LINE

1,222.10'

1,282.10'

S26°50'05"W 1,285.24'

EXISTING CENTERLINE

S26°51'42"W

75+00

77+00

U.S. 59

(VARIABLE WIDTH R.O.W.)

TEXAS TRANSPORTATION
COMMISSION
VOL. 20, PG. 620
D.R.S.J.C.T.

Z

EXISTING CENTERLINE

S26°51'42"W

620+00

618+00

TEXAS TRANSPORTATION
COMMISSION
PARCEL NO. 2
VOL. 91, PG. 53
D.R.S.J.C.T.

EXISTING R.O.W. LINE

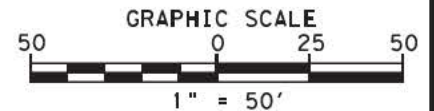
N26°17'00"E

PROPOSED CENTERLINE

492+00

494+00

15'
TELECOMMUNICATION
EASEMENT
SOUTHWESTERN BELL
TELEPHONE COMPANY
VOL. 196, PG. 15
D.R.S.J.C.T.



SEE PAGE 10 OF 12

*DENOTES A CALCULATED AREA 02/17/2025

© 2025



PARCEL PLAT SHOWING
PARCEL P00088693

FEDERAL AID PROJECT NO.
N/A

U.S. 59

STATE DISTRICT NO.
11

SCALE
1" = 50'

FILE

017702103_P00088693_PG11

RCS# NO.

0177-02-111

COUNTY

SAN JACINTO

PARCEL
NUMBER

P00088693

ACQUISITION

ACRES

SQ. FT.

3.486

151,866

PARENT AREA

*3.486

*151,866

REMAINDER AREA

N/A

N/A

EXHIBIT "A"

PAGE 12 OF 12

J.T. SIMPSON SURVEY
ABSTRACT NO. 49
ETJ OF THE CITY OF SHEPHERD
SAN JACINTO COUNTY, TEXAS

UNION PACIFIC RAILROAD

(100' WIDE R.O.W.)
(NO DEED OF RECORD FOUND)
RIGHT-OF-WAY AND TRACK MAP
HOUSTON EAST & WEST, TEXAS RY. CO.
DATED: JUNE 30, 1918
REVISED: DECEMBER 31, 1930

EXISTING R.O.W. LINE

EXISTING CENTERLINE

U.S. 59
(VARIABLE WIDTH R.O.W.)
TEXAS TRANSPORTATION
COMMISSION
VOL. 20, PG. 620
D.R.S. J.C.T.

EXISTING CENTERLINE

TEXAS TRANSPORTATION
COMMISSION
PARCEL NO. 2
VOL. 91, PG. 53
D.R.S. J.C.T.

EXISTING R.O.W. LINE

N26°17'00"E

498+00

PROPOSED CENTERLINE

496+00

N=10,207,012.87
E=3,987,072.31
STA. 496+48.85
290.35' LT

N=10,206,975.52
E=3,987,143.05
STA. 496+46.66
210.35' LT

P00088693

C.R. "MABEL"
CUMMINGS
TO
CUMMINGS FAMILY
LIMITED PARTNERSHIP
TRACT NO. 7
VOL. 204, PG. 17
O.P.R.S. J.C.T.
REMAINDER OF
CALLED 896.94 ACRES
RECORDED:
JANUARY 3, 1995
(SEE VOL. 14,
PG. 535
FOR DESCRIPTION)

N26°16'50"E 1,173.89'

PROPOSED R.O.W. LINE

EXISTING
R.O.W. LINE

EXISTING R.O.W. LINE

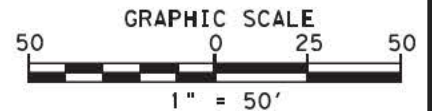
S26°50'05"W 1,285.24'

S26°51'42"W

73+00

LINE TABLE		
LINE	BEARING	DISTANCE
L5	S62°09'56"E	80.00'

15'
TELECOMMUNICATION
EASEMENT
SOUTHWESTERN BELL
TELEPHONE COMPANY
VOL. 196, PG. 15
D.R.S. J.C.T.



SEE PAGE 11 OF 12

*DENOTES A CALCULATED AREA 02/17/2025

© 2025



PARCEL PLAT SHOWING
PARCEL P00088693

FEDERAL AID PROJECT NO.
N/A
SCALE
1" = 50'

U.S. 59

FILE
017702103_P00088693_PG12

RCSJ NO.
0177-02-111

STATE DISTRICT NO.
11
COUNTY
SAN JACINTO

PARCEL
NUMBER

P00088693

ACQUISITION
PARENT AREA
REMAINDER AREA

ACRES
3.486
*3.486
N/A

SQ. FT.
151,866
*151,866
N/A

SPECIAL CLAUSE

The property described above relates to a “whole” property acquisition, so that there is no remainder or remaining property owned by the Grantors that was originally out of or a part of the property described above. Therefore, there are no access rights retained or remaining in Grantors, their successors and assigns, out of or relating to the property described above.

January 20, 2025
Parcel P00088694
Page 1 of 5

County: San Jacinto
Highway: U.S. 59
Project Limits: 0.7 mi N of Trinity River Bridge to 0.5 mi N of FM 1127
Project No.: A00061890
CCSJ: 0177-02-103
RCSJ: 0177-02-111

Property Description for Parcel P00088694

Description of a 0.0573 acre [2,497 square foot] tract of land located in the J.T. Simpson Survey, Abstract No. 49, ETJ of the City of Shepherd, in San Jacinto County, Texas, being all of a called 0.0574 acre tract of land described in the Special Warranty Deed from Southwestern Bell Telephone Company to Robert Coyle, Jr, recorded October 12, 1995 in Volume 220, Page 817 of the Official Public Records of San Jacinto County, Texas (O.P.R.S.J.C.T.), as shown on a sketch prepared by SAM, LLC for this parcel, being more particularly described by metes and bounds as follows:

COMMENCING at a TxDOT Type I Concrete Monument found for the northwest corner of the North remainder of a called 896.94 acre tract of land described as Tract No. 7 in the Warranty Deed from C.R. "Mabel" Cummings to Cummings Family Limited Partnership, recorded January 3, 1995 in Volume 204, Page 17 of said O.P.R.S.J.C.T., (see Volume 14, Page 535 for Description), and an angle point in the existing west right-of-way line of U.S. 59 (a variable width right-of-way), as described in Volume 20, Page 620 of the Deed Records of San Jacinto County, Texas (D.R.S.J.C.T.), also being in the existing east right-of-way line of the Union Pacific Railroad (a 150-foot wide right-of-way) (No deed of record found), according to the Right-of-Way and Track Map, Houston East & West Ry. Co., Dated June 30, 1918 and revised December 31, 1930;

THENCE South 26°16'50" West, with the existing east right-of-way line of said Union Pacific Railroad, a distance of 1,173.89 feet to a 1/2-inch found for the northwest corner of said Robert Coyle, Jr. tract and the southwest corner of the South remainder of said Cummings Family Limited Partnership tract, and the **POINT OF BEGINNING**, also being in the proposed west right-of-way line of U.S. 59, (a variable width right-of-way), and being 290.30 feet Left of Baseline Station 484+74.97 and having a Texas State Plane Coordinate System, N.A.D.83 (2011 CORS, EPOCH 2010), Central Zone (4203), surface coordinate of (North 10,205,960.32) (East 3,986,552.55);

January 20, 2025
Parcel P00088694
Page 2 of 5

- 1) **THENCE** South $63^{\circ}26'48''$ East, with the south line of the south remainder of said Cummings Family Limited Partnership tract and the north line of said Robert Coyle, Jr. tract, a distance of 50.00 feet to a calculated point for an angle point in the south line of the south remainder of said Cummings Family Limited Partnership tract and the northeast corner of said Robert Coyle Jr. tract, being 240.30 feet Left of Baseline Station 484+74.73 and having surface coordinates of (North 10,205,937.97) (East 3,986,597.27);
- 2) **THENCE** South $26^{\circ}33'12''$ West, continuing with the south line of the south remainder of said Cummings Family Limited Partnership tract and the east line of said Robert Coyle, Jr. tract, a distance of 50.00 feet to a 1/2-inch iron rod found for an angle point on the south line of the south remainder of said Cummings Family Limited Partnership tract and the southeast corner of said Robert Coyle, Jr. tract, also being on the apparent existing north right-of-way line of Independence Road (No deed of record found), being 240.50 feet Left of Baseline Station 484+24.70 and having surface coordinates of (North 10,205,893.24) (East 3,986,574.92);
- 3) **THENCE** North $63^{\circ}26'48''$ West, with the apparent existing north right-of-way line of said Independence Road and the south line of said Robert Coyle, Jr. tract, a distance of 49.89 feet to a 5/8-inch iron rod with an aluminum cap stamped "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT" set for the southwest corner of said Robert Coyle, Jr. tract, also being in the existing east right-of-way line of said Union Pacific Railroad, being 290.39 feet Left of Baseline Station 484+24.94 and having surface coordinates of (North 10,205,915.54) (East 3,986,530.30);
- 4) **THENCE** North $26^{\circ}25'20''$ East, with the west line of said Robert Coyle, Jr. tract and the existing east right-of-way line of said Union Pacific Railroad, a distance of 50.00 feet to the **POINT OF BEGINNING** and containing 0.0573 acres [2,497 square feet] of land.

January 20, 2025
Parcel P00088694
Page 3 of 5

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 Central Zone (4203), North American Datum (NAD 83) 2011 adjustment, epoch 2010.00. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.00012. Unit of measurement is in US Survey Feet.

**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.

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

Abstracting was completed in August, 2024.

Date of Survey: August 19, 2024

All stations and offsets shown are calculated relative to the project centerline (U.S. 59 Centerline).

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

WITNESS MY HAND AND SEAL at Dallas, Dallas County, Texas this the 20th day of January, 2025 A.D.

 01/20/25

Eric A. Kreiner
Registered Professional Land Surveyor No. 5320
Surveying And Mapping, LLC (SAM)
1341 W. Mockingbird Lane, Suite 400W
Dallas, Texas 75247
Office: 214-631-7888
Texas Firm Registration No. 10064301



1020061400

EXHIBIT "A"

PAGE 4 OF 5

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 CENTRAL ZONE (4203), NORTH AMERICAN DATUM (NAD 83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT COMBINED SCALE FACTOR OF 1.00012. UNIT OF MEASUREMENT IS IN US SURVEY FEET.
2. ** 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.
3. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
4. ABSTRACTING WAS COMPLETED IN AUGUST, 2024.
5. DATE OF SURVEY: AUGUST 19, 2024.
6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (U.S. 59 CENTERLINE).

LEGEND

APPROXIMATE SURVEY LINE	---
EXISTING ROW LINE	---
LOT LINE	---
PROPERTY LINE	---
PROPOSED CENTERLINE	---
PROPOSED R.O.W. LINE	---
EXISTING EASEMENT LINE	---
BROKEN LINE	---
LAND HOOK (SAME OWNER)	---
ACCESS DENIAL LINE	---
TXDOT TYPE I CONCRETE MONUMENT FOUND	■
TXDOT TYPE II CONCRETE MONUMENT FOUND	■
MONUMENT FOUND (SIZE AND TYPE NOTED)	■
CALCULATED POINT	●
5/8" IRON ROD SET W/ALUMINUM CAP STAMPED	○
"TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT"	⊗
5/8" IRON SET WITH CAP STAMPED "TXDOT ACCESS DENIAL"	⊗
5/8" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "SAM"	⊗
ACRES	AC.
SQUARE FEET	SQ. FT.
INTERSTATE HIGHWAY	I.H.
FARM TO MARKET	F.M.
UNITED STATES HIGHWAY	U.S.
LEFT	LT
RIGHT	RT
IRON ROD FOUND	I.R.F.
IRON PIPE FOUND	I.P.F.
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.
RIGHT-OF-WAY	R.O.W.
DEED RECORDS OF SAN JACINTO COUNTY TEXAS	D.R.S.J.C.T.
OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY TEXAS	O.P.R.S.J.C.T.
PLAT RECORDS OF SAN JACINTO COUNTY TEXAS	P.R.S.J.C.T.

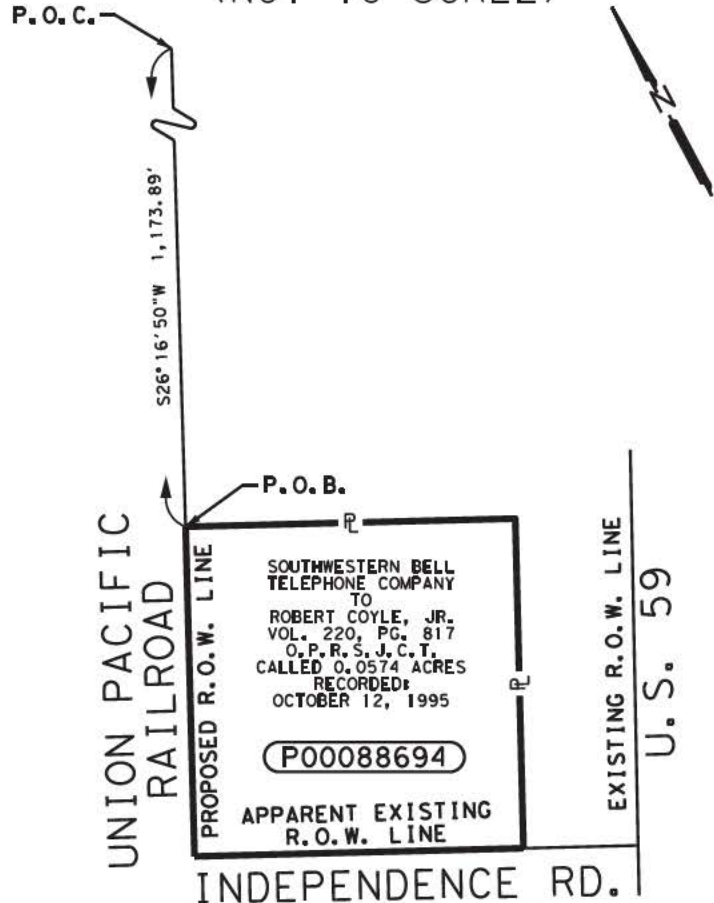
I, ERIC A. KREINER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Eric A. Kreiner 01/20/25

ERIC A. KREINER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5320
SURVEYING AND MAPPING, LLC (SAM)
1341 W. MOCKINGBIRD LANE, SUITE 400W
DALLAS, TEXAS 75247
OFFICE 214-631-7888
TEXAS FIRM REGISTRATION NO. 10064301



WHOLE PROPERTY SKETCH
(NOT TO SCALE)



PLANIMETRICS LEGEND

○ FOC	FIBER OPTIC CABLE
○ TPED	TELEPHONE PEDESTAL
→	GUY ANCHOR
○ JB	ELECTRIC METER
○ MB	MAILBOX
○ FP	FLAG POLE
○ TFP	TRANSFORMER POLE
○ FH	FIRE HYDRANT
○ S	POWER POLE
○ LP	SIGN POST
○	LIGHT POLE
○	WATER VALVE
○	WATER METER
○	TELEPHONE PEDESTAL
○	FENCE LINE
○	OVERHEAD ELECTRIC LINE

THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

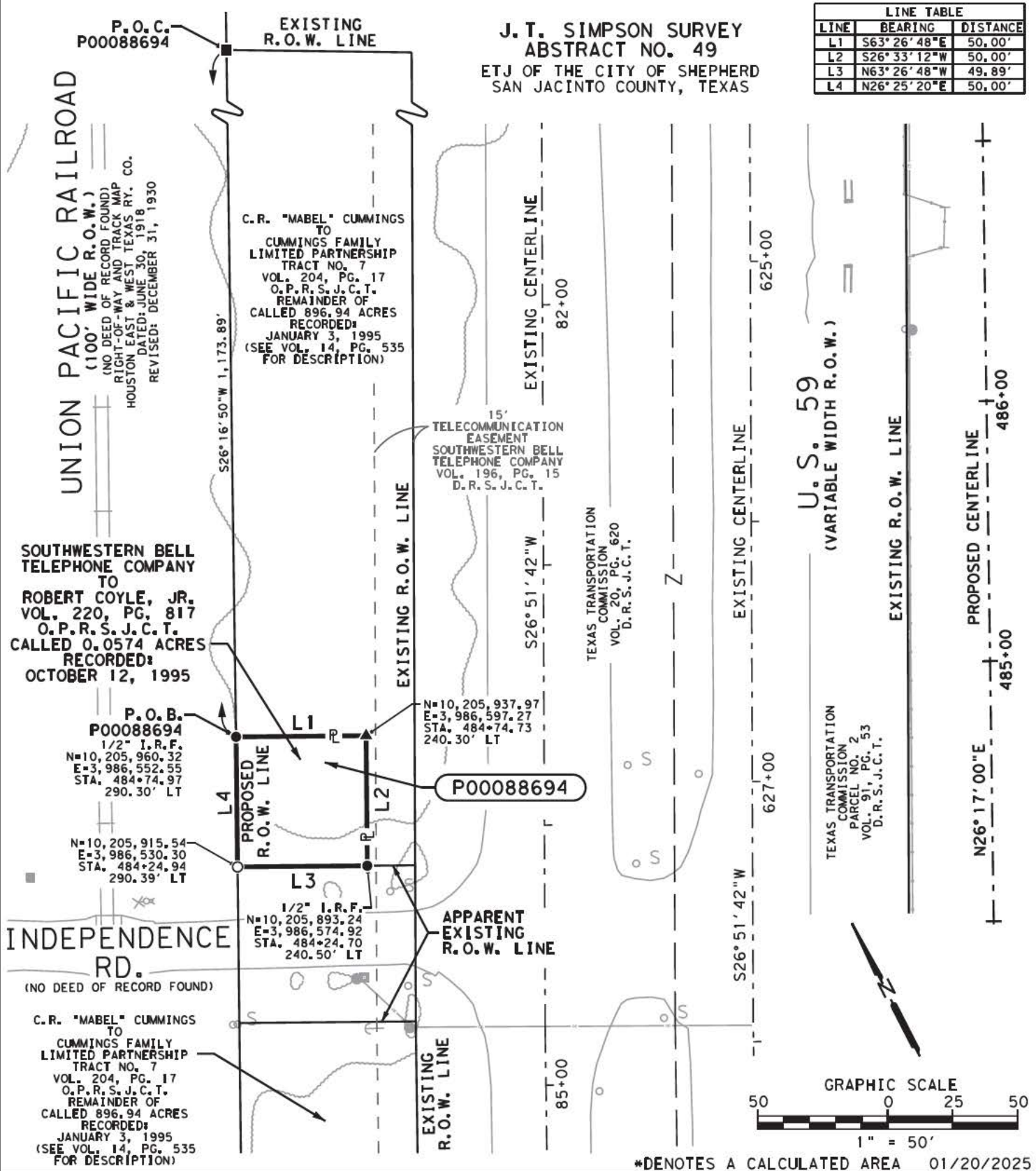
*DENOTES A CALCULATED AREA 01/20/2025

NO.	DATE	REVISIONS	APPROVED

	PARCEL PLAT SHOWING PARCEL P00088694			PARCEL NUMBER P00088694	
	FEDERAL AID PROJECT NO. N/A	U.S. 59		ACRES	SQ. FT.
	SCALE N.T.S.	FILE 017702103_P00088694_PG04	RCSJ NO. 0177-02-111	ACQUISITION	0.0573 2,497
			STATE DISTRICT NO. 11	PARENT AREA	*0.0573 *2,497
			COUNTY SAN JACINTO	REMAINDER AREA	N/A N/A

EXHIBIT "A"

PAGE 5 OF 5



© 2025 	PARCEL PLAT SHOWING PARCEL P00088694			PARCEL NUMBER		P00088694	
	FEDERAL AID PROJECT NO. N/A	U.S. 59		STATE DISTRICT NO. 11		ACRES	SQ. FT.
	SCALE 1" = 50'	FILE 017702103_P00088694_PG05	RCSJ NO. 0177-02-111	COUNTY SAN JACINTO		ACQUISITION	2,497
						PARENT AREA	*0.0573
						REMAINDER AREA	N/A

SPECIAL CLAUSE

The property described above relates to a “whole” property acquisition, so that there is no remainder or remaining property owned by the Grantors that was originally out of or a part of the property described above. Therefore, there are no access rights retained or remaining in Grantors, their successors and assigns, out of or relating to the property described above.

January 20, 2025
Parcel P00088695
Page 1 of 6

County: San Jacinto
Highway: U.S. 59
Project Limits: 0.7 mi N of Trinity River Bridge to 0.5 mi N of FM 1127
Project No.: A00061890
CCSJ: 0177-02-103
RCSJ: 0177-02-111

Property Description for Parcel P00088695

Description of a 0.7585 acre [33,039 square foot] tract of land located in the R.W. Wilbourn Survey, Abstract No. 308, ETJ of the City of Shepherd, in San Jacinto County, Texas, being all of the northern portion of a tract of land described in the General Warranty Deed from Patricia Anne Jones Snook, Wendy Anne Snook Ross, and Charles Kevin Snook to Jones-Snook-Ross San Jacinto Property Partnership, L.P., recorded January 7, 2015 in Instrument Number 20150133 of the Official Public Records of San Jacinto County, Texas (O.P.R.S.J.C.T.), as shown on a sketch prepared by SAM, LLC for this parcel, being more particularly described by metes and bounds as follows:

COMMENCING at a TxDOT Type I Concrete Monument found for the northwest corner of the North remainder of the southern portion of a tract of land described in said deed to Jones-Snook-Ross San Jacinto Property Partnership, L.P., and an angle point in the existing west right-of-way line of U.S. 59 (a variable width right-of-way), as described in Volume 20, Page 600 of the Deed Records of San Jacinto County, Texas (D.R.S.J.C.T.), also being in the existing east right-of-way line of the Union Pacific Railroad (a 100-foot wide right-of-way) (No deed of record found), according to the Right-of-Way and Track Map, Houston East & West Ry. Co., Dated June 30, 1918 and revised December 31, 1930;

THENCE North 26°56'24" East, with the existing east right-of-way line of said Union Pacific Railroad and the existing west right-of-way line of said U.S. 59, a distance of 800.00 feet to a 5/8-inch iron rod with an aluminum cap stamped "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT" set for the southwest corner of the northern portion of said Jones-Snook-Ross San Jacinto Property, L.P. tract and the **POINT OF BEGINNING**, also being in the proposed west right-of-way line of U.S. 59, (a variable width right-of-way), and being 297.68 feet Left of Baseline Station 470 +41.51 and having a Texas State Plane Coordinate System, N.A.D.83 (2011 CORS, EPOCH 2010), Central Zone (4203), surface coordinate of (North 10,204,678.38) (East 3,985,911.17);

January 20, 2025
Parcel P00088695
Page 2 of 6

- 1) **THENCE** North $26^{\circ}56'24''$ East, continuing with the existing east right-of-way line of said Union Pacific Railroad and the proposed west right-of-way line of said U.S. 59 and the west line of the northern portion of said Jones-Snook-Ross San Jacinto Property, L.P. tract, a distance of 436.40 feet to a Railroad Rail found for the northwest corner of said Jones-Snook-Ross San Jacinto Property, L.P. tract and the southwest corner of the South remainder of a called 896.94 acre tract of land described as Tract No. 7 in the Warranty Deed from C.R. "Mabel" Cummings to Cummings Family Limited Partnership, recorded January 3, 1995 in Volume 204, Page 17 of said O.P.R.S.J.C.T., (see Volume 14, Page 535 for Description), being 292.60 feet Left of Baseline Station 474+77.78 and having surface coordinates of (North 10,205,067.41) (East 3,986,108.88);
- 2) **THENCE** North $86^{\circ}20'35''$ East, with the north line of said northern portion of said Jones-Snook-Ross San Jacinto Property, L.P. tract and the south line of the South remainder of said Cummings Family Limited Partnership tract, a distance of 80.75 feet to a calculated point for the northeast corner of the northern portion of said Jones-Snook-Ross San Jacinto Property, L.P. tract and the southeast corner of the South remainder of said Cummings Family Limited Partnership tract also being on the apparent existing west right-of-way line of said U.S. 59, being 222.71 feet Left of Baseline Station 475+18.18 and having surface coordinates of (North 10,205,072.57) (East 3,986,189.47);
- 3) **THENCE** South $26^{\circ}16'57''$ West, with the existing west right-of-way line of said U.S. 59 and the east line of the northern portion of said Jones-Snook-Ross San Jacinto Property, L.P. tract, a distance of 476.67 feet to a calculated point for the southeast corner of the northern portion of said Jones-Snook-Ross San Jacinto Property, L.P. tract, being 222.70 feet Left of Baseline Station 470+41.51 and having surface coordinates of (North 10,204,645.17) (East 3,985,978.40);
- 4) **THENCE** North $63^{\circ}43'00''$ West, continuing with the existing west right-of-way line of said U.S. 59 and the south line of the northern portion of said Jones-Snook-Ross San Jacinto Property, L.P. tract, a distance of 74.99 feet to the **POINT OF BEGINNING** and containing 0.7585 acres [33,039 square feet] of land.

January 20, 2025
Parcel P00088695
Page 3 of 6

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 Central Zone (4203), North American Datum (NAD 83) 2011 adjustment, epoch 2010.00. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.00012. Unit of measurement is in US Survey Feet.

**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.

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

Abstracting was completed in August, 2024.

Date of Survey: August 19, 2024

All stations and offsets shown are calculated relative to the project centerline (U.S. 59 Centerline).

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

WITNESS MY HAND AND SEAL at Dallas, Dallas County, Texas this the 20th day of January, 2025 A.D.

 01/20/25

Eric A. Kreiner
Registered Professional Land Surveyor No. 5320
Surveying And Mapping, LLC (SAM)
1341 W. Mockingbird Lane, Suite 400W
Dallas, Texas 75247
Office: 214-631-7888
Texas Firm Registration No. 10064301



1020061400

PAGE 4 OF 6

NOTES

- ### LEGEND

PLAT RECORDS OF SAN JACINTO COUNTY TEXAS

P. R. S. J. C. T.

ERIC A. KREINER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5320
SURVEYING AND MAPPING, LLC (SAM)
1341 W. MOCKINGBIRD LANE, SUITE 400W
DALLAS, TEXAS 75247
OFFICE 214-631-7888
TEXAS FIRM REGISTRATION NO. 10064301



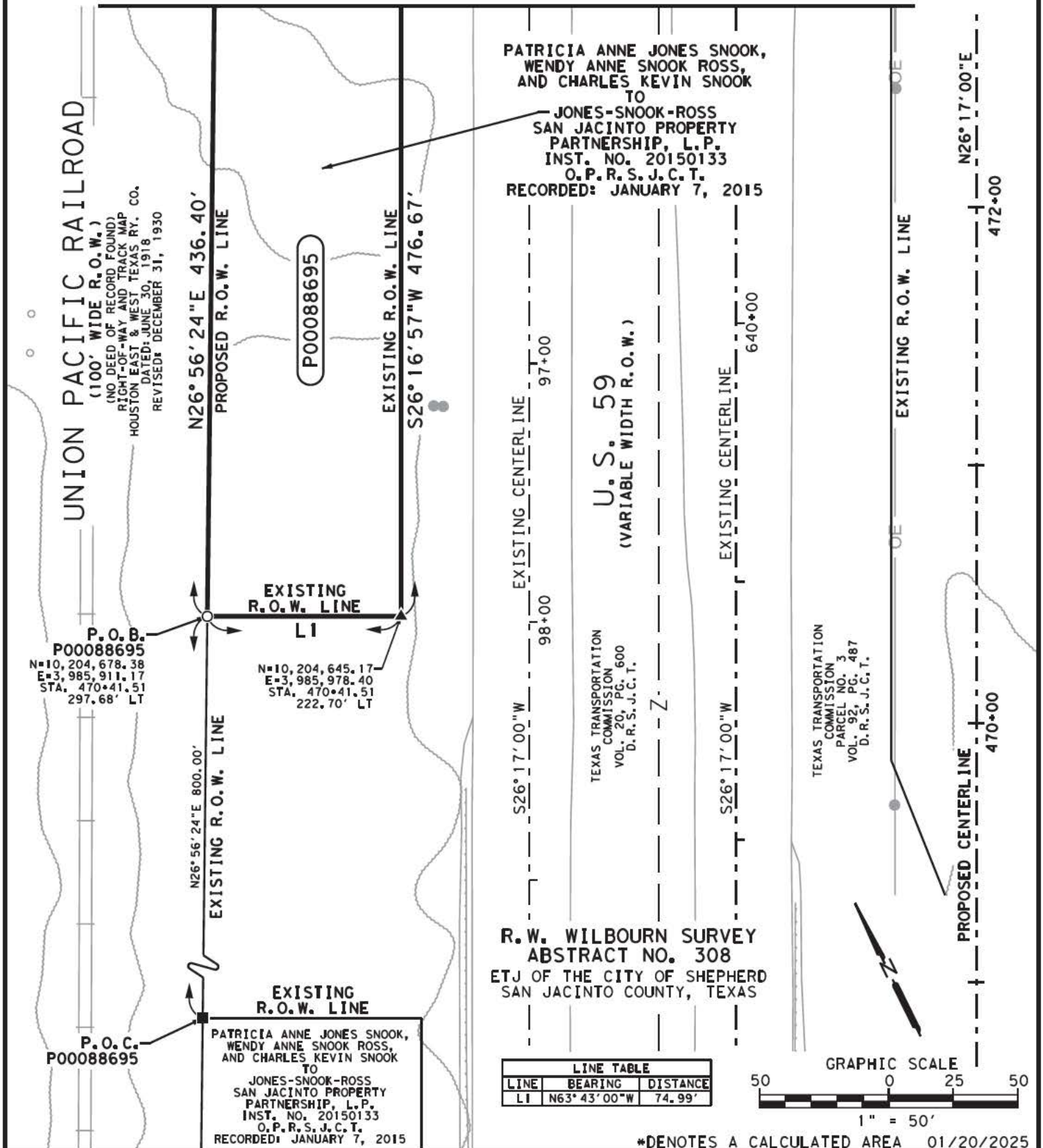
***33,039**

*DENOTES A CALCULATED AREA 01/20/2025

NO.	DATE	REVISIONS	APPROVED
		PARCEL NUMBER	P00088695
			ACRES
		SQ. FT.	
STATE DISTRICT NO. 11	ACQUISITION	0.7585	33,039
COUNTY	PARENT AREA	*0.7585	*33,039
SAN JACINTO	REMAINDER AREA	N/A	N/A

EXHIBIT "A"
SEE PAGE 6 OF 6

PAGE 5 OF 6



© 2025



PARCEL PLAT SHOWING
PARCEL P00088695

FEDERAL AID PROJECT NO.
N/A

U.S. 59

STATE DISTRICT NO.
11

SCALE
1" = 50'

FILE
017702103_P00088695_PG05

RCSJ NO.
0177-02-112

COUNTY
SAN JACINTO

PARCEL
NUMBER

P00088695

ACQUISITION

ACRES

SQ. FT.

0.7585

33,039

PARENT AREA

*0.7585

*33,039

REMAINDER AREA

N/A

N/A

EXHIBIT "A"

PAGE 6 OF 6

LINE TABLE		
LINE	BEARING	DISTANCE
L2	N86°20'35"E	80.75'

UNION PACIFIC RAILROAD

(100' WIDE R.O.W.)
(NO DEED OF RECORD FOUND)
RIGHT-OF-WAY AND TRACK MAP
HOUSTON EAST & WEST TEXAS RY. CO.
DATED: JUNE 30, 1918
REVISED: DECEMBER 31, 1930

N=10,205,067.41
E=3,986,108.88
STA. 474+77.78
292.60' LT

C.R. "MABEL" CUMMINGS
TO
CUMMINGS FAMILY
LIMITED PARTNERSHIP
TRACT NO. 7
VOL. 204, PG. 17
O.P.R.S.J.C.T.
REMAINDER OF
CALLED 896.94 ACRES
RECORDED:
JANUARY 3, 1995
(SEE VOL. 14, PG. 535
FOR DESCRIPTION)

15'
TELECOMMUNICATION
EASEMENT
SOUTHWESTERN BELL
TELEPHONE COMPANY
VOL. 196, PG. 15
D.R.S.J.C.T.

J.T. SIMPSON SURVEY
ABSTRACT NO. 49
ETJ OF THE CITY OF SHEPHERD
SAN JACINTO COUNTY, TEXAS

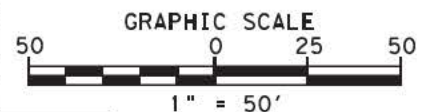
TEXAS TRANSPORTATION
COMMISSION
VOL. 20, PG. 620
D.R.S.J.C.T.

TEXAS TRANSPORTATION
COMMISSION
PARCEL NO. 2
VOL. 91, PG. 53
D.R.S.J.C.T.

TEXAS TRANSPORTATION
COMMISSION
PARCEL NO. 3
VOL. 92, PG. 487
D.R.S.J.C.T.

R.W. WILBOURN SURVEY
ABSTRACT NO. 308
ETJ OF THE CITY OF SHEPHERD
SAN JACINTO COUNTY, TEXAS

PATRICIA ANNE JONES SNOOK,
WENDY ANNE SNOOK ROSS,
AND CHARLES KEVIN SNOOK
TO
JONES-SNOOK-ROSS
SAN JACINTO PROPERTY
PARTNERSHIP, L.P.
INST. NO. 20150133
O.P.R.S.J.C.T.
RECORDED: JANUARY 7, 2015



SEE PAGE 6 OF 6 *DENOTES A CALCULATED AREA 01/20/2025

© 2025



PARCEL PLAT SHOWING
PARCEL P00088695

FEDERAL AID PROJECT NO.
N/A
SCALE
1" = 50'

U.S. 59

FILE
017702103_P00088695_P006

RCSJ NO.
0177-02-112

STATE DISTRICT NO.
11
COUNTY
SAN JACINTO

PARCEL NUMBER	P00088695	
	ACRES	SQ. FT.
ACQUISITION	0.7585	33,039
PARENT AREA	*0.7585	*33,039
REMAINDER AREA	N/A	N/A

SPECIAL CLAUSE

The property described above relates to a “whole” property acquisition, so that there is no remainder or remaining property owned by the Grantors that was originally out of or a part of the property described above. Therefore, there are no access rights retained or remaining in Grantors, their successors and assigns, out of or relating to the property described above.

March 3, 2025
Parcel P00088697
Page 1 of 5

County: San Jacinto
Highway: U.S. 59
Project Limits: 0.7 mi N of Trinity River Bridge to 0.5 mi N of F.M. 1127
Project No.: A00061890
CCSJ: 0177-02-103
RCSJ: 0177-02-111

Property Description for Parcel P00088697

Description of a 0.8595 acre [37,439 square foot] tract of land located in the R.W. Wilbourn Survey, Abstract No. 308, ETJ of the City of Shepherd, in San Jacinto County, Texas, being all of a called 1 acre tract of land described in the Tax Deed from Ken Hammond, Constable to Glen Jackson, recorded December 29, 1995 in Volume 226, Page 31 of the Official Public Records of San Jacinto County, Texas (O.P.R.S.J.C.T.) (see Volume 114, Page 515 for Description), as shown on a sketch prepared by SAM, LLC for this parcel, being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod with a yellow plastic cap stamped "SAM" set for the southeast corner of a called 4.0 acre tract of land described in the Constable's Deed from Ken Hammond, Constable to Johri Priyanka, recorded September 6, 2007 in Instrument Number 2007-6811 of said O.P.R.S.J.C.T. (see Volume 320, Page 46 for Description), and an angle point in the south line of the remainder of a called 188 acre tract of land described in the Warranty Deed from Mollie Smith to Gloria Robinson and Lonnie B. Stephens, recorded July 7, 1970 in Volume 119, Page 344 of the Deed Records of San Jacinto County, Texas (D.R.S.J.C.T.) and a called 117.377 acre tract of land described in the Quitclaim Deed from Shilo Robinson to Ernestine Lloyd, recorded July 24, 1981 in Volume 206, Page 450 of said D.R.S.J.C.T. (50% Interest), also being in the north line of a called 82.0052 acre tract of land described in the Gift Deed from Jack Porter to Valarie Towler, recorded March 5, 2004 in Instrument Number 2004-1416 of said O.P.R.S.J.C.T.;

March 3, 2025
Parcel P00088697
Page 2 of 5

THENCE South $86^{\circ}02'31''$ West, with the south line of said Priyanka tract and the north line of said Towler tract, passing a 5/8-inch iron rod with a yellow plastic cap stamped "SAM" set for an angle point in the north line of said Towler tract and the northeast corner of a called 1 acre tract of land described in the Tax Deed from Ken Hammond, Constable to Dozar & James, LLC, recorded May 30, 2002 in Instrument Number 2002-3777 of said O.P.R.S.J.C.T. (see Volume 112, Page 136 for Description) at a distance of 530.42 feet, continuing with the south line of said Priyanka tract and the north line of said Dozar & James, LLC tract, passing a calculated point for the northwest corner of said Dozar & James, LLC tract and an angle point in the north line of said Towler tract at a distance of 603.63 feet, continuing with the south line of said Priyanka tract and the north line of said Towler tract, a total distance of 627.75 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "SAM" set for the southeast corner of said Jackson tract and the **POINT OF BEGINNING**, and being 146.39 feet Right of Baseline Station 450+08.71 and having a Texas State Plane Coordinate System, N.A.D.83 (2011 CORS, EPOCH 2010), Central Zone (4203), surface coordinate of (North 10,202,659.09) (East 3,985,409.18);

- 1) **THENCE** South $86^{\circ}02'50''$ West, with the north line of said Towler tract and the south line of said Jackson tract, a distance of 207.63 feet to a calculated point for the northwest corner of said Towler tract and the southwest corner of said Jackson tract, also being in the existing east right-of-way line of said U.S. 59 (a variable width right-of-way), as described in Volume 91, Page 46 and Volume 92, Page 487 of said D.R.S.J.C.T., from which a 5/8-inch iron rod found bears South $52^{\circ}57'33''$ East, a distance of 1.62 feet and a 1/2-inch iron rod found (bent) bears South $86^{\circ}02'50''$ West, a distance of 0.71 feet;
- 2) **THENCE** North $26^{\circ}17'00''$ East, with the existing east right-of-way line of said U.S. 59 and the west line of said Jackson tract, a distance of 208.47 feet to a 5/8-inch iron rod found for the southwest corner of said Robinson, Stephens and Lloyd tract and the northwest corner of said Jackson tract;
- 3) **THENCE** North $86^{\circ}02'50''$ East, with the south line of said Robinson, Stephens and Lloyd tract and the north line of said Jackson tract, a distance of 208.11 feet to a calculated point for the northwest corner of said Priyanka tract and the northeast corner of said Jackson tract;

March 3, 2025
Parcel P00088697
Page 3 of 5

- 4) **THENCE** South 26°23'50" West, with the west line of said Priyanka tract and the east line of said Jackson tract, passing a 5/8-inch iron rod found at a distance of 204.06 feet, continuing with the west line of said Priyanka tract and the east line of said Jackson tract, a total distance of 208.71 feet to the **POINT OF BEGINNING** and containing 0.8595 acres [37,439 square feet] of land.

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 Central Zone (4203), North American Datum (NAD 83) 2011 adjustment, epoch 2010.00. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.00012. Unit of measurement is in US Survey Feet.

**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.

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

Abstracting was completed in August, 2024.

Date of Survey: August 19, 2024

All stations and offsets shown are calculated relative to the project centerline (U.S. 59 Centerline).

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

WITNESS MY HAND AND SEAL at Dallas, Dallas County, Texas this the 3rd day of March, 2025 A.D.

 03/03/25

Eric A. Kreiner
Registered Professional Land Surveyor No. 5320
Surveying And Mapping, LLC (SAM)
1341 W. Mockingbird Lane, Suite 400W
Dallas, Texas 75247
Office: 214-631-7888
Texas Firm Registration No. 10064301



1020061400

EXHIBIT "A"

PAGE 4 OF 5

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 CENTRAL ZONE (4203), NORTH AMERICAN DATUM (NAD 83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT COMBINED SCALE FACTOR OF 1.00012. UNIT OF MEASUREMENT IS IN US SURVEY FEET.

2. ** 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.

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

4. ABSTRACTING WAS COMPLETED IN AUGUST, 2024.

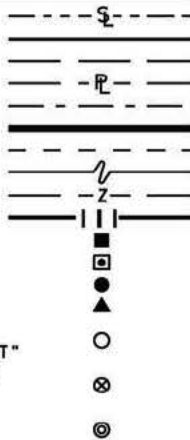
5. DATE OF SURVEY: AUGUST 19, 2024.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (U.S. 59 CENTERLINE).

WHOLE PROPERTY SKETCH
(NOT TO SCALE)

LEGEND

APPROXIMATE SURVEY LINE
EXISTING ROW LINE
LOT LINE
PROPERTY LINE
PROPOSED CENTERLINE
PROPOSED R.O.W. LINE
EXISTING EASEMENT LINE
BROKEN LINE
LAND HOOK (SAME OWNER)
ACCESS DENIAL LINE
TXDOT TYPE I CONCRETE MONUMENT FOUND
TXDOT TYPE II CONCRETE MONUMENT FOUND
MONUMENT FOUND (SIZE AND TYPE NOTED)
CALCULATED POINT
5/8" IRON ROD SET W/ALUMINUM CAP STAMPED
"TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT"
5/8" IRON SET WITH CAP STAMPED "TXDOT ACCESS DENIAL"
5/8" IRON ROD SET W/YELLOW PLASTIC CAP
STAMPED "SAM"
ACRES
SQUARE FEET
INTERSTATE HIGHWAY
FARM TO MARKET
UNITED STATES HIGHWAY
LEFT
RIGHT
IRON ROD FOUND
IRON PIPE FOUND
POINT OF BEGINNING
POINT OF COMMENCING
RIGHT-OF-WAY
DEED RECORDS OF SAN JACINTO COUNTY TEXAS
OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY TEXAS
PLAT RECORDS OF SAN JACINTO COUNTY TEXAS



AC.
SQ. FT.
I. H.
F. M.
U. S.
LT
RT
I. R. F.
I. P. F.
P. O. B.
P. O. C.
R. O. W.
D. R. S. J. C. T.
O. P. R. S. J. C. T.
P. R. S. J. C. T.

I, ERIC A. KREINER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Eric A. Kreiner 03/03/25
ERIC A. KREINER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5320
SURVEYING AND MAPPING, LLC (SAM)
1341 W. MOCKINGBIRD LANE, SUITE 400W
DALLAS, TEXAS 75247
OFFICE 214-631-7888
TEXAS FIRM REGISTRATION NO. 10064301



PLANIMETRICS LEGEND

FOC FIBER OPTIC CABLE
TPED TELEPHONE PEDESTAL
GUY GUY ANCHOR
JB ELECTRIC METER
MB MAILBOX
FP FLAG POLE
TFP TRANSFORMER POLE
FH FIRE HYDRANT
LP POWER POLE
LP SIGN POST
LP LIGHT POLE
WV WATER VALVE
WM WATER METER
TPED TELEPHONE PEDESTAL
FENCE FENCE LINE
OE OVERHEAD ELECTRIC LINE

THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

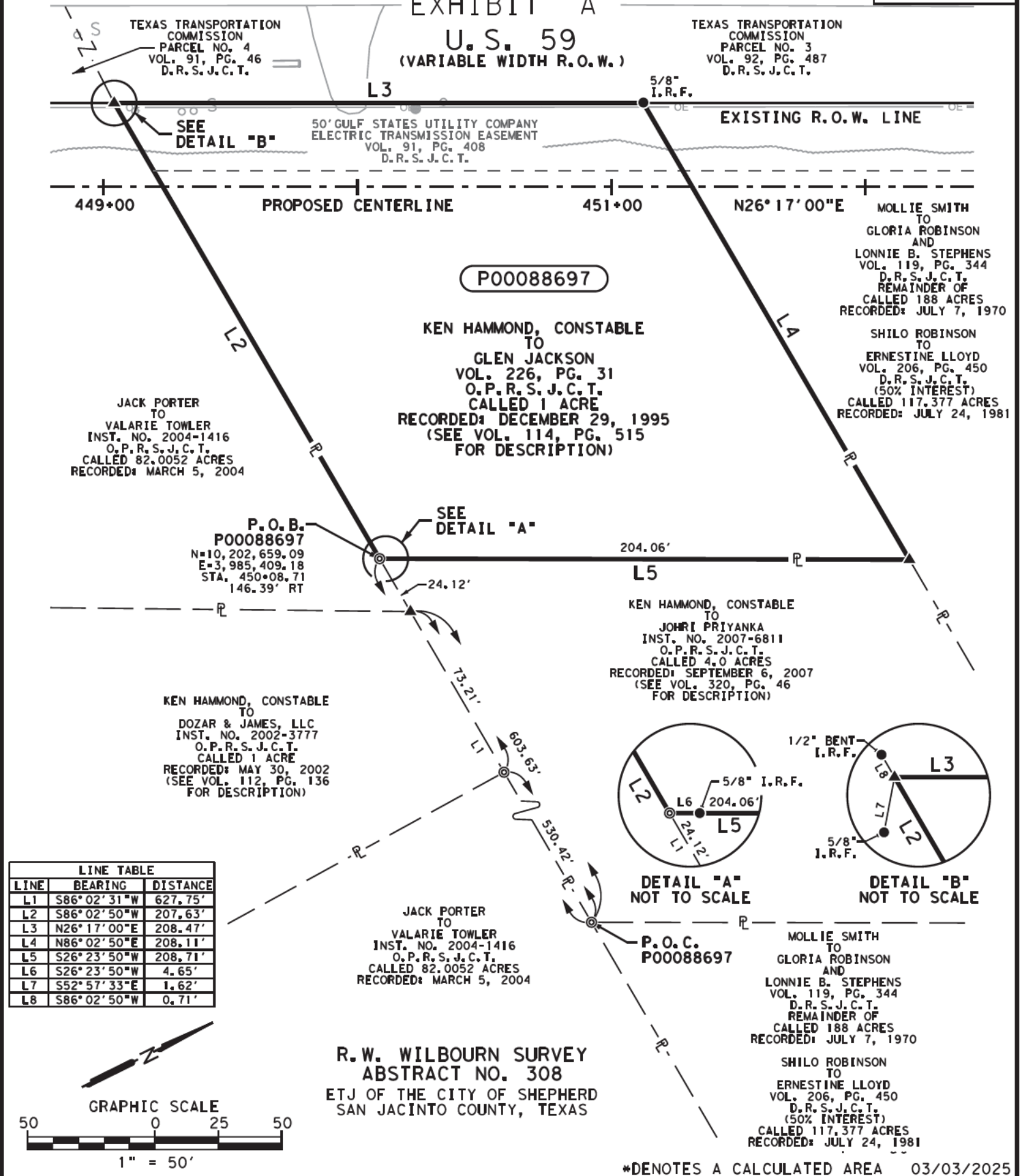
*DENOTES A CALCULATED AREA 03/03/2025

NO.	DATE	REVISIONS	APPROVED

	PARCEL PLAT SHOWING PARCEL P00088697				PARCEL NUMBER		P00088697	
	FEDERAL AID PROJECT NO. N/A	U. S. 59		STATE DISTRICT NO. 11	ACQUISITION	0.8595	ACRES	37,439
	SCALE N. T. S.	FILE 017702103_P00088697_PG04	RCSJ NO. 0177-02-111	COUNTY SAN JACINTO	PARENT AREA	*0.8595	*37,439	SQ. FT.
					REMAINDER AREA	N/A	N/A	

EXHIBIT "A"

PAGE 5 OF 5



© 2025		PARCEL PLAT SHOWING PARCEL P00088697		PARCEL NUMBER	P00088697	
FEDERAL AID PROJECT NO. N/A		U.S. 59		ACQUISITION	0.8595	37,439
SCALE 1" = 50'		FILE 017702103_P00088697_PG05	RCSJ NO. 0177-02-112	PARENT AREA	*0.8595	*37,439
Texas Department of Transportation		STATE DISTRICT NO. 11	COUNTY SAN JACINTO	REMAINDER AREA	N/A	N/A

SPECIAL CLAUSE

The property described above relates to a “whole” property acquisition, so that there is no remainder or remaining property owned by the Grantors that was originally out of or a part of the property described above. Therefore, there are no access rights retained or remaining in Grantors, their successors and assigns, out of or relating to the property described above.

County: Hidalgo
Highway: SH 68
Limits: From 365 Tollway to IH 2
Project ID: R00017650
RCSJ: 3629-02-003
CCSJ: 3629-02-002

PROPERTY DESCRIPTION FOR P00093226.001

Being a 0.0825-acre (3,594 square feet) parcel of land situated in the Juan Jose Trevino Survey, Abstract No. 22, Hildago County, Texas, being out of Lot 7, Block 22 of the Alamo Tract of the Alamo Land and Sugar Company Subdivision, a subdivision of record according to the map or plat thereof recorded in Volume 1, Page 24 of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), and out of a called 1,153.95-acre tract of land described as Tract I and conveyed from McAllen State Bank to Rio Fresh, Inc., by Warranty Deed with Vendor's Lien recorded August 26, 1987 in Volume 2486, Page 829 of the Deed Records of Hidalgo County, Texas (D.R.H.C.T.), said 0.0825 -acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at the point of intersection of the existing westerly right-of-way (ROW) line of Border Road (50 feet wide) dedicated by the C.H. Swallow Subdivision, a subdivision of record according to the map or plat thereof recorded in Volume 2, Page 3 of the M.R.H.C.T. and the existing northerly ROW line of Juan Balli Road (40 feet wide) dedicated by said Alamo Land and Sugar Company Subdivision, from which a found nail (bent) bears South 09°48'25" West, 22.29 feet;

North 81°26'11" West, along the existing northerly ROW line of said Juan Balli Road, a distance of 468.60 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the point of intersection with the proposed northerly ROW line of State Highway 68 (SH 68), for the **POINT OF BEGINNING** of the herein described parcel, (N=16,571,811.42, E=1,113,693.98), being 682.40 feet left of SH 68 Baseline Station 508+68.75; **

1. **THENCE**, North 81°26'11" West, continuing along the existing northerly ROW line of said Juan Balli Road, a distance of 178.99 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the point of intersection with the proposed northerly ROW line of said SH 68, being 789.42 feet left of SH 68 Baseline Station 507+25.29;**
2. **THENCE**, North 08°35'00" East, along the proposed northerly ROW line of said SH 68, a distance of 30.00 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the beginning of a non-tangent curve to the right, being 813.46 feet left of SH 68 Baseline Station 507+43.24;**
3. **THENCE**, Southeasterly, continuing along the proposed northerly ROW line of said SH 68, a distance of 182.31 feet along the arc of said curve to the right having a radius of 550.00 feet, a central angle of 18°59'29", and a chord bearing and distance of South 71°55'15" East, 181.47 feet, to the **POINT OF BEGINNING** of the herein described parcel and containing 0.0825-acre (3,594 square feet) of land.

All bearings and coordinates are based on the Texas Coordinate System, South Zone (4205), North American Datum 1983 (2011 adjustment), Epoch 2010.00.

Coordinates and distances are U.S. Survey Feet displayed in surface values and may be converted to grid by dividing by the TxDOT Combined Scale Factor (1.00004).

Field Surveys performed during the months of April 2024 through August 2025.

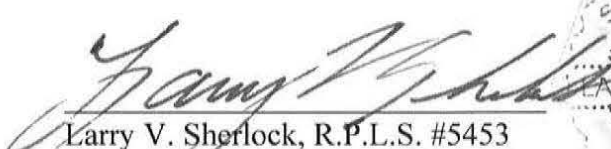
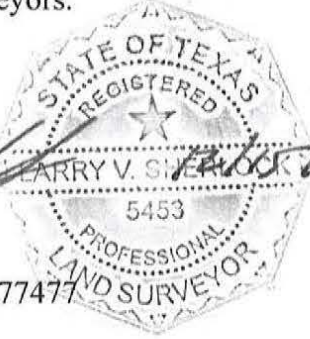
Abstracting research performed by McKim & Creed, Inc. during the months of April 2024 through November 2024.

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

A parcel plat of even date accompanies this property description.

** 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.

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


Larry V. Sherlock, R.P.L.S. #5453
McKim & Creed, Inc.
12718 Century Drive, Stafford, Texas 77477
(281) 491-2525
TBPELS Firm No. 10177600
DATE December 15, 2025


I:\06176\0068\Geomatics\70-Record\Parcel M&B info\Parcel P00093226.001.docx

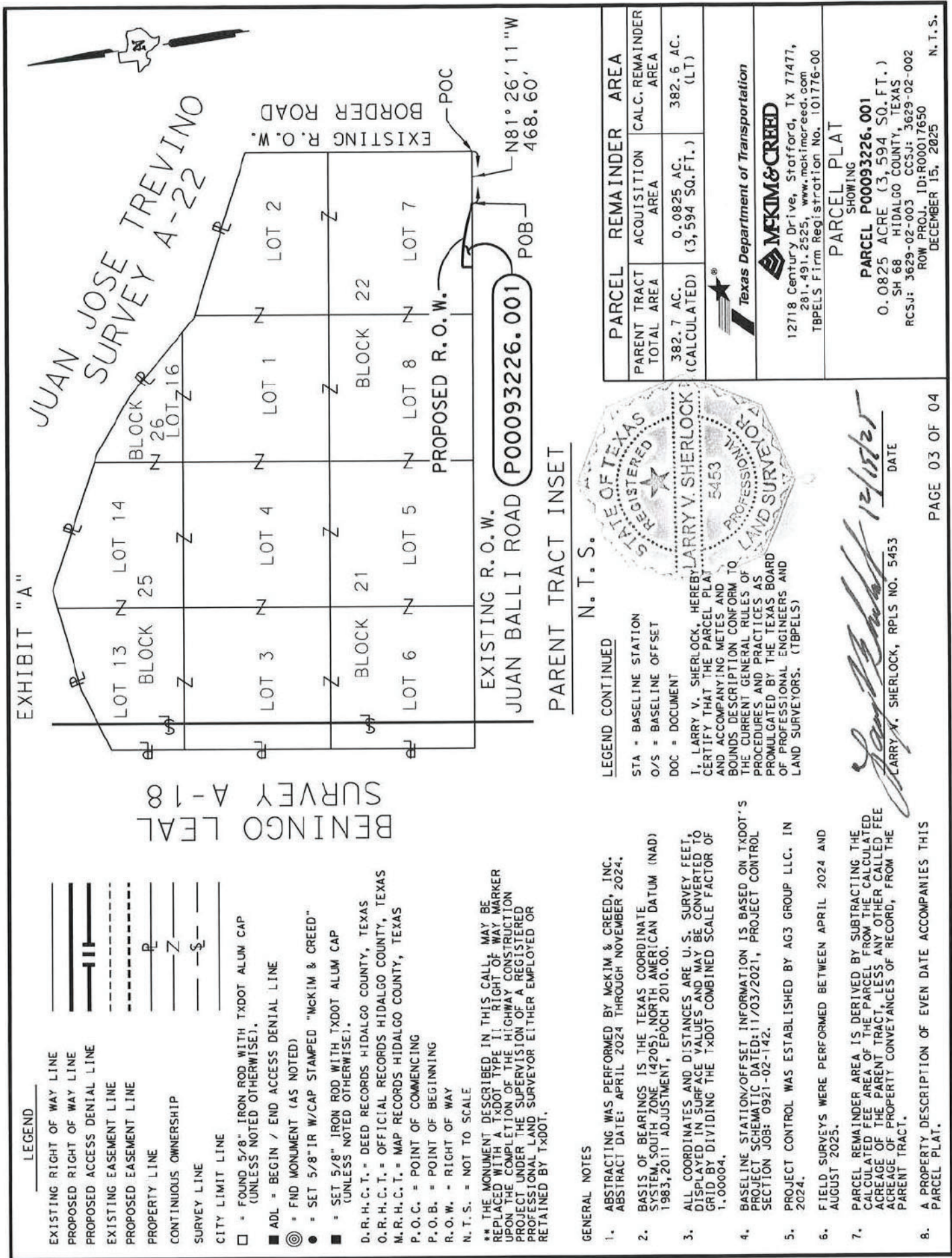
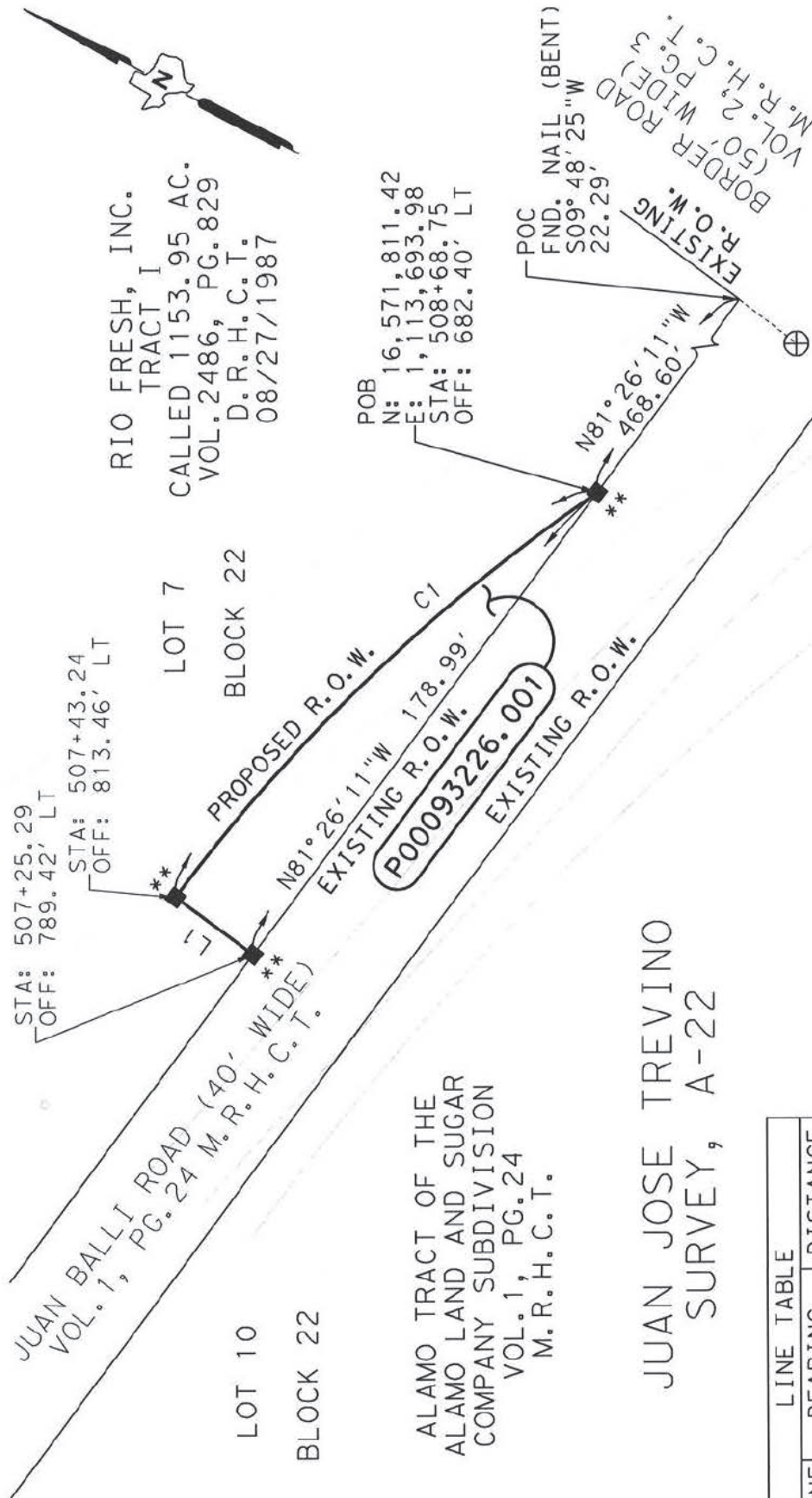


EXHIBIT "A"



JUAN JOSE TREVINO
SURVEY, A-22

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N08°35'00"E	30.00'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	182.31'	550.00'	18°59'29"

GRAPHIC SCALE



Texas Department of Transportation

12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mkimcreed.com
TBPELS Firm Registration No. 101776-00

SHOWING
PARCEL PLAT

PARCEL P00093226.001
0.0825 ACRE (3,594 SQ. FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
DECEMBER 15, 2025 SCALE: 1"=50'

February 28, 2025
Parcel P00088705
Page 1 of 12

County: San Jacinto
Highway: U.S. 59
Project Limits: 0.7 mi N of Trinity River Bridge to 0.5 mi N of FM 1127
Project No.: A00061890
CCSJ: 0177-02-103
RCSJ: 0177-02-111

Property Description for Parcel P00088705

Description of a 25.71 acre [1,119,976 square foot] tract of land located in the A. Viesca Survey, Abstract No. 77, ETJ of the City of Goodrich, in Polk County, Texas, being the remainder of a called 589 acre tract of land described as Tract Three in the General Warranty Deed from Patricia Anne Jones Snook, Wendy Anne Snook Ross, and Charles Kevin Snook to Jones-Snook-Ross River Property Partnership, L.P., recorded December 31, 2014 in Volume 1978, Page 713 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), (see Volume 128, Page 345 for Description), as shown on a sketch prepared by SAM, LLC for this parcel, being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod with yellow plastic cap stamped "SAM" set for the northwest corner of said Tract Three, also being in the existing east right-of-way line of U.S. 59 (a variable width right-of-way), described as Parcel No. 71 to the State of Texas, recorded in Volume 188, Page 381 of the Deed Records of Polk County, Texas (D.R.P.C.T.);

THENCE South 00°13'52" West, with the west line of said Tract Three and the existing east right-of-way line of said U.S. 59, a distance of 2,477.87 feet to a 5/8-inch iron rod with an aluminum cap stamped "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT" set for the **POINT OF BEGINNING**, and the beginning of a curve to the right in the proposed east right-of-way line of U.S. 59 (a variable width right-of-way) and being 100.00 feet Right of Baseline Station 609+90.50 and having a Texas State Plane Coordinate System, N.A.D.83 (2011 CORS, EPOCH 2010), Central Zone (4203), surface coordinate of (North 10,217,189.68) (East 3,991,917.75);

February 28, 2025
Parcel P00088705
Page 2 of 12

- 1) **THENCE** with the proposed east right-of-way line of said U.S. 59 and said curve to the right, across said Tract Three, an arc length of 3,710.02 feet, having a radius of 6,056.20 feet, a central angle of 35 degrees 05 minutes 58 seconds and whose chord bears South 10 degrees 14 minutes 30 seconds West, a distance of 3,652.28 feet to a 5/8-inch iron rod with an aluminum cap stamped "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT" set for the end of said curve to the right, being 435.00 feet Right of Baseline Station 574+15.00 and having surface coordinates of (North 10,213,595.59) (East 3,991,268.37);**
- 2) **THENCE** South 26°51'42" West, continuing with the proposed east right-of-way line of said U.S. 59 and across said Tract Three, a distance of 369.78 feet to a calculated point for the southeast corner of the herein described parcel, and being on the northeast bank of the Trinity River (gradient boundary meander line as established by Gregory Schmidt, Licensed State Land Surveyor), also being 435.00 feet Right of Baseline Station 570+45.23 and having surface coordinates of (North 10,213,265.72) (East 3,991,101.29);

THENCE with the meanders of the northeast bank of the Trinity River, the following (11) courses and distances:

- 1) North 42°06'23" West, a distance of 35.58 feet to a calculated point for an angle point;
- 2) North 54°22'46" West, a distance of 50.03 feet to a calculated point for an angle point;
- 3) North 38°47'56" West, a distance of 50.78 feet to a calculated point for an angle point;
- 4) North 36°38'33" West, a distance of 50.84 feet to a calculated point for an angle point;
- 5) North 45°30'48" West, a distance of 50.44 feet to a calculated point for an angle point;
- 6) North 46°40'00" West, a distance of 50.50 feet to a calculated point for an angle point;

February 28, 2025
Parcel P00088705
Page 3 of 12

- 7) North $28^{\circ}49'41''$ West, a distance of 50.35 feet to a calculated point for an angle point;
- 8) North $40^{\circ}48'45''$ West, a distance of 50.43 feet to a calculated point for an angle point;
- 9) North $56^{\circ}16'51''$ West, a distance of 50.45 feet to a calculated point for an angle point;
- 10) North $33^{\circ}31'56''$ West, a distance of 50.01 feet to a calculated point for an angle point;
- 11) North $44^{\circ}45'06''$ West, a distance of 48.71 feet to a calculated point for the southwest corner of said Tract Three, also being in the existing east right-of-way line of said U.S. 59;
- 3) **THENCE** North $26^{\circ}52'53''$ East, with the existing east right-of-way line of said U.S. 59 and the west line of said Tract Three, a distance of 1,585.40 feet to a TXDOT Type I Concrete Monument found for the beginning of a curve to the left in the existing east right of way line of said U.S. 59 and the west line of said Tract Three;
- 4) **THENCE** continuing with the existing east right-of-way line of said U.S. 59, the west line of said Tract Three, and said curve to the left, an arc length of 1,977.26 feet, having a radius of 4,250.93 feet, a central angle of 26 degrees 39 minutes 01 seconds and whose chord bears North 13 degrees 33 minutes 22 seconds East, a distance of 1,959.49 feet to a TxDOT Type I Concrete Monument found for the end of said curve to the left;
- 5) **THENCE** North $00^{\circ}13'52''$ East, with the existing east right-of-way line of said U.S. 59 and the west line of said Tract Three, a distance of 212.50 feet to the **POINT OF BEGINNING** and containing 25.71 acres [1,119,976 square feet] of land.

February 28, 2025
Parcel P00088705
Page 4 of 12

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 Central Zone (4203), North American Datum (NAD 83) 2011 adjustment, epoch 2010.00. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.00012. Unit of measurement is in US Survey Feet.

**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.

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

Abstracting was completed in August, 2024.

Date of Survey: August 19, 2024

All stations and offsets shown are calculated relative to the project centerline (U.S. 59 Centerline).

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

Refer to Surveyor's Report of the Trinity River dated January 28, 2025, prepared by Gregory Schmidt, RPLS, LSLs. Meander line surveyed on the ground January 27-28, 2025.

Courses and distances shown along the meander of the Gradient Boundary are for area calculations only.

February 28, 2025
Parcel P00088705
Page 5 of 12

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

WITNESS MY HAND AND SEAL at Dallas, Dallas County, Texas this the 28th day of February, 2025 A.D.

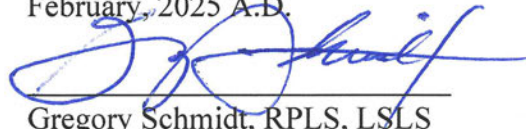
 02/28/25

Eric A. Kreiner
Registered Professional Land Surveyor No. 5320
Surveying And Mapping, LLC (SAM)
1341 W. Mockingbird Lane, Suite 400W
Dallas, Texas 75247
Office: 214-631-7888
Texas Firm No. 10064301



I, Gregory Schmidt, a Registered Professional Land Surveyor and Licensed State Land Surveyor in the State of Texas, hereby certify that the description and depiction of the Gradient Boundary of the Trinity River represent an actual survey made on the ground under my direction or supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 28th day of February, 2025 A.D.



Gregory Schmidt, RPLS, LSLS
Licensed State Land Surveyor
Registered Professional Land Surveyor No. 4437
Surveying And Mapping, LLC (SAM)
4801 Southwest Parkway, Bldg. 2 Suite 100
Austin, Texas 78735
Office: 512-447-0575
Texas Firm Registration No. 10064300



NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 CENTRAL ZONE (4203), NORTH AMERICAN DATUM (NAD 83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT COMBINED SCALE FACTOR OF 1.00012. UNIT OF MEASUREMENT IS IN US SURVEY FEET.
2. ** 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.
3. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
4. ABSTRACTING WAS COMPLETED IN AUGUST, 2024.
5. DATE OF SURVEY: AUGUST 19, 2024.
6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (U.S. 59 CENTERLINE).
7. ACCESS WILL BE PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJOINING PROPERTY.
8. REFER TO THE SURVEYOR'S REPORT OF THE TRINITY RIVER DATED JANUARY 28, 2025. PREPARED BY GREGORY SCHMIDT, RPLS, LSLs. MEANDER LINE SURVEYED ON THE GROUND JANUARY 27-28, 2025.
9. COURSES AND DISTANCES SHOWN ALONG THE MEANDER OF THE GRADIENT BOUNDARY ARE FOR AREA CALCULATIONS ONLY.

LEGEND

APPROXIMATE SURVEY LINE
EXISTING ROW LINE
PROPERTY LINE
PROPOSED CENTERLINE
PROPOSED R.O.W. LINE
EXISTING EASEMENT LINE
BROKEN LINE
LAND HOOK (SAME OWNER)
ACCESS DENIAL LINE
TXDOT TYPE I CONCRETE MONUMENT FOUND
MONUMENT FOUND (SIZE AND TYPE NOTED)
CALCULATED POINT
5/8" IRON ROD SET W/ALUMINUM CAP STAMPED
"TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT"
5/8" IRON ROD SET W/YELLOW PLASTIC CAP
STAMPED "SAM"
ACRES
SQUARE FEET
UNITED STATES HIGHWAY
LEFT
RIGHT
IRON ROD FOUND
IRON PIPE FOUND
POINT OF BEGINNING
POINT OF COMMENCING
RIGHT-OF-WAY
DEED RECORDS OF POLK COUNTY TEXAS
OFFICIAL PUBLIC RECORDS OF POLK COUNTY TEXAS

AC.
SQ. FT.
U.S.
LT
RT
I.R.F.
I.P.F.
P.O.B.
P.O.C.
R.O.W.
D.R.P.C.T.
O.P.R.P.C.T.

I, GREGORY SCHMIDT, A REGISTERED PROFESSIONAL LAND SURVEYOR AND LICENSED STATE LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE DESCRIPTION AND DEPICTION OF THE GRADIENT BOUNDARY OF THE TRINITY RIVER REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION OR SUPERVISION.

GREGORY SCHMIDT
LICENSED STATE LAND SURVEYOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4437
SURVEYING AND MAPPING, LLC (SAM)
4801 SOUTHWEST PARKWAY, BLDG 2 SUITE 100
AUSTIN, TEXAS 78735
OFFICE 512-447-0575
TEXAS FIRM REGISTRATION NO. 10064300

I, ERIC A. KREINER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

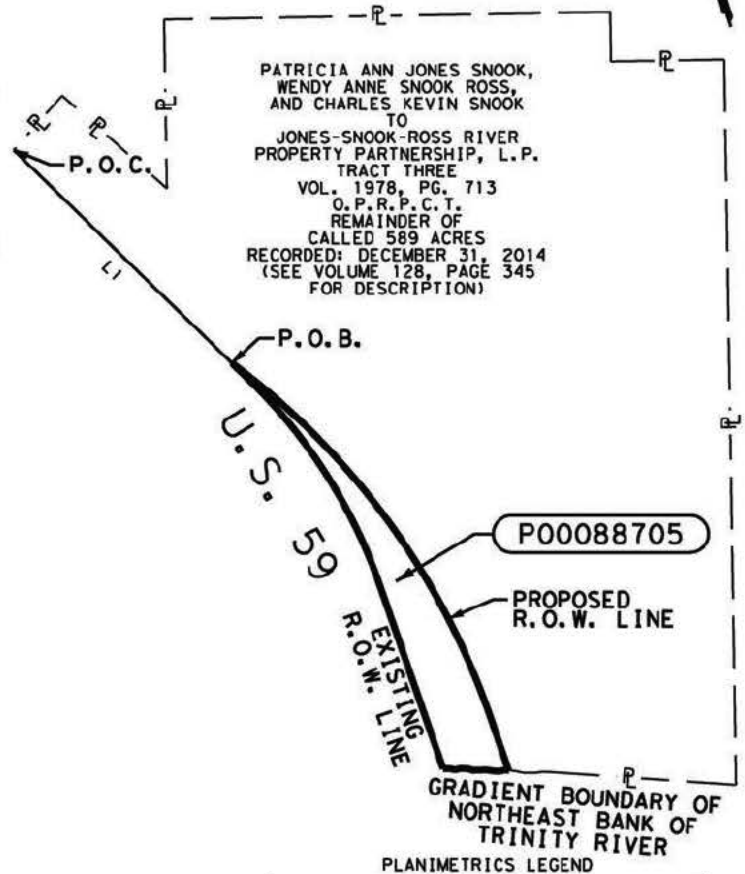
ERIC A. KREINER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5320
SURVEYING AND MAPPING, LLC (SAM)
1341 W. MOCKINGBIRD LANE, SUITE 400W
DALLAS, TEXAS 75247
OFFICE 214-631-7888
TEXAS FIRM REGISTRATION NO. 10064301



EXHIBIT "A"
WHOLE PROPERTY SKETCH
(NOT TO SCALE)

PAGE 6 OF 12

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°13'52"W	2,477.87'



PLANIMETRICS LEGEND

FOC
TPED
JB
MB
TFP
S
LP
X
OE
FIBER OPTIC CABLE
TELEPHONE PEDESTAL
GUY ANCHOR
ELECTRIC METER
MAILBOX
FLAG POLE
TRANSFORMER POLE
FIRE HYDRANT
POWER POLE
SIGN POST
LIGHT POLE
WATER VALVE
WATER METER
TELEPHONE PEDESTAL
FENCE LINE
OVERHEAD ELECTRIC LINE

THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

*DENOTES A CALCULATED AREA 02/28/2025

NO.	DATE	REVISIONS	APPROVED

© 2025



PARCEL PLAT SHOWING
PARCEL P00088705

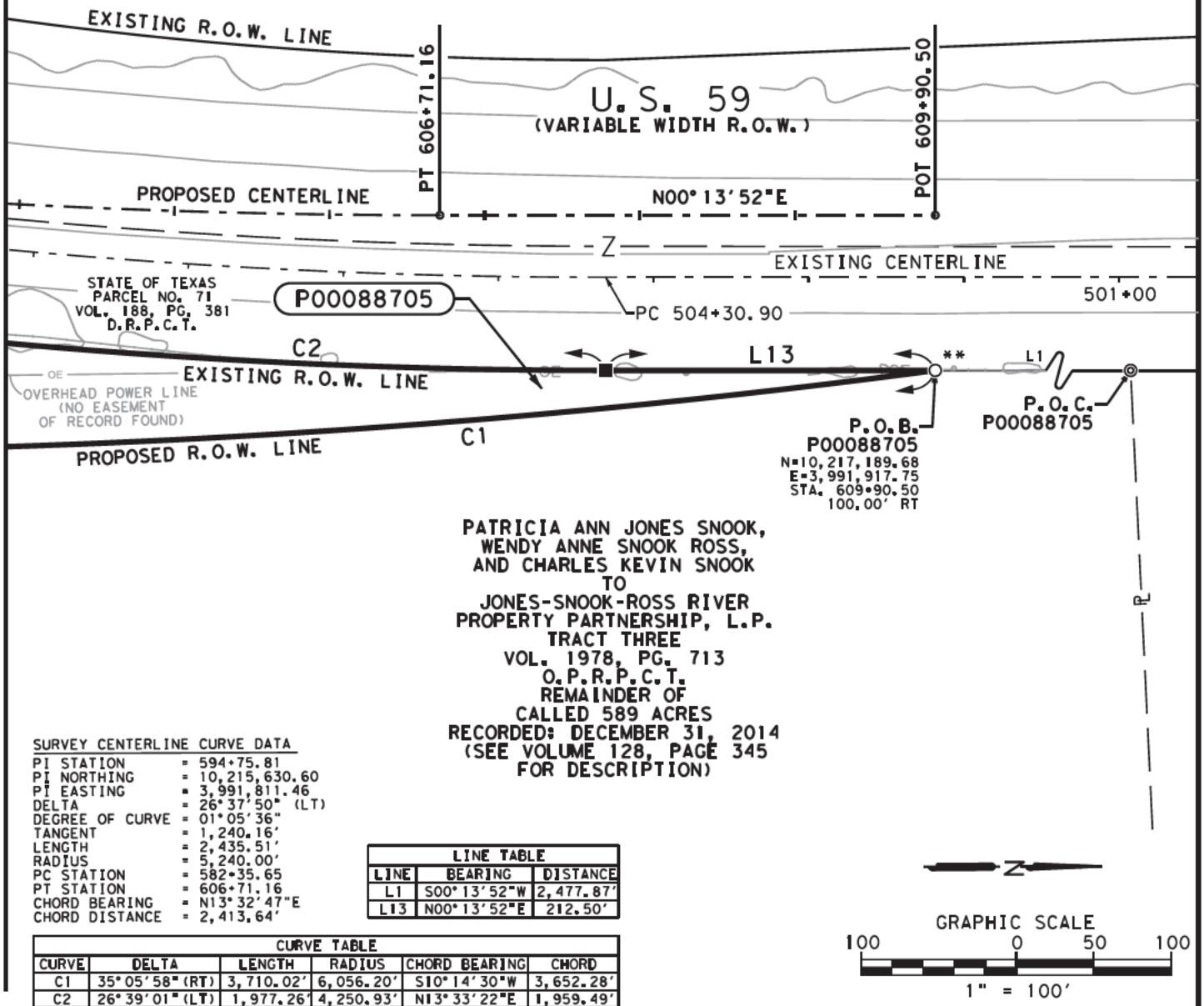
FEDERAL AID PROJECT NO.		U.S. 59		STATE DISTRICT NO.		PARCEL NUMBER		P00088705	
N/A		FILE		11		ACQUISITION		ACRES	SQ. FT.
SCALE		RCSJ NO.		COUNTY		PARENT AREA		25.71	1,119,976
N.T.S.		017702103_P00088705_PG06		POLK		REMAINDER AREA		*529.18	*23,051,081
								RT. 503.47	21,931,105

EXHIBIT "A"

PAGE 7 OF 12

A. VIESCA SURVEY
ABSTRACT NO. 77
ETJ OF THE CITY OF GOODRICH
POLK COUNTY, TEXAS

SEE PAGE 8 OF 12



*DENOTES A CALCULATED AREA 02/28/2025

© 2025  Texas Department of Transportation	PARCEL PLAT SHOWING PARCEL P00088705				PARCEL NUMBER	P00088705	
	FEDERAL AID PROJECT NO. N/A	U. S. 59		STATE DISTRICT NO. 11	ACQUISITION	25.71	1,119,976
	SCALE 1" = 100'	FILE 017702103_P00088705_PG07	RCSJ NO. 0177-02-111	COUNTY POLK	PARENT AREA	*529.18	*23,051,081
					REMAINDER AREA	RT. 503.47	21,931,105

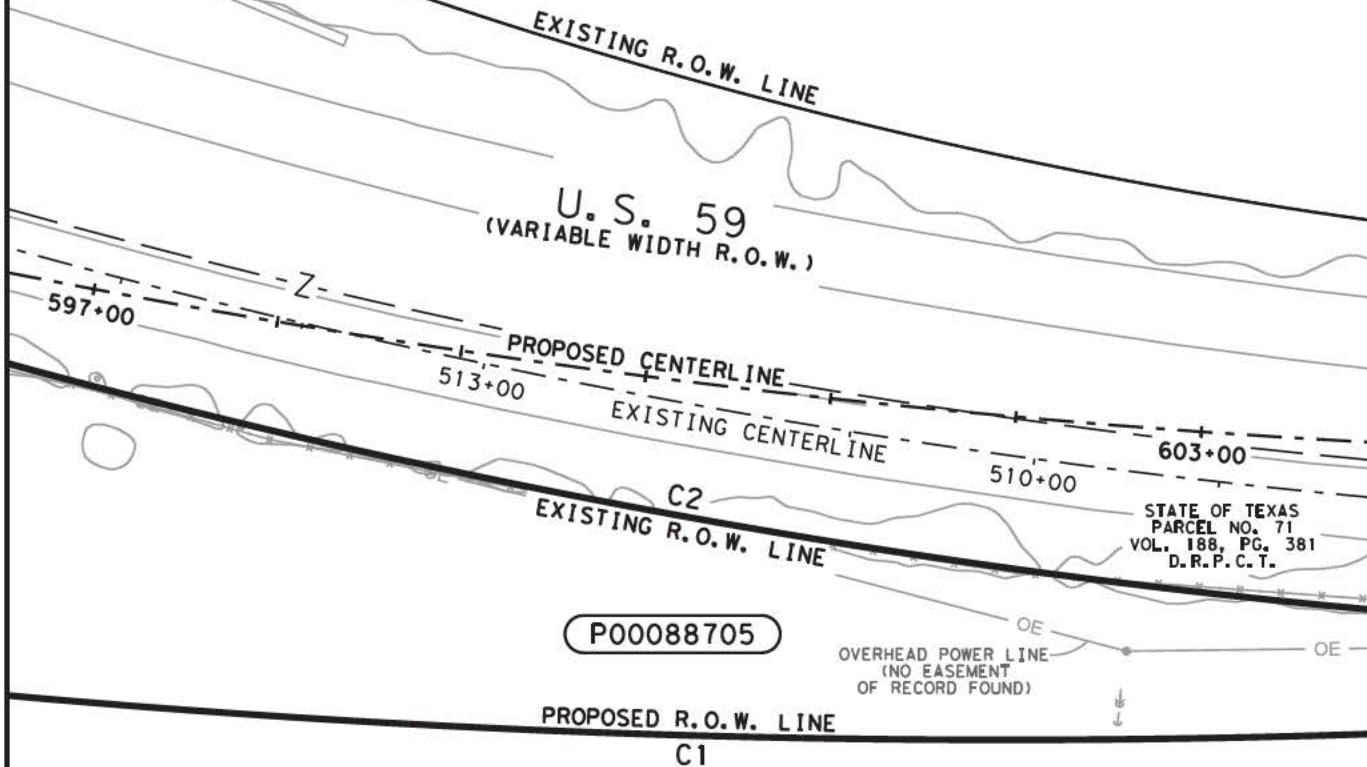
EXHIBIT "A"

PAGE 8 OF 12

A. VIESCA SURVEY
ABSTRACT NO. 77
ETJ OF THE CITY OF GOODRICH
POLK COUNTY, TEXAS

SEE PAGE 9 OF 12

SEE PAGE 7 OF 12



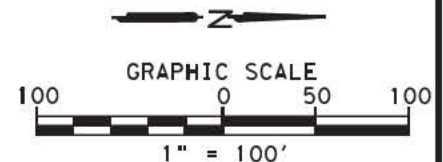
PATRICIA ANN JONES SNOOK,
WENDY ANNE SNOOK ROSS,
AND CHARLES KEVIN SNOOK
TO
JONES-SNOOK-ROSS RIVER
PROPERTY PARTNERSHIP, L.P.
TRACT THREE
VOL. 1978, PG. 713
O.P.R.P.C.T.
REMAINDER OF
CALLED 589 ACRES
RECORDED: DECEMBER 31, 2014
(SEE VOLUME 128, PAGE 345
FOR DESCRIPTION)

SURVEY CENTERLINE CURVE DATA

PT STATION = 594+75.81
PI NORTHING = 10,215,630.60
PI EASTING = 3,991,811.46
DELTA = 26°37'50" (LT)
DEGREE OF CURVE = 01°05'36"
TANGENT = 1,240.16'
LENGTH = 2,435.51'
RADIUS = 5,240.00'
PC STATION = 582+35.65
PT STATION = 606+71.16
CHORD BEARING = N13°32'47"E
CHORD DISTANCE = 2,413.64'

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	35°05'58" (RT)	3,710.02'	6,056.20'	S10°14'30"W	3,652.28'
C2	26°39'01" (LT)	1,977.26'	4,250.93'	N13°33'22"E	1,959.49'



*DENOTES A CALCULATED AREA 02/28/2025

© 2025

PARCEL PLAT SHOWING
PARCEL P00088705FEDERAL AID PROJECT NO.
N/A

U.S. 59

STATE DISTRICT NO.
11SCALE
1" = 100'FILE
017702103_P00088705_PG08RCSJ NO.
0177-02-111COUNTY
POLKPARCEL
NUMBER

P00088705

ACQUISITION

ACRES

SQ. FT.

PARENT AREA

*529.18

*23,051,081

REMAINDER AREA

RT. 503.47

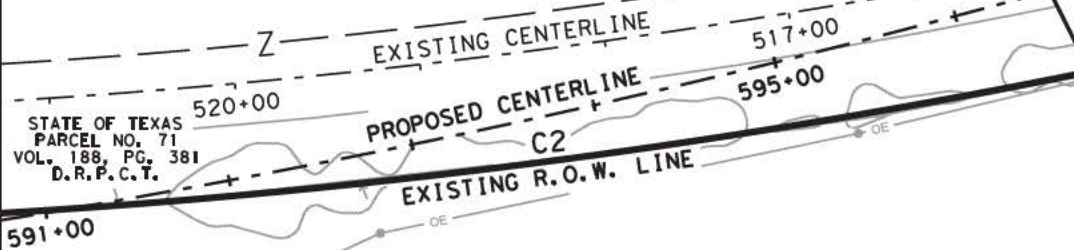
21,931,105

EXHIBIT "A"

PAGE 9 OF 12

A. VIESCA SURVEY
ABSTRACT NO. 77
ETJ OF THE CITY OF GOODRICH
POLK COUNTY, TEXAS

U. S. 59
(VARIABLE WIDTH R.O.W.)



P00088705

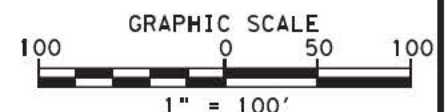
PATRICIA ANN JONES SNOOK,
WENDY ANNE SNOOK ROSS,
AND CHARLES KEVIN SNOOK
TO
JONES-SNOOK-ROSS RIVER
PROPERTY PARTNERSHIP, L.P.
TRACT THREE
VOL. 1978, PG. 713
O.P.R.P.C.T.
REMAINDER OF
CALLED 589 ACRES
RECORDED: DECEMBER 31, 2014
(SEE VOLUME 128, PAGE 345
FOR DESCRIPTION)

SURVEY CENTERLINE CURVE DATA

P1 STATION = 594+75.81
P1 NORTHING = 10,215,630.60
P1 EASTING = 3,991,811.46
DELTA = 26° 37' 50" (LT)
DEGREE OF CURVE = 01° 05' 36"
TANGENT = 1,240.16'
LENGTH = 2,435.51'
RADIUS = 5,240.00'
PC STATION = 582+35.65
PT STATION = 606+71.16
CHORD BEARING = N13° 32' 47"E
CHORD DISTANCE = 2,413.64'

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	35° 05' 58" (RT)	3,710.02'	6,056.20'	S10° 14' 30"W	3,652.28'
C2	26° 39' 01" (LT)	1,977.26'	4,250.93'	N13° 33' 22"E	1,959.49'



*DENOTES A CALCULATED AREA 02/28/2025

© 2025



PARCEL PLAT SHOWING
PARCEL P00088705

FEDERAL AID PROJECT NO.
N/A

U. S. 59

STATE DISTRICT NO.
11

SCALE
1" = 100'

FILE

017702103_P00088705_PG09

RCS# NO.

0177-02-111

COUNTY

POLK

PARCEL
NUMBER

P00088705

ACQUISITION

ACRES

SQ. FT.

PARENT AREA

*529.18

*23,051,081

REMAINDER AREA

RT. 503.47

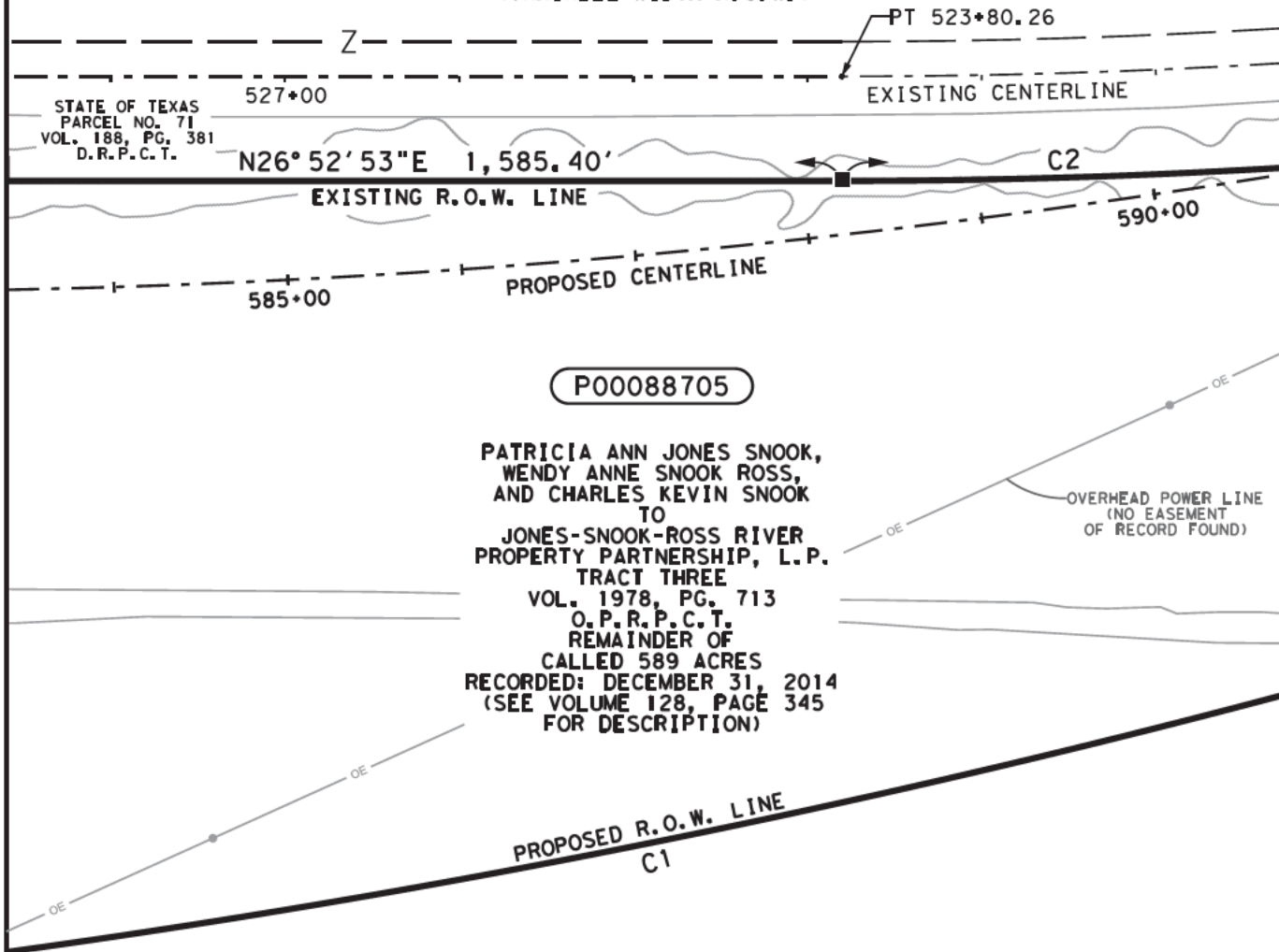
21,931,105

EXHIBIT "A"
U.S. 59
(VARIABLE WIDTH R.O.W.)

PAGE 10 OF 12

SEE PAGE 11 OF 12

SEE PAGE 9 OF 12

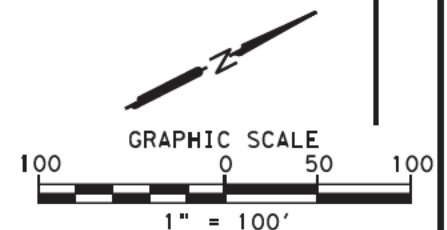
A. VIESCA SURVEY
ABSTRACT NO. 77
ETJ OF THE CITY OF GOODRICH
POLK COUNTY, TEXAS

SURVEY CENTERLINE CURVE DATA

PI STATION ■ 594+75.81
PI NORTHING ■ 10,215,630.60
PI EASTING ■ 3,991,811.46
DELTA ■ 26° 37' 50" (LT)
DEGREE OF CURVE ■ 01° 05' 36"
TANGENT ■ 1,240.16'
LENGTH ■ 2,435.51'
RADIUS ■ 5,240.00'
PC STATION ■ 582+35.65
PT STATION ■ 606+71.16
CHORD BEARING ■ N13° 32' 47" E
CHORD DISTANCE ■ 2,413.64'

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	35° 05' 58" (RT)	3,710.02'	6,056.20'	S10° 14' 30" W	3,652.28'
C2	26° 39' 01" (LT)	1,977.26'	4,250.93'	N13° 33' 22" E	1,959.49'



*DENOTES A CALCULATED AREA 02/28/2025

© 2025

PARCEL PLAT SHOWING
PARCEL P00088705FEDERAL AID PROJECT NO.
N/A

U.S. 59

STATE DISTRICT NO.
11SCALE
1" = 100'

FILE

017702103_P00088705_PG10

RCSJ NO.

0177-02-111

COUNTY

POLK

PARCEL
NUMBER

P00088705

ACQUISITION

ACRES

SQ. FT.

PARENT AREA

*529.18

*23,051,081

REMAINDER AREA

RT. 503.47

21,931,105

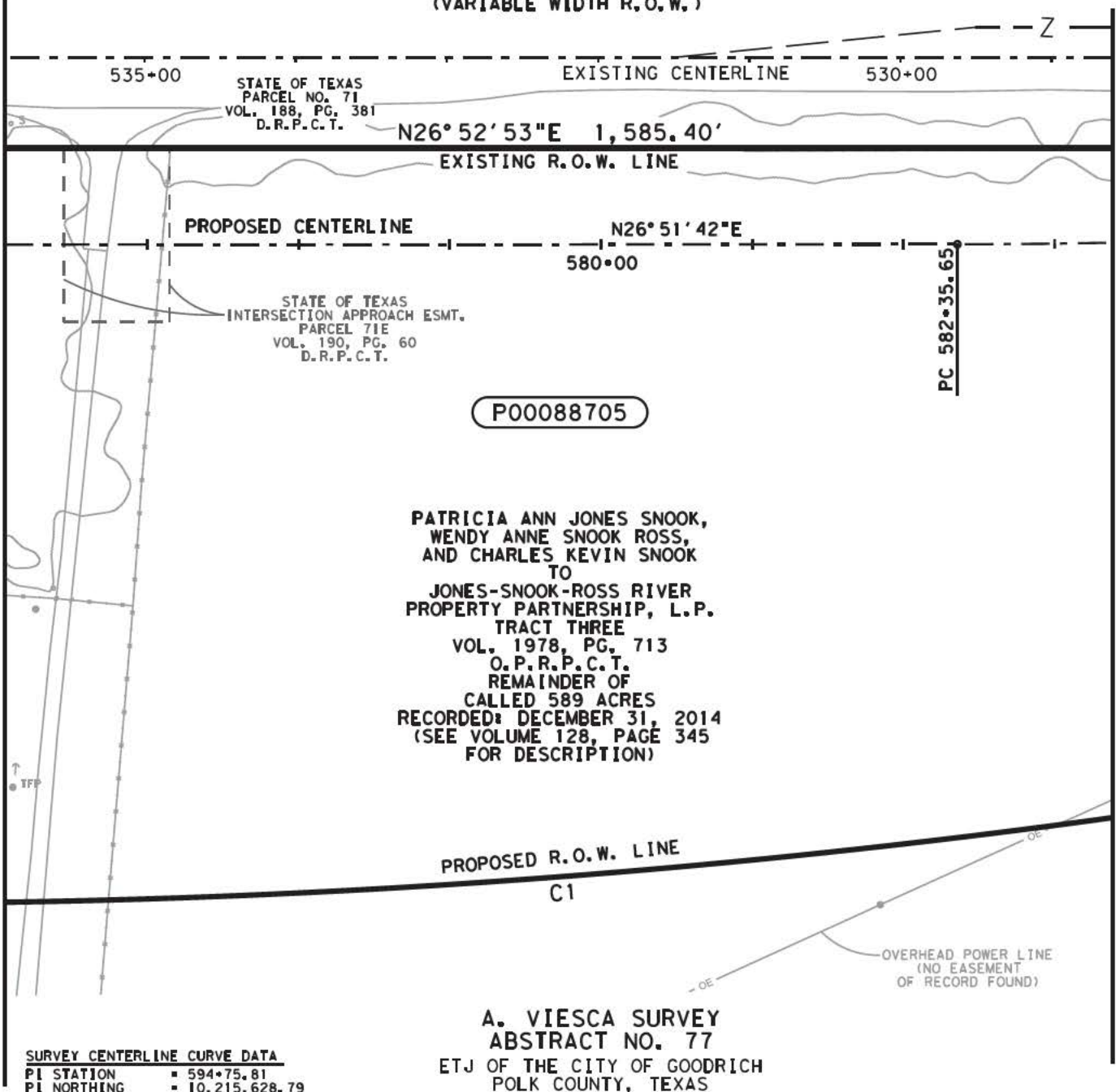
EXHIBIT "A"

PAGE 11 OF 12

U. S. 59
(VARIABLE WIDTH R.O.W.)

SEE PAGE 12 OF 12

SEE PAGE 10 OF 12

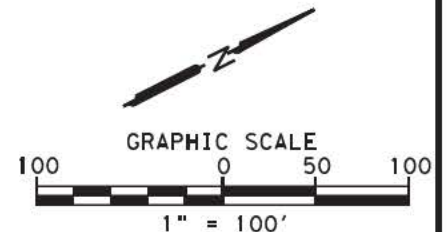


SURVEY CENTERLINE CURVE DATA

PI STATION 594+75.81
PI NORTHING 10,215,628.79
PI EASTING 3,991,811.46
DELTA 26° 37' 50" (LT)
DEGREE OF CURVE 01° 05' 36"
TANGENT 1,240.16'
LENGTH 2,435.51'
RADIUS 5,240.00'
PC STATION 582+35.65
PT STATION 606+71.16
CHORD BEARING N13° 32' 47"E
CHORD DISTANCE 2,413.64'

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	35° 05' 58" (RT)	3,710.02'	6,056.20'	S10° 14' 30" W	3,652.28'



*DENOTES A CALCULATED AREA 02/28/2025

© 2025



PARCEL PLAT SHOWING
PARCEL P00088705

FEDERAL AID PROJECT NO.
N/A

U. S. 59

STATE DISTRICT NO.
11

SCALE
1" = 100'

FILE

017702103_P00088705_P011

RCSJ NO.

0177-02-111

COUNTY
POLK

PARCEL
NUMBER

P00088705

ACQUISITION

ACRES

SQ. FT.

PARENT AREA

*529.18

*23,051,081

REMAINDER AREA

RT. 503.47

21,931,105

EXHIBIT "A"
U.S. 59
(VARIABLE WIDTH R.O.W.)

PAGE 12 OF 12

J.D. MARTINEZ SURVEY
ABSTRACT NO. 32
ETJ OF THE CITY OF SHEPHERD
SAN JACINTO COUNTY, TEXAS

STATE OF TEXAS
PARCEL NO. 71
VOL. 188, PG. 381
D.R.P.C.T.

EXISTING CENTERLINE

537+00
S26°52'53"W

N26°52'53"E 1,585.40'

EXISTING R.O.W. LINE

PROPOSED CENTERLINE

N26°51'42"E 575.00

P00088705

PATRICIA ANN JONES SNOOK,
WENDY ANNE SNOOK ROSS,
AND CHARLES KEVIN SNOOK
TO
JONES-SNOOK-ROSS RIVER
PROPERTY PARTNERSHIP, L.P.
TRACT THREE
VOL. 1978, PG. 713
O.P.R.P.C.T.
REMAINDER OF
CALLED 589 ACRES
RECORDED: DECEMBER 31, 2014
(SEE VOLUME 128, PAGE 345
FOR DESCRIPTION)

SEE PAGE 11 OF 12

APPROXIMATE
LOCATION OF
COUNTY LINE

TRINITY RIVER

GRADIENT BOUNDARY
OF NORTHEAST BANK
OF TRINITY RIVER

OVERHEAD POWER LINE
(NO EASEMENT
OF RECORD FOUND)

PROPOSED R.O.W. LINE

S26°51'42"W 369.78'

C1

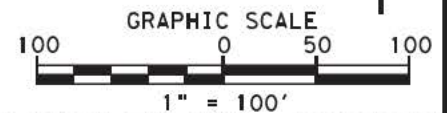
N=10,213,265.72
E=3,991,101.29
STA. 570+45.23
435.00' RT

N=10,213,595.59
E=3,991,268.37
STA. 574+15.00
435.00' RT

LINE TABLE		
LINE	BEARING	DISTANCE
L2	N42°06'23"W	35.58'
L3	N54°22'46"W	50.03'
L4	N38°47'56"W	50.78'
L5	N36°38'33"W	50.84'
L6	N45°30'48"W	50.44'
L7	N46°40'00"W	50.50'
L8	N28°49'41"W	50.35'
L9	N40°48'45"W	50.43'
L10	N56°16'51"W	50.45'
L11	N33°31'56"W	50.01'
L12	N44°45'06"W	48.71'

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	35°05'58" (RT)	3,710.02'	6,056.20'	S10°14'30"W	3,652.28'

A. VIESCA SURVEY
ABSTRACT NO. 77
ETJ OF THE CITY OF GOODRICH
POLK COUNTY, TEXAS



*DENOTES A CALCULATED AREA 02/28/2025

© 2025



PARCEL PLAT SHOWING
PARCEL P00088705

FEDERAL AID PROJECT NO.
N/A

U.S. 59

STATE DISTRICT NO.

11

SCALE

FILE

RCSJ NO.

COUNTY

POLK

PARCEL
NUMBER

P00088705

ACQUISITION

ACRES

SQ. FT.

PARENT AREA

REMAINDER AREA

*529.18

RT. 503.47

25.71

21,931,105

1" = 100'

017702103_P00088705_PG12

0177-02-111

County: Smith
Highway: FM 2493
CCSJ: 0191-03-084
RCSJ: 0191-03-088
ROW Project ID: R00008775
Project Limits: SL 323 in Tyler, South to FM 2813

November 18, 2024
Parcel P00070538.001
Page 1 of 3

PROPERTY DESCRIPTION: PARCEL P00070538.001

Being a 0.0713 acre (3,107 square feet) tract of land located in the Marshall University Survey, Abstract 624, Smith County, Texas, and being a part of a called 2-1/4 acre tract being described in a deed from Jack Miller, et al to Johnnie L. Miller, dated October 8, 1977, recorded in Volume 1646, Page 322 in the Deed Records of Smith County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod capped "TXDOT" set (N: 6,804,408.83 feet, E: 2,949,027.93 feet) for corner at the intersection of the proposed west right of way line of F.M. 2493 (right of way varies) with the north line of said 2-1/4 acre tract, same being the south line of a tract described to Joel Thedford, wife Wilma M. Thedford, dated January 25, 1954, recorded in Volume 757, Page 145 in said Deed Records and being at proposed Engineers Centerline Station 168+52.36, 157.00 feet right, from which a 2 inch flat iron found for the northwest corner of said 2-1/4 acre tract and the southwest corner of said Thedford tract bears North 88 deg. 47 min. 25 sec. West (call West) a distance of 728.84 feet;

- (1) **THENCE** South 88 deg. 47 min. 25 sec. East (call East) along said north line and said south line, a distance of 33.82 feet to a calculated point for corner at the intersection with the existing west right of way line of said F.M. 2493;
- (2) **THENCE** South 25 deg. 53 deg. 53 sec. West (call South) along said existing west right of way line, a distance of 100.39 feet to a 1/2 inch iron rod capped "TXDOT" set for corner at the intersection with the south line of said 2-1/4 acre tract and the north line of a called 1.833 acre tract described in a deed to Genecov Investments, Ltd., dated September 6, 2019 and recorded in Document Number 20190100030826 in said Deed Records;
- (3) **THENCE** South 88 deg. 51 min. 33 sec. West (call West) along said south line and said north line, a distance of 34.45 feet to a 60d nail set in the base of a 12 inch Cedar Tree and being at the intersection with the proposed west right of way line of said F.M. 2493;
- (4) **THENCE** North 25 deg. 52 min. 18 deg. East along said proposed west right of way line and across said 2-1/4 acre tract, a distance of 101.93 feet to the **PLACE OF BEGINNING** containing 0.0713 of an acre (3,107 square feet) of land.

November 18, 2024
Parcel P00070538.001
Page 2 of 3

All bearings and coordinates are based on the Texas Coordinate System, North Central Zone NAD 83, (2011 Adjustment). All distances and coordinates are surface values and may be converted to grid by dividing by the surface adjustment factor of 1.000047883.

Ground surveying & abstracting performed January – November, 2023.

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

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



Monty Nixon
Registered Professional Land Surveyor No. 5542

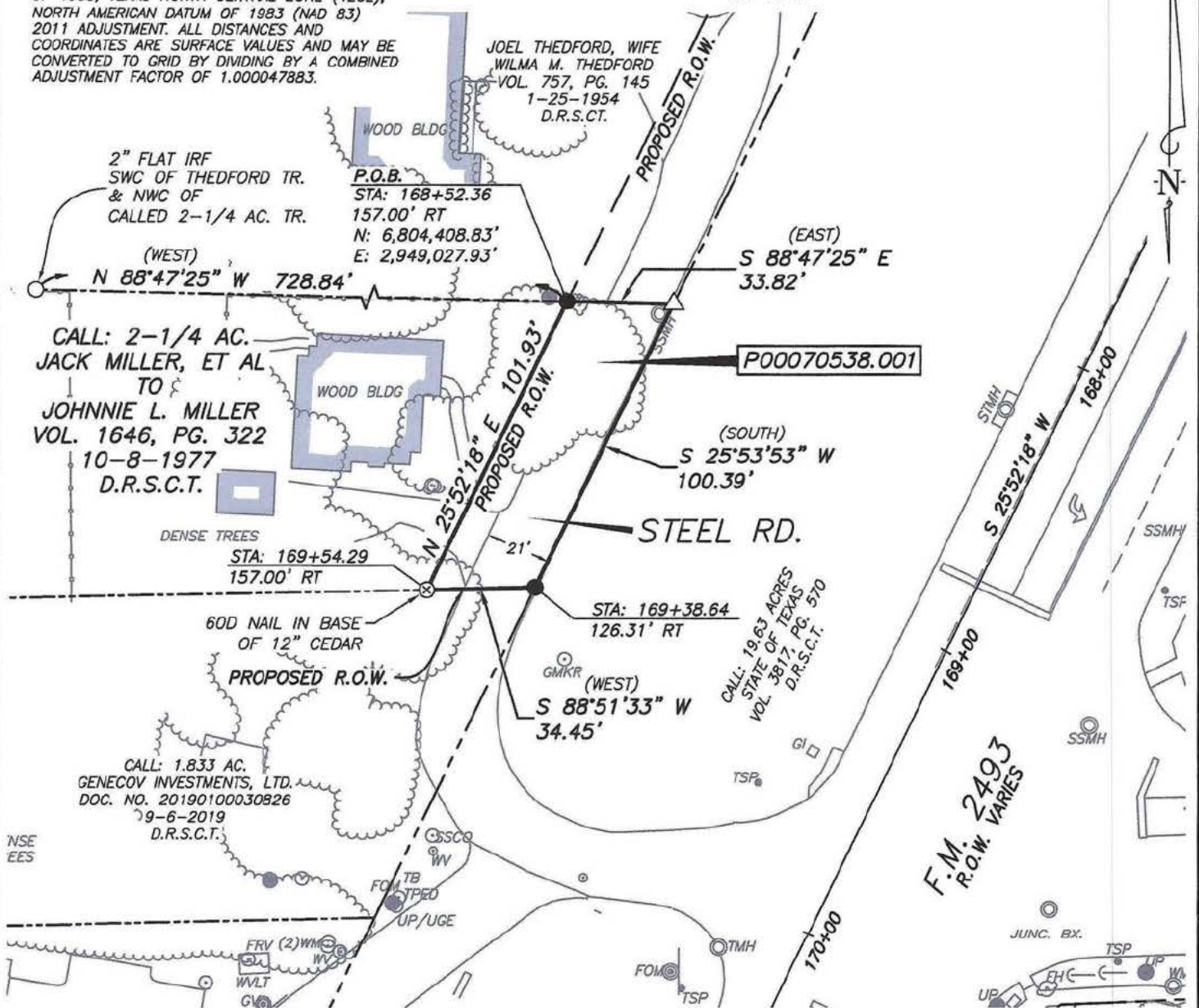
11/18/04

Date (Revised)



ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE (+202), NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.000047883.

MARSHALL UNIVERSITY SURVEY A-624



LEGEND

- TYPE II ROW MON. SET
- TYPE II ROW MON. FOUND
- 1/2" IRON ROD CAPPED "TXDOT" SET
- ⊙ 1/2" IRON ROD CAPPED "SUMMIT" SET
- △ CALCULATED POINT FOR CORNER
- ⊗ 60D NAIL SET

D.R.S.C.T.=DEED RECORDS SMITH COUNTY, TEXAS
P.R.S.C.T.=PLAT RECORDS SMITH COUNTY, TEXAS
BEARINGS SHOWN () DENOTE RECORD

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

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION.

[Signature]

MONTY NIXON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5542

11/18/04



PARENT
TRACT INSET
(N.T.S.)

P00070538.001

P.O.B.

REVISED: NOV. 2024 - UPDATE PROPOSED R.O.W. & MONUMENTS

EXISTING	TAKING AC./S.F.	CALC. REM (AC.)	
		LEFT	RIGHT
2.25 AC.	0.0713/3,107	-	2.179



Summit Surveying, Inc.

2040 Deerbrook Dr.
Tyler, Texas 75703-5967
903-561-9544 • Fax: 903-561-9545
TBPELS Firm No. 10081000

**PARCEL PLAT SHOWING
PARCEL P00070538.001**

F.M. 2493	NOV. 2024
SMITH COUNTY RCSJ: 0191-03-088 CCSJ: 0191-03-084	SCALE : 1"=50' SHEET 3 OF 3

County: Smith
Highway: FM 2493
CCSJ: 0191-03-084
RCSJ: 0191-03-088
ROW Project ID: R00008775
Project Limits: SL 323 in Tyler, South to FM 2813

January 25, 2024
Parcel P00070544.001
Page 1 of 3

PROPERTY DESCRIPTION: PARCEL P00070544.001

Being a 0.2014 acre (8,772 square feet) tract of land located in the Marshall University Survey, Abstract 624, Smith County, Texas, and being a part of a called 16.139 acre tract described in a deed from AMI Materials, Inc. to APAC-Texas, Inc., dated November 1, 2010 and recorded in Document Number 2010-51531 in the Deed Records of Smith County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a Type II Right of Way Monument set (N: 6,803,747.48 feet, E: 2,948,740.98 feet) for corner at the intersection of the proposed west right of way line of F.M. 2493 (right of way varies) with the existing west right of way line of said F.M. 2493 and being at proposed Engineers Centerline Station 175+72.65, 126.60 feet right, from which a 3/4 inch iron rod found in said existing west right of way line and being the most easterly northeast corner of said 16.139 acre tract and the southeast corner of Lot 1, N.C.B. 1663, Jewel Addition, recorded in Cabinet E, Slide 315-C in the Plat Records of Smith County, Texas, bears North 25 deg. 53 min. 53 sec. East (call North 27 deg. 17 min. 22 sec. East) a distance of 348.10 feet;

(1) **THENCE** South 25 deg. 53 min. 53 sec. West (call South 27 deg. 17 min. 22 sec. West) along said existing west right of way line, a distance of 347.57 feet to a Type II Right of Way Monument set for corner at the intersection with the proposed west right of way line of said F.M. 2493;

THENCE along said proposed west right of way line and across said 16.139 acre tract as follows:

- (2) North 00 deg. 39 min. 59 sec. West, a distance of 68.52 feet to a calculated point for corner (to be replaced with a Type II Right of Way Monument),
- (3) North 25 deg. 53 min. 56 sec. East, a distance of 225.00 feet to a calculated point for corner (to be replaced with a Type II Right of Way Monument), and
- (4) North 52 deg. 27 min. 50 sec. East, a distance of 68.51 feet to the **PLACE OF BEGINNING** containing 0.2014 of an acre (8,772 square feet) of land.

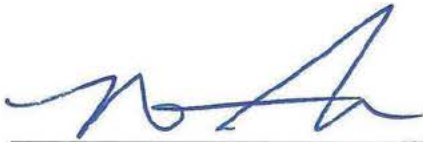
January 25, 2024
Parcel P00070544.001
Page 2 of 3

All bearings and coordinates are based on the Texas Coordinate System, North Central Zone NAD 83, (2011 Adjustment). All distances and coordinates are surface values and may be converted to grid by dividing by the surface adjustment factor of 1.000047883.

Ground surveying & abstracting performed January – December, 2023.

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

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



Monty Nixon
Registered Professional Land Surveyor No. 5542

1/25/24
Date



ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.000047883.

MARSHALL UNIVERSITY SURVEY A-624

CALL: 0.558 AC.
LOT 1 NCB 1663
JEWEL ADDITION
CAB. E. SL. 315-C
P.R.S.C.T.
CALL: 0.557 AC.
EUGENCE D. BENNETT, WIFE
DONNA S. BENNETT
DOC. NO. 201100057144
12-29-2011
D.R.S.C.T.

CALL: 16.139 AC.
AMI MATERIALS, INC.
TO
APAC-TEXAS, INC.
DOC. NO. 2010-51531
11-1-2010
D.R.S.C.T.

STA: 178+58.91
157.38' RT

N 00°39'59" W
68.52'

P.O.B.
STA: 175+72.65
126.60' RT
N: 6,803,747.48'
E: 2,948,740.98'

N 52°27'50" E
68.51'
STA: 176+33.91
157.27' RT

N 25°53'56" E 225.00'
EXISTING R.O.W.
S 25°53'53" W 347.57'
EXISTING R.O.W.
S 27°17'22" W 347.57'
DENSE TREES
FOM
CALL: 19.83 ACRES
STATE OF TEXAS
VOL. 3817, PG. 570
D.R.S.C.T.
CONG. H.W.
STMH

STA: 179+20.21
126.76' RT

3/4" IRF
NEC CALLED 16.139 AC. TR.
SEC LOT 1

F.M. 2493
R.O.W. VARIES

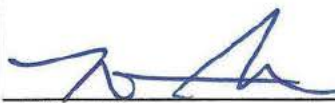
LEGEND

- TYPE II ROW MON. SET
- TYPE II ROW MON. FOUND
- 1/2" IRON ROD CAPPED "TXDOT" SET
- 1/2" IRON ROD FOUND OR AS DESCRIBED
- △ CALCULATED POINT FOR CORNER
- ⊙ CALCULATED POINT FOR CORNER, TO BE REPLACED WITH TYPE II ROW MONUMENT

D.R.S.C.T.=DEED RECORDS SMITH COUNTY, TEXAS
P.R.S.C.T.=PLAT RECORDS SMITH COUNTY, TEXAS
BEARINGS SHOWN () DENOTE RECORD

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

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION.


MONTY NIXON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5542
DATE 1/25/24



P00070544.001

PARENT TRACT INSET (N.T.S.)

EXISTING	TAKING AC./S.F.	CALC. REM (AC.)	
		LEFT	RIGHT
16.139 AC.	0.2014/8,772	-	15.938



Summit Surveying, Inc.
2040 Deerbrook Dr.
Tyler, Texas 75703-5967
903-561-9544 • Fax: 903-561-9545
TBPELS Firm No. 10081000

**PARCEL PLAT SHOWING
PARCEL P00070544.001**

F.M. 2493	JAN. 2024
SMITH COUNTY RCSJ: 0191-03-088 CCSJ: 0191-03-084	SCALE: 1"=100' SHEET 3 OF 3

County: Smith
Highway: FM 2493
CCSJ: 0191-03-084
RCSJ: 0191-03-088
ROW Project ID: R00008775
Project Limits: SL 323 in Tyler, South to FM 2813

March 29, 2024
Parcel P00070571.001
Page 1 of 3

PROPERTY DESCRIPTION: PARCEL P00070571.001

Being a 0.0054 acre (236 square feet) tract of land located in the Marshall University Survey, Abstract 624, Smith County, Texas, and being a part of a called 0.369 acre tract designated as Lot 32-A, N.C.B. 1660-A, Oak Hill Unit 17, First Amendment, recorded in Cabinet E, Slide 311-C in the Plat Records of Smith County, Texas and being described in a deed from RGriffin 100 Holdings, LLC to WVM Enterprises, LLC, dated August 26, 2014 and recorded in Document Number 201400035060 in the Deed Records of Smith County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod capped "TXDOT" set (N: 6,799.331.10 feet, E: 2,946,592.42 feet) for corner at the intersection of the proposed west right of way line of F.M. 2493 with the north line of said Lot 32-A and the south line of Lot 31-A, N.C.B. 1660-A, Oak Hill Unit 17, recorded in Cabinet E, Slide 130-B in said Plat Records and being at proposed Engineers Centerline Station 224+84.37, 86.00 feet right, from which a Mag Nail set in concrete for the southwest corner of said Lot 31 bears, North 64 deg. 04 min. 28 sec. West (call North 64 deg. 04 min. 06 sec. West), a distance of 270.75 feet;

- (1) **THENCE** South 64 deg. 04 min. 28 sec. East (call South 64 deg. 04 min. 06 sec. East) along said north line and said south line, a distance of 3.84 feet to a 1/2 inch iron rod found at the intersection with the existing west right of way line of F.M. 2493 (right of way varies);
- (2) **THENCE** South 25 deg. 53 min. 53 sec. West (call South 25 deg. 54 min. 25 sec. West) along said existing west right of way line, a distance of 91.06 feet to a 1/2 inch iron rod found at the intersection with the south line of said Lot 32-A and the north line of Lot 32-B, N.C.B. 1660-A in aforementioned Oak Hill Unit 17, First Amendment;
- (3) **THENCE** North 64 deg. 06 min. 44 sec. West (call North 64 deg. 07 min. 04 sec. West) along said south line and said north line, a distance of 1.57 feet to a 1/2 inch iron rod capped "TXDOT" set for corner at the intersection with the proposed west right of way line of F.M. 2493 and being in a non-tangent curve to the left;
- (4) **THENCE** along said proposed west right of way line and said curve to the left having a Delta of 00 deg. 48 min. 49 sec., a Radius of 6,414.00 feet, an Arc distance of 91.09 feet and a Chord which bears North 24 deg. 28 min. 24 sec. East, a distance of 91.09 feet to the **PLACE OF BEGINNING** containing 0.0054 of an acre (236 square feet) of land.

March 29, 2024
Parcel P00070571.001
Page 2 of 3

All bearings and coordinates are based on the Texas Coordinate System, North Central Zone NAD 83, (2011 Adjustment). All distances and coordinates are surface values and may be converted to grid by dividing by the surface adjustment factor of 1.000047883.

Ground surveying & abstracting performed January 2023 – February 2024.

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

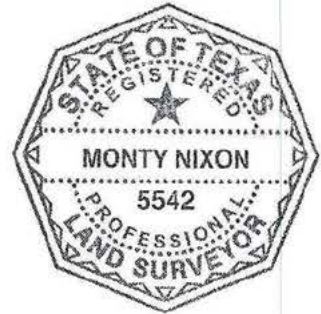
A parcel plat of even date was prepared in conjunction with this property description.



Monty Nixon
Registered Professional Land Surveyor No. 5542

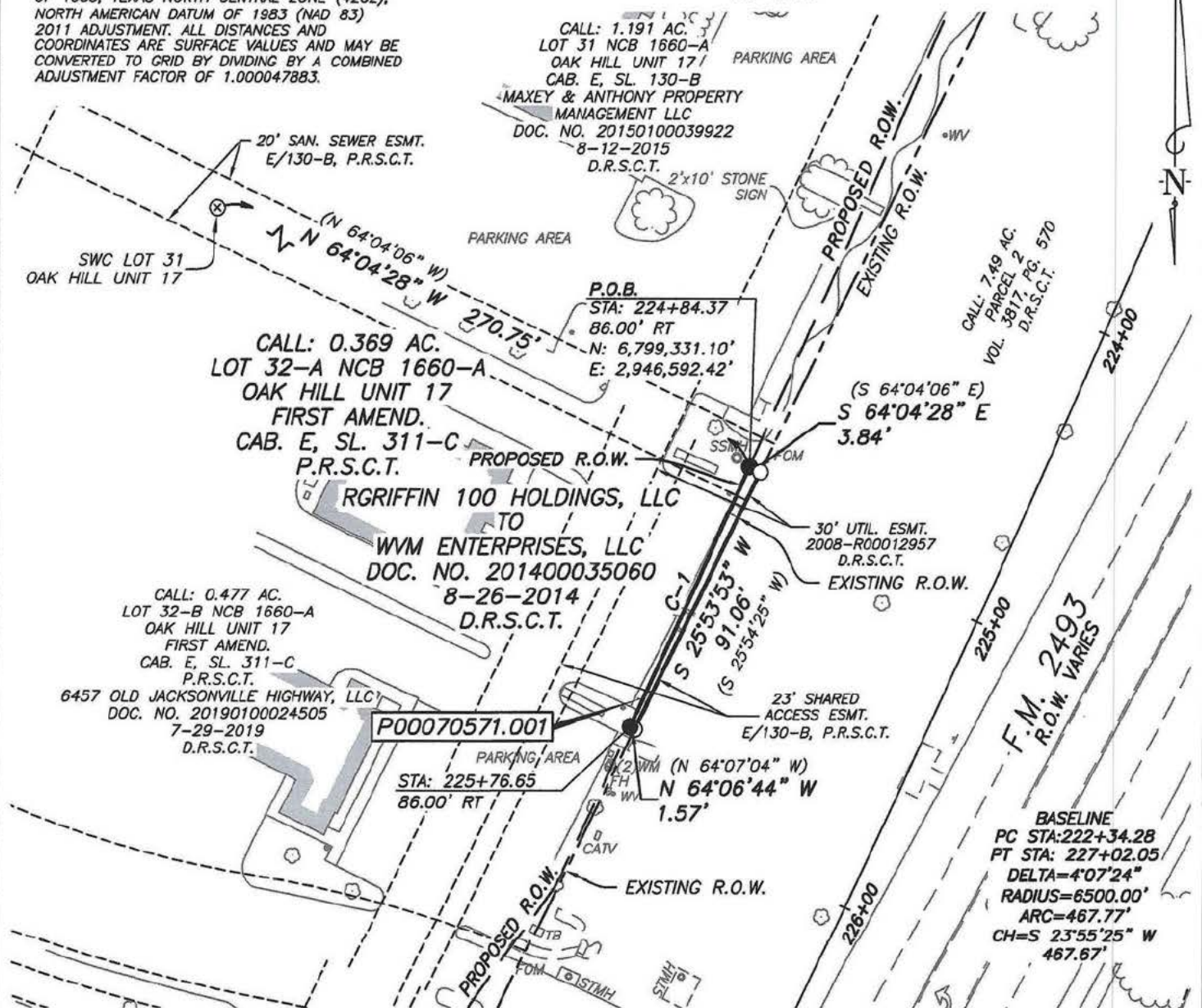
3/23/24

Date



ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.000047883.

MARSHALL UNIVERSITY SURVEY A-624



LEGEND

- TYPE II ROW MON. SET
- TYPE II ROW MON. FOUND
- 1/2" IRON ROD CAPPED "TXDOT" SET
- 1/2" IRON ROD FOUND OR AS DESCRIBED
- △ CALCULATED POINT FOR CORNER
- ⊗ MAG NAIL SET

D.R.S.C.T.=DEED RECORDS SMITH COUNTY, TEXAS
P.R.S.C.T.=PLAT RECORDS SMITH COUNTY, TEXAS
BEARINGS SHOWN () DENOTE RECORD

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

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION.

[Signature]
MONTY NIXON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5542
DATE 3/29/24



C-1
DELTA=000°48'49"
RADIUS=6414.00'
ARC=91.09'
CHORD=N 24°28'24" E
91.09'

EXISTING	TAKING AC./S.F.	CALC. REM (AC.)	
		LEFT	RIGHT
0.369 AC.	0.0054/236	-	0.3636

Summit Surveying, Inc.
2040 Deerbrook Dr.
Tyler, Texas 75703-5967
903-561-9544 • Fax: 903-561-9545
TBPELS Firm No. 10081000

PARCEL PLAT SHOWING PARCEL P00070571.001

F.M. 2493	MARCH 2024
SMITH COUNTY RCSJ: 0191-03-088 CCSJ: 0191-03-084	SCALE: 1"=50' SHEET 3 OF 3

County: Smith
Highway: FM 2493
CCSJ: 0191-03-084
RCSJ: 0191-03-088
ROW Project ID: R00008775
Project Limits: SL 323 in Tyler, South to FM 2813

February 9, 2024
Parcel P00070578.001
Page 1 of 3

PROPERTY DESCRIPTION: PARCEL P00070578.001

Being a 0.0130 acre (564 square feet) tract of land located in the Marshall University Survey, Abstract 624, Smith County, Texas, and being a part of a called 1.799 acre tract designated as Lot 42-A, N.C.B. 1660-A, Oak Hill, Unit 25, First Amendment, recorded in Cabinet E, Slide 350-B (owned by Texas National Bank Association per Smith County Appraisal District) and being more particularly described by metes and bounds as follows:

BEGINNING at a Type II Right of way Monument set (N: 6,798,584.41 feet, E: 2,946,234.14 feet) for corner in the east line of said Lot 42-A, same being the existing west right of way line of F.M. 2493 (right of way varies) at the intersection with the proposed west right of way line of said F.M. 2493 and being at proposed Engineers Centerline Station 233+15.47, 84.50 feet right, from which a 1/2 inch iron rod found for the southeast corner of said Lot 42-A bears South 25 deg. 53 min. 53 sec. West (call South 25 deg. 54 min. 25 sec. West), a distance of 269.37 feet;

THENCE along said proposed west right of way line and across said Lot 42-A as follows:

- (1) North 34 deg. 00 min. 54 sec. West, a distance of 27.18 feet to a 1/2 inch iron rod capped "TXDOT" set for corner, and
- (2) North 54 deg. 26 min. 04 sec. West, a distance of 48.20 feet to a Type II Right of Way Monument set for corner in the north line of said Lot 42-A, same being the south right of way line of Elkton Trail (right of way varies, Cabinet E, Slide 291-C, Plat Records of Smith County, Texas) and being in a non-tangent curve to the left;

THENCE along said north line and said south right of way line as follows:

- (3) Along said curve to the right have a Delta of 05 deg. 03 min. 50 sec., a Radius of 159.98 feet, an Arc distance of 14.14 feet and a Chord which bears South 62 deg. 59 min. 42 sec. East, a distance of 14.13 feet to a calculated point for corner at the end of said curve, and
- (4) South 65 deg. 31 min. 37 sec. East (call South 65 deg. 42 min. 10 sec. East), a distance of 56.92 feet to a calculated point for corner at the intersection with the existing west right of way line of said F.M. 2493,

February 9, 2024
Parcel P00070578.001
Page 2 of 3

(5) South 25 deg. 53 min. 53 sec. West (call South 25 deg. 54 min. 25 sec. West) along said existing right of way line, a distance of 22.86 feet to the **PLACE OF BEGINNING** containing 0.0130 of an acre (564 square feet) of land.

All bearings and coordinates are based on the Texas Coordinate System, North Central Zone NAD 83, (2011 Adjustment). All distances and coordinates are surface values and may be converted to grid by dividing by the surface adjustment factor of 1.000047883.

Ground surveying & abstracting performed January 2023 - January, 2024

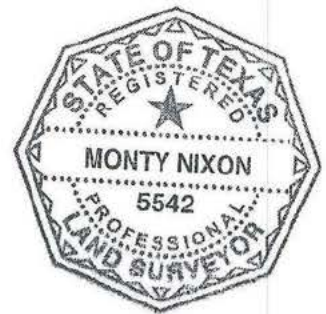
Access will be permitted to the remainder property abutting the highway facility.

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



Monty Nixon
Registered Professional Land Surveyor No. 5542

2/3/24
Date



ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.000047883.

MARSHALL UNIVERSITY SURVEY A-624

CALL: 3.183 AC.
LOT 45 NCB 1660-A
OAK HILL UNIT 27
FIRST AMENDMENT
CAB. E, SL. 291-C
P.R.S.C.T.
TYBOW PROPERTY AND INVESTMENTS, LLC
DOC. NO. 202201021270
6-1-2022
D.R.S.C.T.

TYBOW PROPERTY AND INVESTMENTS, LLC
DOC. NO. 202201021270
6-1-2022
D.R.S.C.T.

ELKTON TRAIL
(R.O.W. VARIES)
(CAB. E, SL. 291-C)
P.R.S.C.T.

PARENT
TRACT INSET
(N.T.S.)

10' UTILITY ESM'T
E/350-B

EXISTING R.O.W.

STA: 232+93.86
155.57' RT

PROPOSED R.O.W.

N 54°26'04" W
48.20'

STA: 233+01.88
108.04' RT

CALL: 1.799 AC.
LOT 42-A NCB 1660-A
OAK HILL UNIT 25
FIRST AMENDMENT
CAB. E, SL. 350-B
P.R.S.C.T.

TEXAS NATIONAL BANK ASSOCIATION
(PER SMITH COUNTY)
(APPRAISAL DISTRICT)

STA: 233+15.47
84.50' RT
N: 6,798,584.41'
E: 2,946,234.14'

30' UTILITY ESM'T
TO THE CITY OF TYLER
2008-R00012957

CALL: 7.49 AC.
PARCEL 2
VOL. 387, PG. 570
D.R.S.C.T.

LEGEND

- TYPE II ROW MON. SET
- TYPE II ROW MON. FOUND
- 1/2" IRON ROD CAPPED "TXDOT" SET
- 1/2" IRON ROD FOUND OR AS DESCRIBED
- △ CALCULATED POINT FOR CORNER

CALCULATED POINT FOR CORNER, TO BE REPLACED WITH TYPE II ROW MONUMENT

D.R.S.C.T.=DEED RECORDS SMITH COUNTY, TEXAS
P.R.S.C.T.=PLAT RECORDS SMITH COUNTY, TEXAS
BEARINGS SHOWN () DENOTE RECORD

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

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION.

[Signature]

2/9/24

MONTY NIXON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5542



EXISTING	TAKING AC./S.F.	CALC. REM (AC.)	
		LEFT	RIGHT
1.799 AC.	0.0130/564	-	1.786



Summit Surveying, Inc.

2040 Deerbrook Dr.
Tyler, Texas 75703-5967
903-561-9544 • Fax: 903-561-9545
TBPELS Firm No. 10081000

PARCEL PLAT SHOWING PARCEL P00070578.001

F.M. 2493	FEB. 2024
SMITH COUNTY RCSJ: 0191-03-088 CCSJ: 0191-03-084	SCALE: 1"=50' SHEET 3 OF 3

Parcel ID: P00079037

Sheet 1 of 6 Sheets

County: Lamar

CSJ: RCSJ: 0221-01-082

CCSJ: 0221-01-079

Highway: US 271

Limits: From: FM 196 South in Pattonville to the Red River County Line

Grantor: Randy Gresham

Legal Land Description for Parcel P00079037

Being: 0.1940 acres situated in the County of Lamar, State of Texas, being a part of the James Patterson Survey A-719 and being an unspecified acre tract described in a Warranty Deed from Earl Gresham and wife Nancy Gresham to Randy Gresham, dated February 20, 2003, recorded in Volume 1301, Page 317, Lots 6, 7, and West 15 feet off Lot 8, a portion of the Amended Plat to the Baughn Addition, Block A of the City of Deport, of record in Cabinet A, Slide 004. dated June 10, 2016, of the Official Public Records Lamar County, Texas, described by metes and bounds as follows:

Commencing at a concrete Right-of-Way monument found disturbed, US 271 Station 1197+51.46, Offset 427.28 feet left, said point being FM 1149 Station 0+98, Offset 30 feet left, being a Southeast corner of a called 3.91 acres tract conveyed to Faith Baptist Church, Deport, Texas in Volume 614, Page 57 of the Official Public Records of said County and State, said point being a break in the West line of FM 1149; **Go** South 16°02'24" West a distance of 143.07 feet to a 60D nail with wood stake set, US 271 Station 1197+87.95. Offset 288.94 feet left, said point being the Northeast corner of the remainder of a called one acre tract conveyed to Kelsey Motor Company, in Volume 209, Page 579 of the Deed Records of said County and State, said point being at the intersection of the West line of 2nd Street (unopened) and said point being the Southeast corner of an unspecified acre tract conveyed to the State of Texas in Volume 238, Page 19 of the Official Public Records of said County and State, said point being the Northeast corner of the remainder of Lot 46, Block A of the Baughn Addition to the City of Deport, continuing South 30°54'52" West a distance of 66.31 feet to a 60D nail with wood stake set, US 271 Station 1197+87.84, Offset 222.62 feet left, said point being in the intersection of the South side Main Street (unopened) and the West line of 2nd Street (Unopened), of the Baughn Addition to the City of Deport of record in 004A of the Plat Records of said County and State, said point being the Northeast corner of Lot 23 of Block A of the Baughn Addition, continuing North 59°05'08" West a distance of 450.00 to a 60D

Sheet 2 of 6 Sheets

nail with wood stake set, said point being the **Point of Beginning** of the parcel herein described, US 271 Station 1193+37.84, Offset 223.39 feet left, having surface coordinates of Northing = 7,252,740.22, Easting = 2,939,503.63, said point being the Northeast corner of Lot 5 and the Northwest corner of Lot 6, said point being North 59°05'08" West 10 foot from the Northeast corner of an unspecified acre tract conveyed to George Gene Rebel of record in Document # 119846-2014 of the Official Property Records of said County and State, creating a 10 foot deed overlap between the Rebel tract and the Parent tract, said point being Northwest corner of the Parent tract and said point being a Northwest corner of the Proposed Right-of-Way taking;

1) Thence South 59°05'08" East passing at a distance of 10.00 feet a 60D nail with wood stake set, US 271 Station 1193+47.84, Offset 223.38 feet left, said point being an overlap with the Northeast corner of the referenced Rebel tract, continuing a total distance of 65.00 feet to a 60D nail with wood stake set, US 271 Station 1194+02.84, Offset 223.28 feet left, said point being the called Northwest corner of an unspecified acre tract conveyed to Christopher Curtis Mantooth of record in Document # 201324-2023 in the Official Public Records of said County and State, said point being in the North line of Lot 8, said point being the Northeast corner of Parent tract and said point being the Northeast corner of the Proposed Right-of-Way taking;

2) Thence South 30°54'52" West a distance of 130.00 feet to a 60D nail with wood stake set, US 271 Station 1194+02.62, Offset 93.28 feet left, said point being the South line of Lot 8, said point being in the North line of a 10 foot wide alley, said point being the Southwest corner of the referenced Mantooth tract, said point being the Southeast corner of the Parent tract and said point being the Southeast corner of the Proposed Right-of-Way taking;

3) Thence North 59°05'08" West passing at a distance of 55.00 feet a 60D nail with wood stake set, US 271 Station 1193+47.62, Offset 93.38 feet left, said point being the Southeast corner of the referenced Rebel tract, continuing a total distance of 65.00 feet to a 60D nail with wood stake set, US 271 Station 1193+37.62, Offset 93.39 feet left said point creating a 10-foot deed overlap between the referenced Rebel and the Parent tract, said point being the Southeast corner of Lot 5 and the Southwest corner of Lot 6, said point being in the North line of a 10 foot wide alley, said point being the Southwest corner of the Parent tract and said point being the Southwest corner of the Proposed Right-of-Way taking;

Sheet 3 of 6 Sheets

4) Thence North 30°54'52" East a distance of 130.00 feet to the POINT-OF-BEGINNING and containing 0.1940 acres (8,450 square feet). Of which 0.0298 acres (1,300 square feet) is in overlapping conflict with the referenced Rebel tract.

Basis of Bearings is the Texas State Plane Coordinate System, North American Datum 1983 (2011 Adjustment). Position (Epoch 2010), North Central Zone (4202).

All coordinates shown are surface value unless otherwise noted and may be converted to grid by dividing by a combined scale factor of 1.00012.

** Monument described and set, may be replaced with TxDOT Type II Right-of-Way Monument upon completion of construction under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

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

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

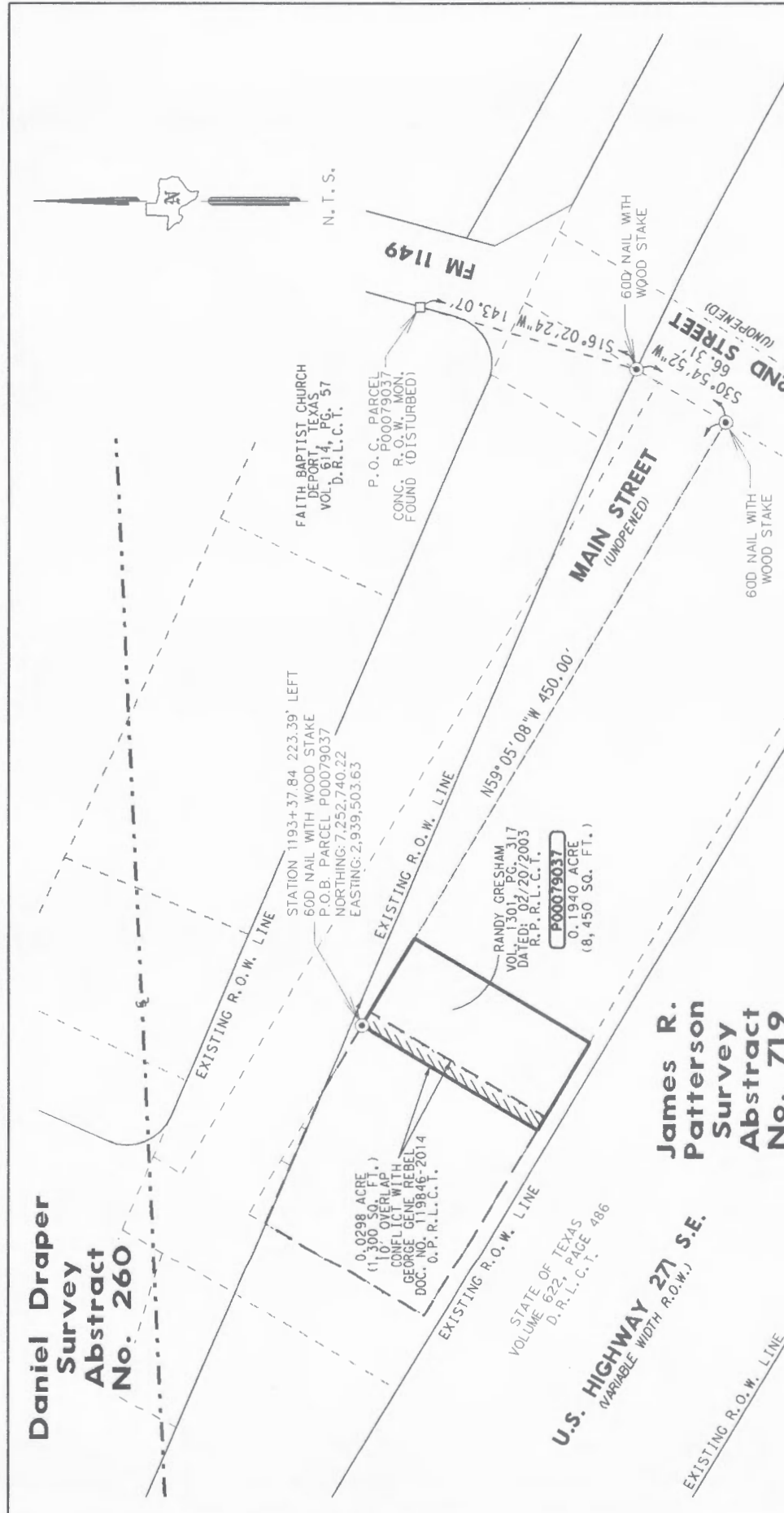

Date 3/23/2020

Mark L. Sanderson R.P.L.S.
Texas Registration #4911
Sanderson Surveying, Inc.
1874 South State Hwy. 121
Bonham, Tx 75418
Ph. (903)583-2969
TBPLELS FIRM NO. 10107900



**Daniel Draper
Survey
Abstract
No. 260**

**James R.
Patterson
Survey
Abstract
No. 719**



LEGEND

EXISTING ROW	— P —
PROPERTY LINE	—
PROPOSED ROW	— S —
SURVEY LINE	—
PROPOSED ACCESS DENIAL LINE	—
POINT OF COMMENCING	P.O.C.
POINT OF BEGINNING	P.O.B.
SET 5/8" IRON ROD WITH ALUMINUM CAP	■
STAMPED TEXAS DEPARTMENT OF TRANSPORTATION	■
R.O.W. MONUMENT (UNLESS NOTED OTHERWISE)	■
SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP STAMPED "AD"	■
FOUND (AS NOTED)	□
SET MONUMENT AS NOTED	●
CALCULATED POINT	△
CONTROLLING MONUMENT	CM

O.P.R.L.C.T. OFFICIAL PROPERTY RECORDS LAMAR COUNTY TEXAS
R.P.R.L.C.T. REAL PROPERTY RECORDS LAMAR COUNTY TEXAS
D.R.L.C.T. DEED RECORDS LAMAR COUNTY TEXAS

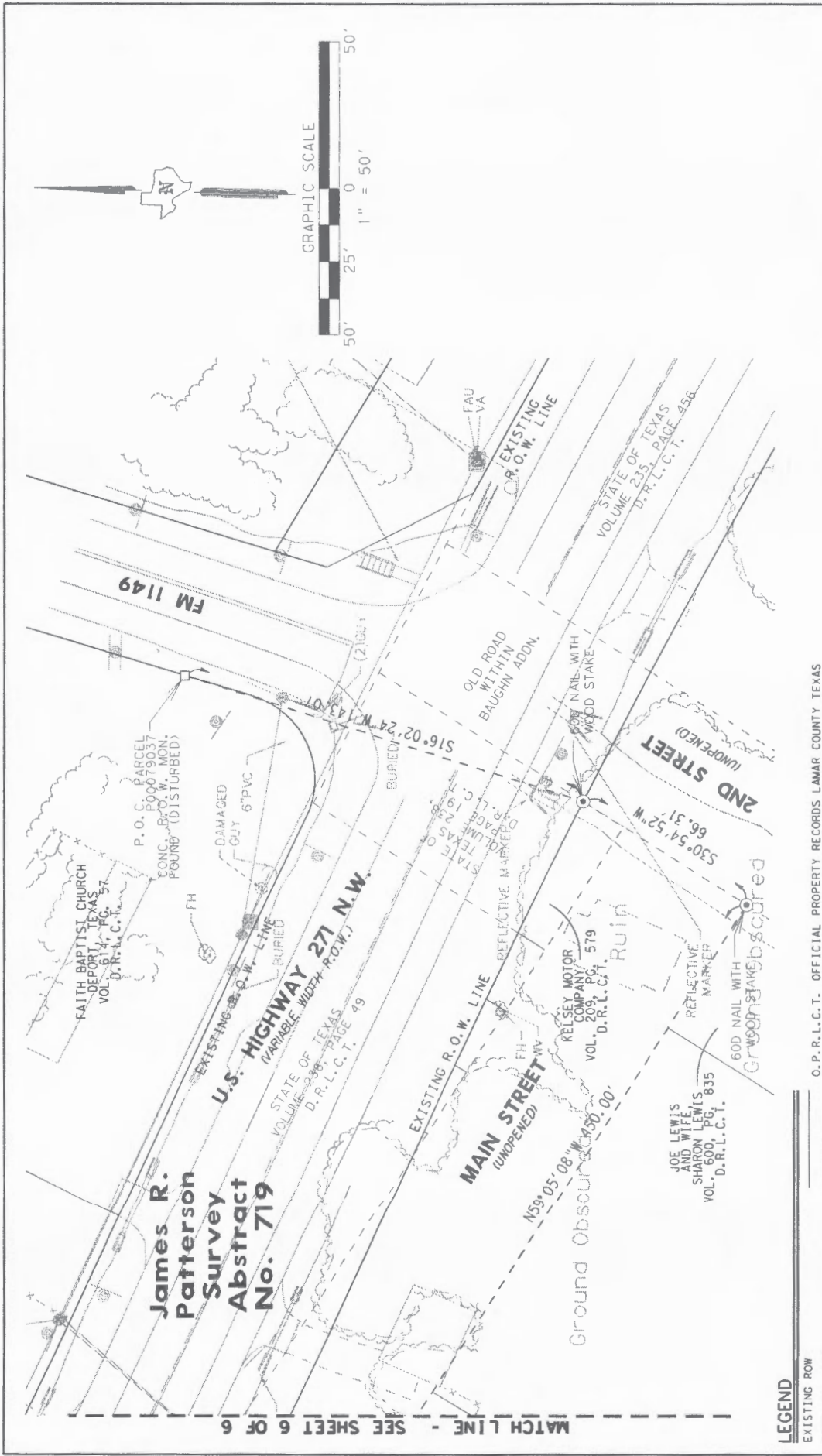
NOTES:

ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 1983) 2011 ADJUSTMENT, EPOCH 2010. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00012.

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

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

DATE	REVISION
PARCEL PLAT SHOWING P00079037	
DIST. NAME	COUNTY
PARIS	LAMAR
RCSJ 0221-01-082	DATE OF SURVEY
CCSJ 0221-01-079	FEB. 16, 2026
N. T. S.	US271
R. O. W. TO BE ACQUIRED	0.1940 AC (8,450 SQ. FT.)
APPROX. REMAINDER LT.	0.0000 ACRES BY DEED



DATE	REVISION
PARCEL PLAT SHOWING P00079037	
DIST. NAME	COUNTY
PARIS	LAMAR
RCSJ 0221-01-082	DATE OF SURVEY
CCSJ 0221-01-079	FEB. 16, 2026
SCALE: 1"=50'	
R.O.W. TO BE ACQUIRED	0.1940 AC (8,450 SQ. FT.)
APPROX. REMAINDER LT.	0.0000 ACRES BY DEED

ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 1983) 2011 ADJUSTMENT, EPOCH 2010. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00012.

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

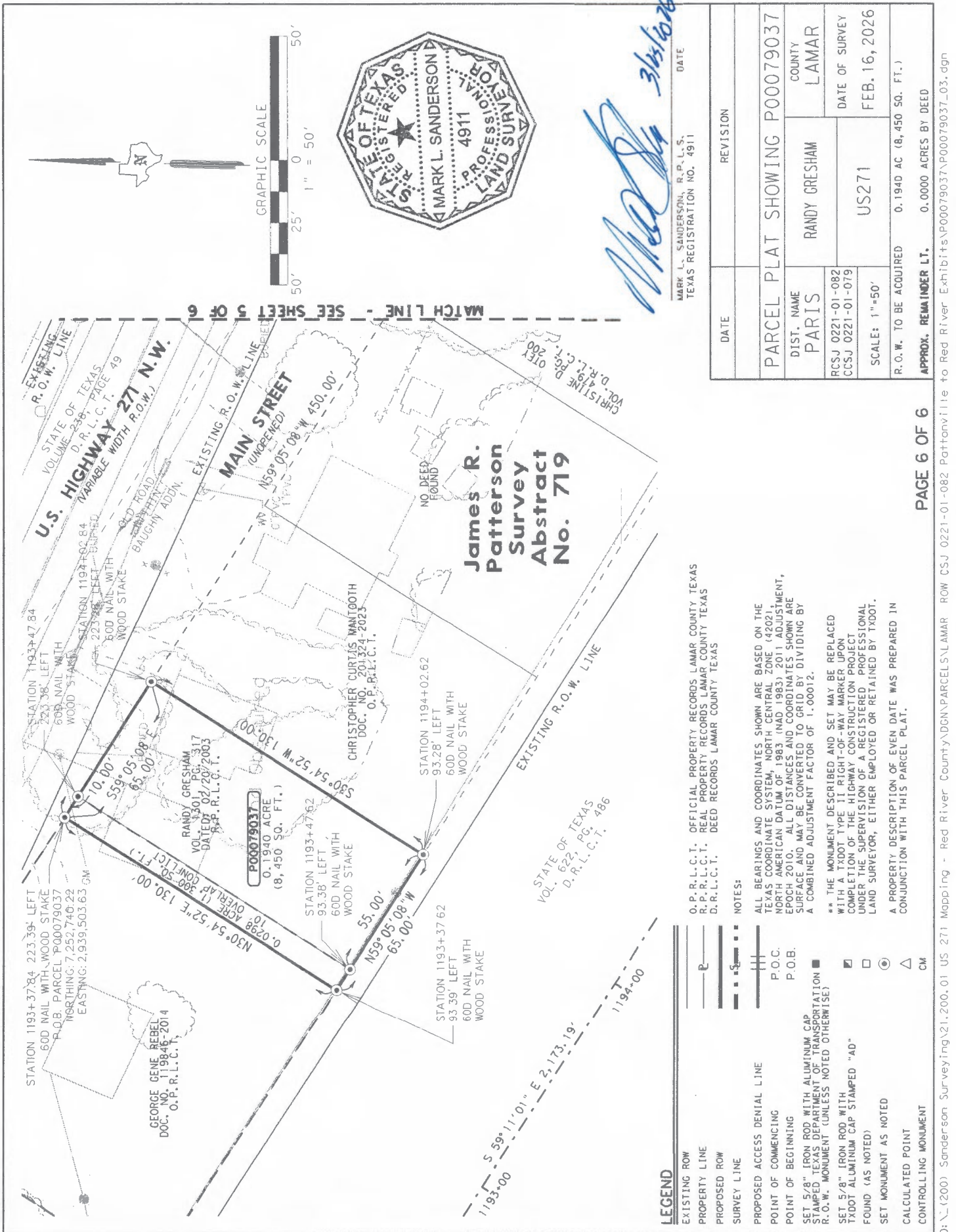
A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

Q.P.R.L.C.T. OFFICIAL PROPERTY RECORDS LAMAR COUNTY TEXAS
R.P.R.C.T. REAL PROPERTY RECORDS LAMAR COUNTY TEXAS
D.R.L.C.T. DEED RECORDS LAMAR COUNTY TEXAS

NOTES:

LEGEND

EXISTING ROW
PROPERTY LINE
PROPOSED ROW
SURVEY LINE
PROPOSED ACCESS DENIAL LINE
POINT OF BEGINNING
POINT OF BEGINNING
SET 5/8" IRON ROD WITH ALUMINUM CAP
STAMPED TEXAS DEPARTMENT OF TRANSPORTATION
R.O.W. MONUMENT (UNLESS NOTED OTHERWISE)
SET 5/8" IRON ROD WITH
TAXDOT ALUMINUM CAP STAMPED "AD"
FOUND (AS NOTED)
SET MONUMENT AS NOTED
CALCULATED POINT
CONTROLLING MONUMENT



Parcel ID: P00079056

Sheet 1 of 6 Sheets

County: Lamar

CSJ: RCSJ: 0221-01-082 CCSJ: 0221-01-079

Highway: US 271

Limits: From: FM 196 South in Pattonville to the Red River County Line

Grantor: Fred Swint Jr. and wife Martha Jane Swint

Legal Land Description for P00079056

Being: 1.4925 acres situated in the the County of Lamar, State of Texas, being a part of the J.R. Patterson Survey Abstract No. 719 and being all of a 1.458-acre tract described in a Warranty Deed with Vendor's Lien conveyed by Lena Marie Skeen to Fred Swint, Jr. , and wife, Martha Jane Swint recorded in Volume 691, Page 387 of the Deed Records of said County and State and being described as that portion of the 20 ft. alley and the 50 ft. street designated as Main Street, located on that tract land described as shown on Exhibit "A" attached in a Warranty Deed conveyed by The City of Deport, a Municipal Corporation by and through Charles Foster, Mayor to Fred Swint recorded in Volume 696, Page 121 of the Deed Records of said County and State and described by metes and bounds as follows:

Commencing at a concrete Right-of-Way monument found, US 271 Station 1197+51.46, Offset 427.28 feet left, said point being FM 1149 Station 0+98, Offset 30 feet left, being a Southeast corner of a called 3.91 acres tract conveyed to Faith Baptist Church, Deport, Texas in Document Volume 614, Page 57 of the Official Public Records of said County and State, said point being a break in the West line of FM 1149; **Go** South 02°02'02" East a distance of 159.46 feet to a 60D nail with wood stake set, said point being in the East line of 2nd Street (unopened), said point being the Southwest corner of a tract conveyed to the State of Texas in Volume 235, Page 456 of the Official Public Records of said County and State, said point also being the **Point of Beginning** of the parcel herein described US 271 Station 1198+37.96. Offset 293.32 feet left, having surface coordinates of Northing = 7,252,544.07, Easting = 2,939,968.98, said point being the Northwest corner of the Parent tract and a Northwest corner of the Proposed Right-of-Way taking and the beginning of a curve to the right.

Sheet 2 of 6 Sheets

1) Thence South $60^{\circ}38'14''$ East with said curve to the right, $R=2,824.67$, $D=02^{\circ}01'42''$, $\Delta=06^{\circ}05'25''$, $C=300.11$, $L=300.25$, $T=150.27$, to a 60D nail with wood stake set, US 271 Station 1201+37.97, Offset 300.93 feet left, said point being the West line of 3rd Street (unopened), of the Baughn Addition, Block A to the City of Deport of record in Slide 004A of the Plat Records of said County and State, said point being the Northeast corner of the Parent tract and said point being the Northeast corner of this Proposed Right-of-Way taking.

2) Thence South $30^{\circ}54'52''$ West a distance of 217.94 feet to a 60D nail with wood stake set, US 271 Station 1201+37.60 Offset 82.99 left, said point being in the intersection of West line of 3rd Street (unopened) and the North line of the Lamar County US 271 S.E. Old Abandoned Railroad Right-of-Way acquired from TP&L CO in Volume 622, Page 486 of said County and State, said point being the Southeast corner of the Parent tract and said point being the Southeast corner of this Proposed Right-of-Way taking.

3) Thence North $59^{\circ}09'08''$ West a distance of 300.00 feet to a 60D nail with wood stake set, US 271 Station 1198+37.60, Offset 83.15 feet left, said point being in the North line of the referenced Lamar County US 271 S.E. Old Abandoned Railroad Right-of-Way tract, said point being the Southwest corner of the Parent tract and said point being the Southwest corner of this Proposed Right-of-Way taking.

4) Thence North $30^{\circ}54'52''$ East a distance of 210.17 feet to the POINT-OF-BEGINNING and containing 1.4925 acres (65,015 square feet).

Basis of Bearings is the Texas State Plane Coordinate System, North American Datum 1983 (2011 Adjustment). Position (Epoch 2010), North Central Zone (4202).

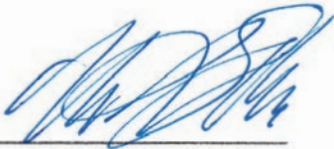
All coordinates shown are surface value unless otherwise noted and may be converted to grid by dividing by a combined scale factor of 1.00012.

**** Monument described and set, may be replaced with TxDOT Type II Right-of-Way Monument upon completion of construction under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.**

Sheet 3 of 6 Sheets

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

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

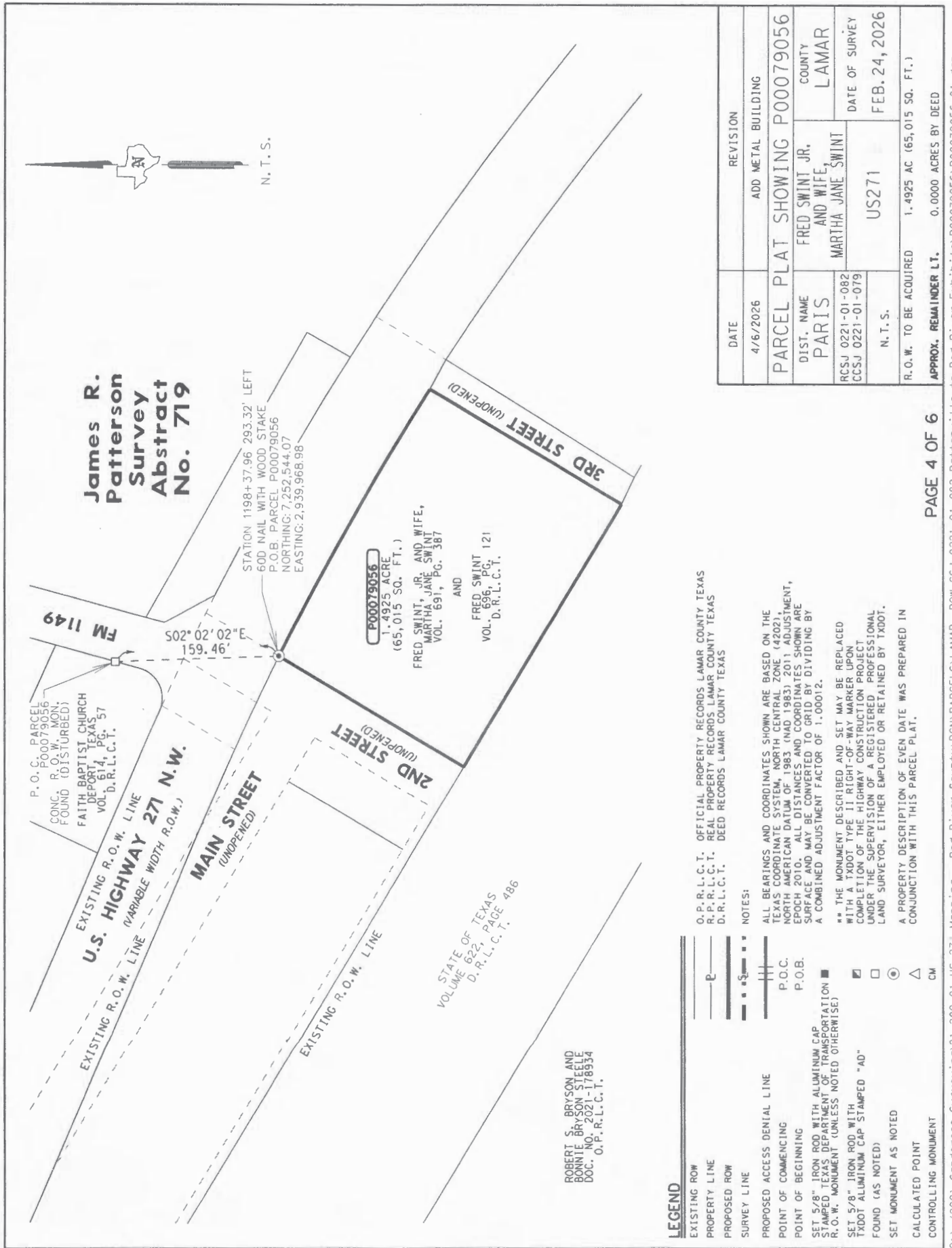


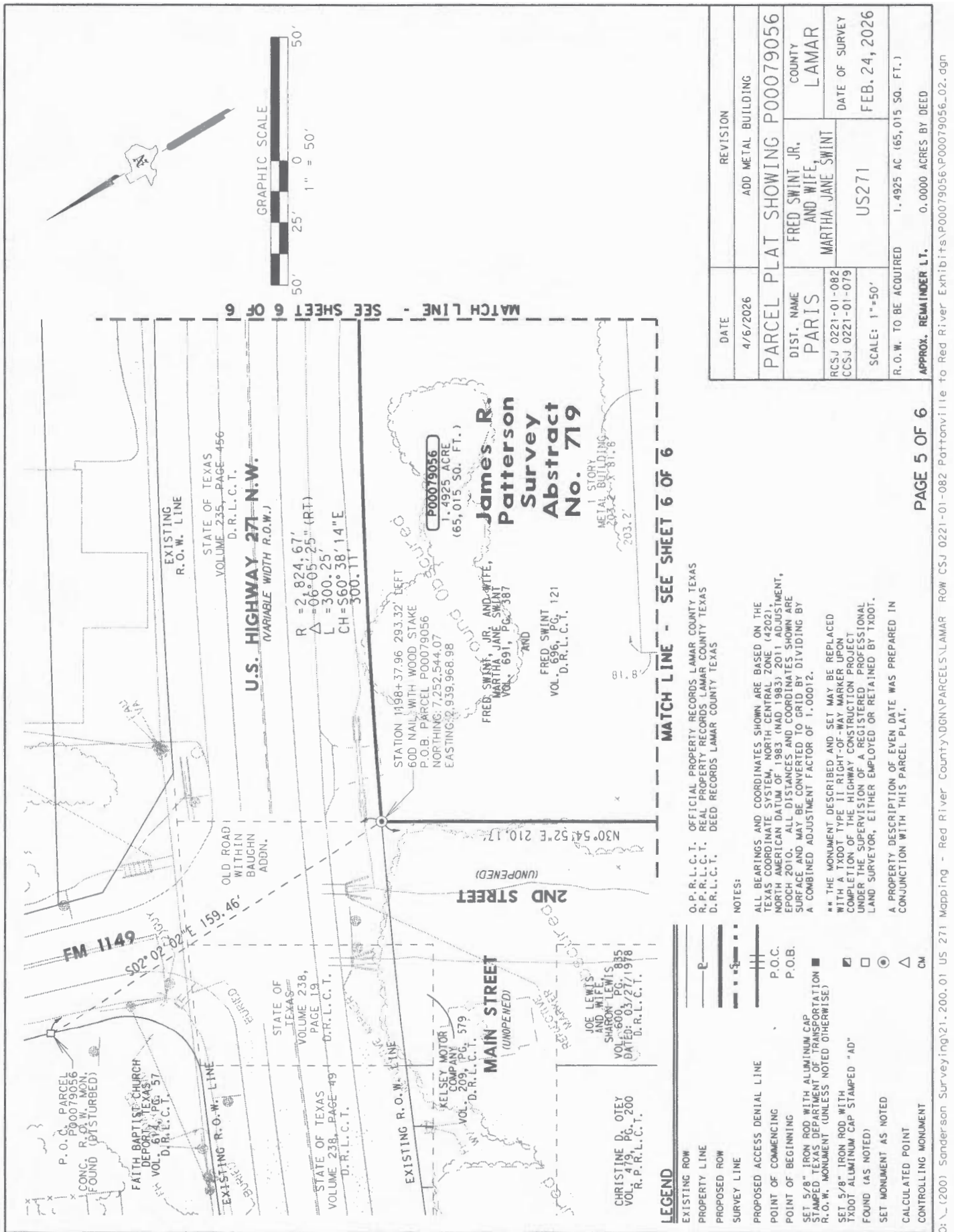
Mark L. Sanderson R.P.L.S.
Texas Registration #4911
Sanderson Surveying, Inc.
1874 South State Hwy. 121
Bonham, Tx 75418
Ph. (903)583-2969
TBPLELS FIRM NO. 10107900

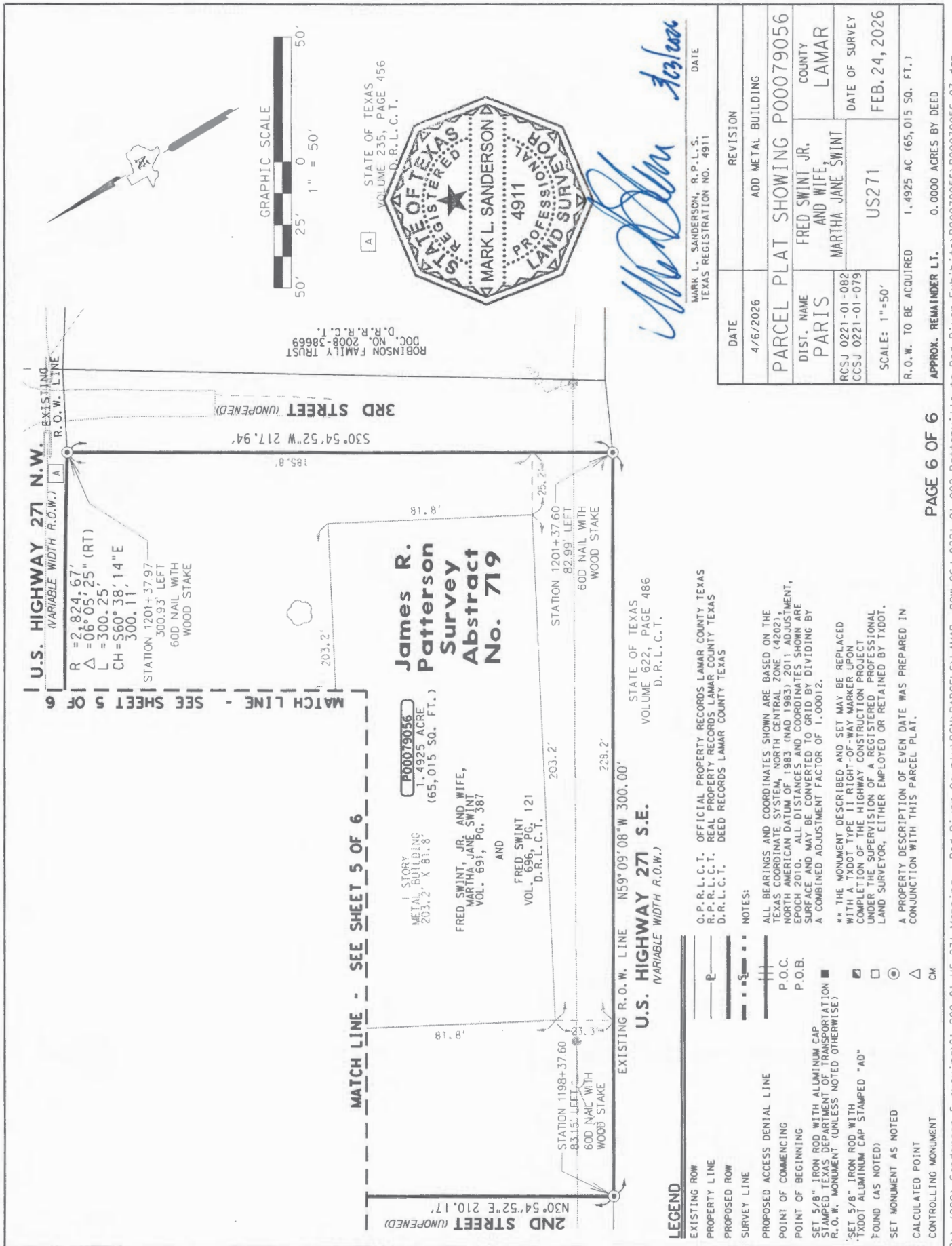
3/23/2026

Date









Parcel ID: P00079073

Sheet 1 of 6 Sheets

County: Lamar

CSJ: RCSJ: 0221-01-082

CCSJ: 0221-01-079

Highway: US 271

Limits: From: Pattonville to Red River County Line

Grantor: Paul W. Chappell and wife, Treva D. Chappell

Legal Land Description for Parcel P00079073

Being: 0.0678 acres situated in the County of Lamar, State of Texas, being a part of the D. Draper Survey, Abstract 260 and being a calculated 0.774 acres described in a Warranty Deed from Danny Levon Edwards to Paul W. Chappell and wife, Treva D. Chappell recorded in Volume 1326, Page 156, dated May 23, 2003 of the Real Property Records of said County and State described by metes and bounds as follows:

Commencing at a 1/2" found iron rod found, US 271 Station 1171+53.83, Offset 364.09 feet left, said point being a Northwest corner of an unspecified acre tract conveyed to Jeremy S. Cole recorded in Volume 1338, Page 85, of the Official Public Records of said County and State, said point being a Northeast corner of a called 1.271 acres conveyed to Deport 1, LLC recorded in Document # 177298-2020, of the Official Public Records of said County and State, said point being in the South line of Bevill Street; **Go** South 88°25'36" West a distance of 697.64 feet to a set 5/8" iron rod with 3.25" Aluminum Cap stamped "Texas Department of Transportation ROW Monument" **, US 271 Station 1165+00.00 Offset 121.07 feet left, said point being in the South line of Bevill Street, said point being the **Point of Beginning** of the parcel herein described, having surface coordinates of Northing = 7,253,918.21 Easting = 2,936,893.36 and said point being the Northeast corner of the Proposed Right-of-Way taking;

1) Thence South 18°49'27" West across the Parent tract a distance of 46.90 feet to a set 5/8" iron rod with 3.25" Aluminum Cap stamped "Texas Department of Transportation ROW Monument" **, US 271 Station 1165+00.00, Offset 74.17 feet left, said point being in the North line of a 2.032 called acre tract conveyed to the State of Texas in Volume 238, Page 29, in the Official Public Records of said County and State said point being a Southeast corner of this Proposed Right-of-Way taking;

Sheet 2 of 6 Sheets

2) Thence North $71^{\circ}09'31''$ West a distance of 126.03 feet to a 60D nail set with wood stake, US 271 Station 1163+68.80 Offset 74.21 feet left, said point being in the intersection of the North line of the Existing Right-of-Way and the South line of Bevill Street, said point being a Southwest corner of this Proposed Right-of-Way taking.

3 Thence North $88^{\circ}25'36''$ East a distance of 134.46 feet to the POINT-OF-BEGINNING and containing 0.0678 acres (2,953 square feet).

Basis of Bearings is the Texas State Plane Coordinate System, North American Datum 1983 (2011 Adjustment). Position (Epoch 2010), North Central Zone (4202).

All coordinates shown are surface value unless otherwise noted and may be converted to grid by dividing by a combined scale factor of 1.00012.

**** Monument described and set, may be replaced with TxDOT Type II Right-of-Way Monument upon completion of construction under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.**

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

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

Mark L. Sanderson R.P.L.S.

Date

Texas Registration #4911

Sanderson Surveying, Inc.

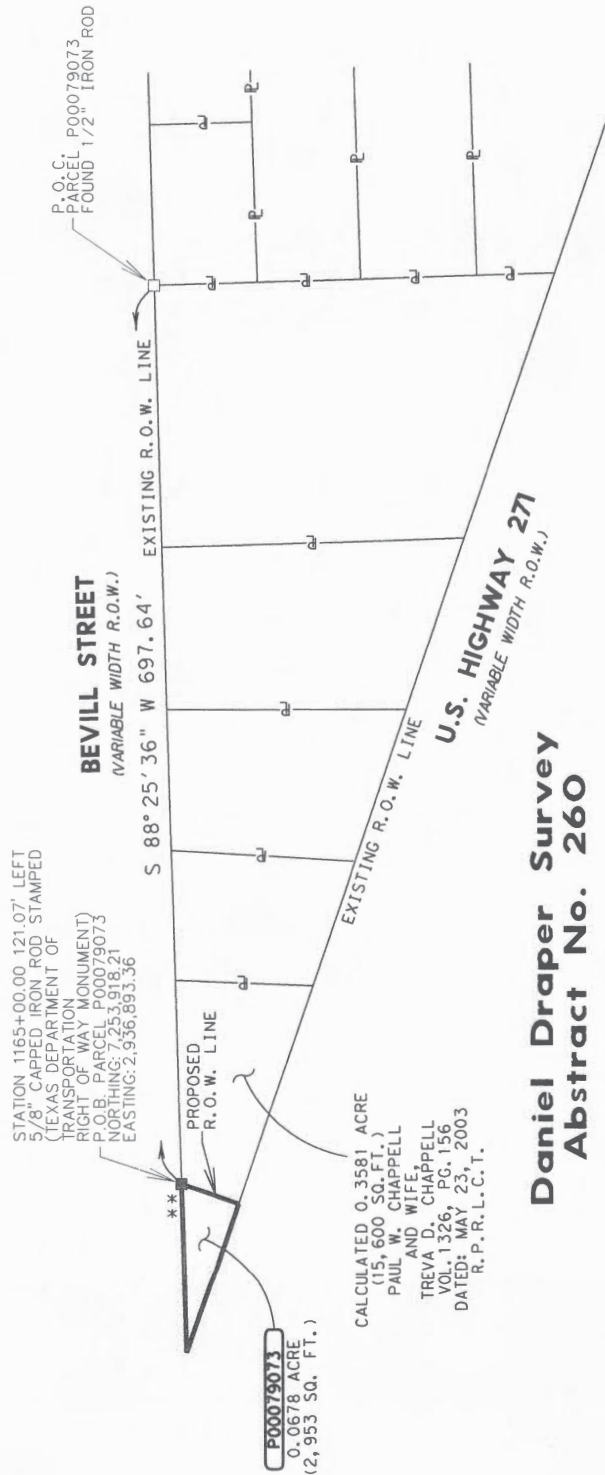
1874 South State Hwy. 121

Bonham, Tx 75418

Ph. (903)583-2969

TBPLELS FIRM NO. 10107900





**Daniel Draper Survey
Abstract No. 260**

LEGEND

- EXISTING ROW
- PROPERTY LINE
- PROPOSED ROW
- SURVEY LINE
- PROPOSED ACCESS DENIAL LINE
- POINT OF COMMENCING
- POINT OF BEGINNING
- SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION"
- SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP STAMPED "AD"
- FOUND (AS NOTED)
- SET MONUMENT AS NOTED
- CALCULATED POINT
- CONTROLLING MONUMENT

O.P.R.L.C.T. OFFICIAL PROPERTY RECORDS LAMAR COUNTY TEXAS
R.P.R.L.C.T. REAL PROPERTY RECORDS LAMAR COUNTY TEXAS
D.R.L.C.T. DEED RECORDS LAMAR COUNTY TEXAS

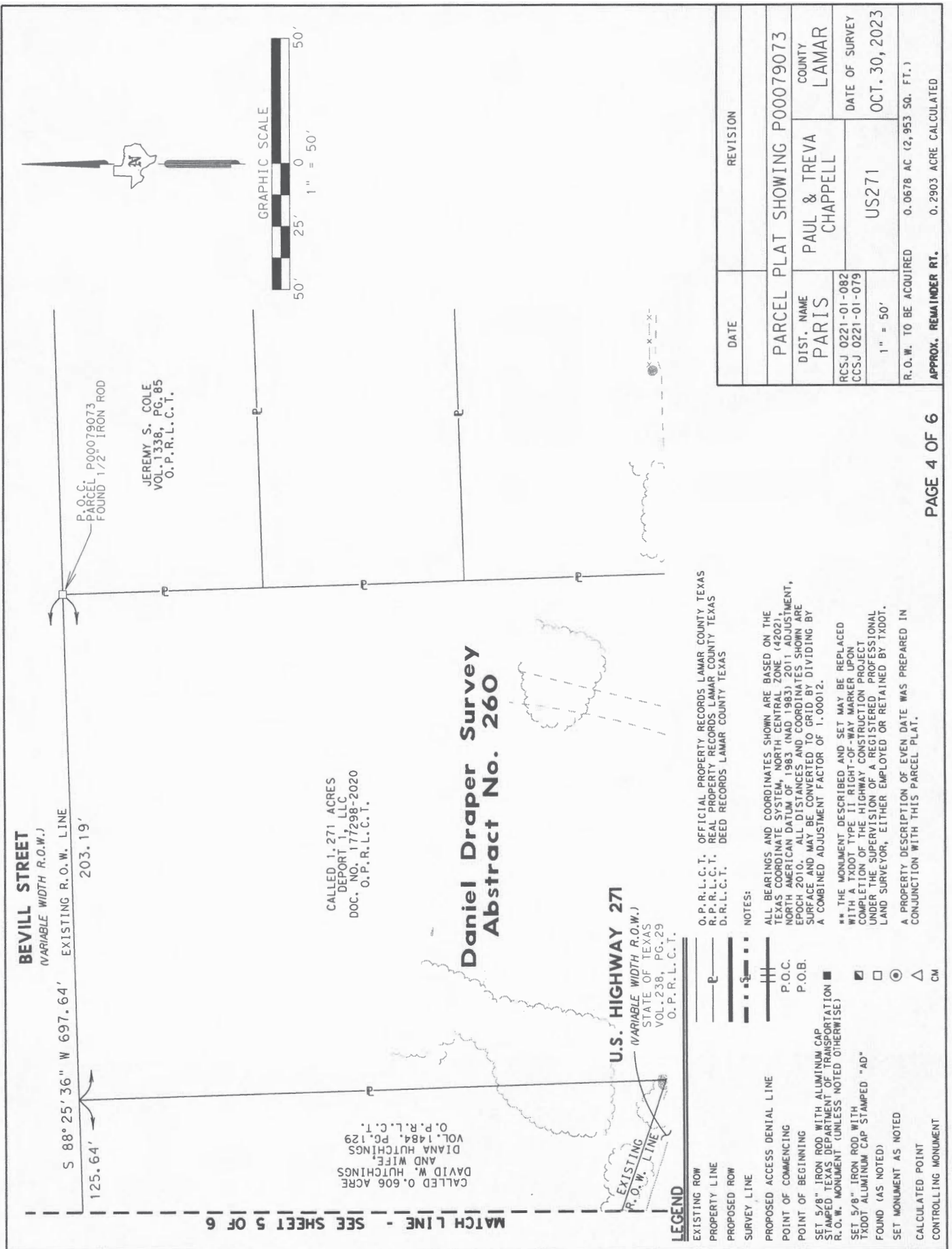
NOTES:

ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 1983) 2011 ADJUSTMENT, EPOCH 2010. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00012.

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

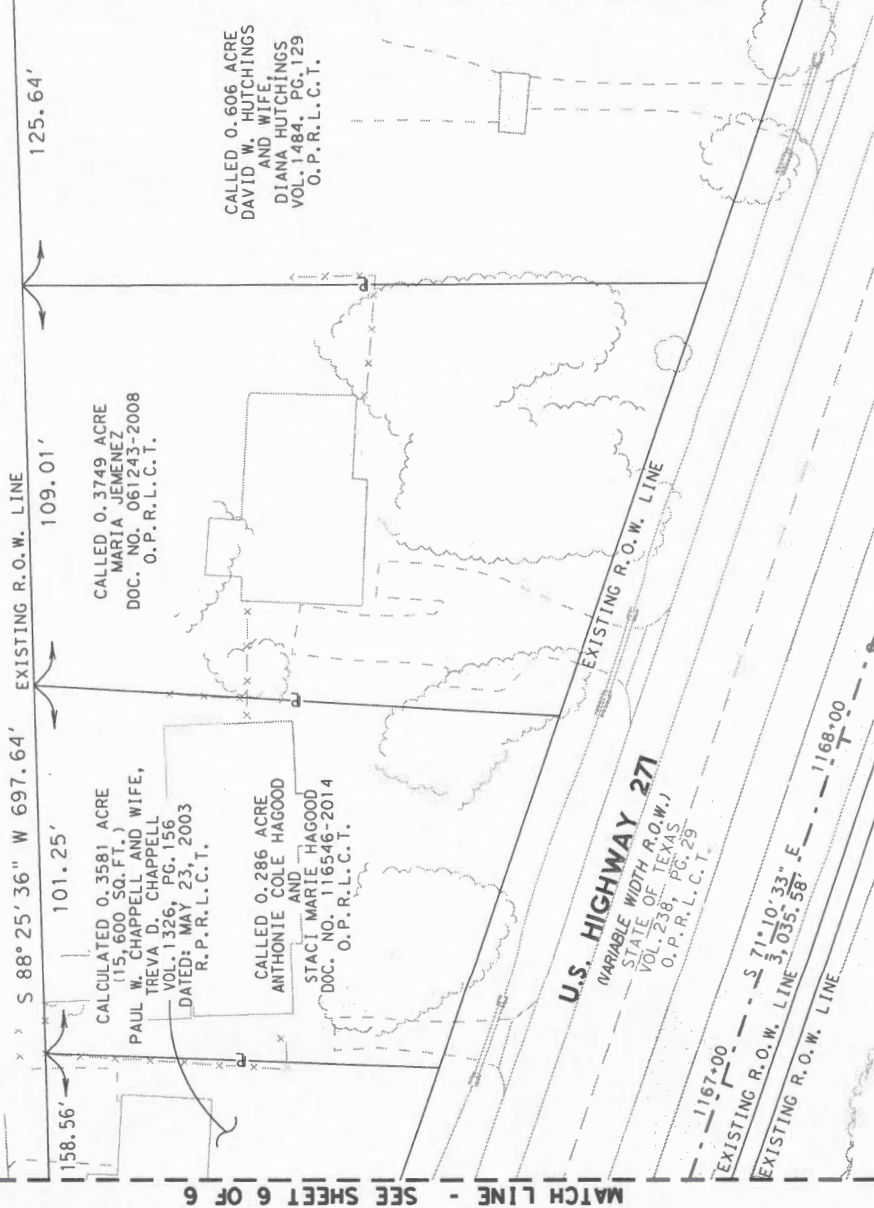
A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

DATE	REVISION
PARCEL PLAT SHOWING P00079073	
DIST. NAME PARIS	COUNTY LAMAR
RCSJ 0221-01-082 CCSJ 0221-01-079	DATE OF SURVEY OCT. 30, 2023
N. T. S.	US271
R. O. W. TO BE ACQUIRED	0.0678 AC (2,953 SQ. FT.)
APPROX. REMAINDER RT.	0.2903 ACRE CALCULATED



**Daniel Draper Survey
Abstract No. 260**

BEVILL STREET
(VARIABLE WIDTH R.O.W.)



MATCH LINE - SEE SHEET 4 OF 6

MATCH LINE - SEE SHEET 6 OF 6

LEGEND

- EXISTING ROW
 - PROPERTY LINE
 - PROPOSED ROW
 - SURVEY LINE
 - PROPOSED ACCESS DENIAL LINE
 - POINT OF COMMENCING
 - POINT OF BEGINNING
 - SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED TEXAS DEPARTMENT OF TRANSPORTATION R.O.W. MONUMENT (UNLESS NOTED OTHERWISE)
 - SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP STAMPED "AD" FOUND (AS NOTED)
 - SET MONUMENT AS NOTED
 - CALCULATED POINT
 - CONTROLLING MONUMENT
- CM
- O.P.R.L.C.T. OFFICIAL PROPERTY RECORDS LAMAR COUNTY TEXAS
R.P.R.L.C.T. REAL PROPERTY RECORDS LAMAR COUNTY TEXAS
D.R.L.C.T. DEED RECORDS LAMAR COUNTY TEXAS
- NOTES:
- ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 1983) 2011 ADJUSTMENT, EPOCH 2010. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00012.
- ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
- A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

DATE	REVISION
PARCEL PLAT SHOWING P00079073	
DIST. NAME	COUNTY
PARIS	LAMAR
RCSJ 0221-01-082	DATE OF SURVEY
CCSJ 0221-01-079	OCT. 30, 2023
1" = 50'	US271
R.O.W. TO BE ACQUIRED	0.0678 AC (2,953 SQ. FT.)
APPROX. REMAINDER RT.	0.2903 ACRE CALCULATED

**Daniel Draper Survey
Abstract No. 260**

EXISTING R.O.W. LINE

BEVILL STREET
(VARIABLE WIDTH R.O.W.)

STATE OF TEXAS
VOL. 235, PG. 472
O.P.R.L.C.T.

60D NAIL
SET
W/ WOOD STAKE

N 88° 25' 36" E 134.46'

P00079073
0.0678 ACRE
(2,953 SQ. FT.)

N 71° 09' 31" W 126.03'

STATION 1165+00.00 74.17' LEFT
5/8" CAPPED IRON ROD STAMPED
(TEXAS DEPARTMENT OF
TRANSPORTATION
RIGHT OF WAY MONUMENT)

1163+00

S 71° 10' 33" E
3,035.38'

U.S. HIGHWAY 271 S.E.
(VARIABLE WIDTH R.O.W.)
STATE OF TEXAS
VOL. 622, PG. 486
O.P.R.L.C.T.

EXISTING R.O.W. LINE

U.S. HIGHWAY 271
(VARIABLE WIDTH R.O.W.)
STATE OF TEXAS
VOL. 238, PAGE 29
O.P.R.L.C.T.

EXISTING R.O.W. LINE
1165+00

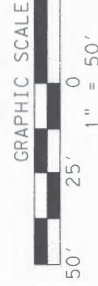
STATION 1165+00.00 121.07' LEFT
5/8" CAPPED IRON ROD STAMPED
(TEXAS DEPARTMENT OF
TRANSPORTATION
RIGHT OF WAY MONUMENT)
P.O.B. PARCEL P00079073
NORTHING: 7,253,918.21
EASTING: 2,936,893.36

S 18° 49' 27" W
46.90'
CALCULATED 0.3581 ACRE
(15,600 SQ. FT.)
PAUL W. CHAPPELL AND WIFE,
TREVA D. CHAPPELL
VOL. 1326, PG. 156
DATED: MAY 23, 2003
R.P.R.L.C.T.

158.56' EXISTING R.O.W. LINE

SEE SHEET 5 OF 6

MATCH LINE -



Mark L. Sanderson
11/19/2023

MARK L. SANDERSON, R.P.L.S.
TEXAS REGISTRATION NO. 4911
DATE

LEGEND	
EXISTING ROW	---
PROPERTY LINE	---
PROPOSED ROW	---
SURVEY LINE	---
PROPOSED ACCESS DENIAL LINE	---
POINT OF COMMENCING	P.O.C.
POINT OF BEGINNING	P.O.B.
SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED TEXAS DEPARTMENT OF TRANSPORTATION R.O.W. MONUMENT (UNLESS NOTED OTHERWISE)	■
SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP STAMPED "AD" FOUND (AS NOTED)	□
SET MONUMENT AS NOTED	●
CALCULATED POINT	△
CONTROLLING MONUMENT	CM

O.P.R.L.C.T. OFFICIAL PROPERTY RECORDS LAMAR COUNTY TEXAS
R.P.R.L.C.T. REAL PROPERTY RECORDS LAMAR COUNTY TEXAS
D.R.L.C.T. DEED RECORDS LAMAR COUNTY TEXAS

NOTES:

ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 1983) 2011 ADJUSTMENT, EPOCH 2010. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00012.

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

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

DATE	REVISION
PARCEL PLAT SHOWING P00079073	
DIST. NAME PARIS	COUNTY LAMAR
RCSJ 0221-01-082 CSJ 0221-01-079	DATE OF SURVEY OCT. 30, 2023
1" = 50'	US271
R.O.W. TO BE ACQUIRED	0.0678 AC (2,953 SQ. FT.)
APPROX. REMAINDER RT.	0.2903 ACRE CALCULATED

Highway: US 77
County: Refugio
ROW Project No. R00013339
CCSJ: 0371-03-130
RCSJ: 0371-03-136

Page 1 of 15
April 1, 2026
TxDOTConnect No. P00089394

Project Limits: From South of Woodsboro to the Railroad South of Refugio

PROPERTY DESCRIPTION FOR PARCEL P00089394

BEING an 11.35 acre (494,528 square feet) parcel of land lying in the Antonio De La Vina Survey, Abstract 71, Refugio County, Texas, being out of the residue of a called 7,530 acre tract of land described in an instrument from Frank J. Scanio, Jr., Independent Executor of the Estate of A. D. Rooke, Deceased, Frank B. Rooke, Jr., Norma Rooke Canfield, joined by George P. Canfield, her husband, A. D. Rooke, Jr., Frank B. Rooke, III, R. E. Rooke, Jr., Marion Rooke Scanio (joined by Frank J. Scanio, Jr., her husband), Joan Rooke Nini, Jean Rooke Carter (joined by Dildford Carter, her husband), Roberta Rooke Hodges (joined by Kenneth M. Hodges, her husband), Jerry Davis Rooke and Frank B. Rooke, Jr., Trustee for the Susan Rooke Trust, to F. B. Rooke & Sons, a limited partnership, recorded date: January 19, 1965, recorded in Volume 134, Page 302, Deed Records of Refugio County, Texas, further described in Volume Q, Page 385, Deed Records of Refugio County, Texas, the aforementioned 11.35 acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a calculated point, lying in an East line of the aforementioned residue of a called 7,530 acre tract, for the Northwest corner of a tract of land described in an instrument to A. D. Rooke, Trustee, recorded date: June 3, 1948, recorded in Volume 68, Page 231, Deed Records of Refugio County, Texas, and the Southwest corner of a called 6.606 acre tract of land described in an instrument to Enerfin Field Services, LLC, recorded date: February 21, 2007, recorded in Volume 200, Page 433, Official Public Records of Refugio County, Texas, from which a found 1/2 inch iron rod bears North 50°59'28" West, a distance of 14.72 feet;

THENCE, SOUTH 03°04'03" WEST (Record – South 03°45' West), a distance of 822.85 feet, along an East line of the aforementioned residue of a called 7,530 acre tract, the West line of the aforementioned residue of the A. D. Rooke, Trustee tract, and the West line of the residue of a called 2 acre tract of land described in an instrument to A. D. Rooke, F. B. Rooke, Jr., Norma Rooke Canfield, A. D. Rooke, Jr., and Frank B. Rooke, III, recorded date: August 8, 1950, recorded in Volume 76, Page 94, Deed Records of Refugio County, Texas, to a set TxDOT Type III aluminum disk monument, lying in the proposed Northwest right-of-way line of U.S. Highway 77, for the **POINT OF BEGINNING** and the Northwest corner of the herein described 11.35 acre parcel, having coordinates of N: 13,275,498.93, E: 2,505,751.74, located 156.27 feet left of the U.S. Highway 77 Proposed Baseline Station: 530+14.19;

THENCE, along an East line of the aforementioned residue of a called 7,530 acre tract and the West line of the aforementioned residue of a called 2 acre tract, the following two (2) calls:

- (1) SOUTH 03°04'03" WEST (Record – South 03°45' West), a distance of 236.31 feet, to a set 5/8 inch iron rod with yellow plastic cap stamped "CDS/MUERY S.A. TX.", for an angle point of the herein described 11.35 acre parcel;

- (2) SOUTH 59°12'03" EAST, a distance of 14.54 feet, to a set 5/8 inch iron rod with yellow plastic cap stamped "CDS/MUERY S.A. TX.", lying in the existing Northwest right-of-way line of U.S. Highway 77 (variable width right-of-way 170 feet to 240 feet), described as a called 3.101 acre right-of-way easement to the State of Texas, recorded in Volume 122, Page 372, Deed Records of Refugio County, Texas, described as a called 3.596 acre right-of-way easement, "Parcel F", to the State of Texas, recorded in Volume 84, Page 627, Deed Records of Refugio County, Texas, described as a called 138.86 acre tract of land to Refugio County, recorded in Volume 12, Page 345, Deed Records of Refugio County, Texas, and described as a called 86.582 acre right-of-way easement to the State of Texas, recorded in Volume 246, Page 272, Deed Records of Refugio County, Texas, for the Northeast corner of said residue of a called 7,530 acre tract, the Southeast corner of said residue of a called 2 acre tract, and the Northeast corner of the herein described 11.35 acre parcel;

THENCE, along the existing Northwest right-of-way line of the aforementioned U.S. Highway 77 and the East line of the aforementioned residue of a called 7,530 acre tract, the following five (5) calls:

- (3) SOUTH 36°35'57" WEST, a distance of 1,157.65 feet, to a set 5/8 inch iron rod with yellow plastic cap stamped "CDS/MUERY S.A. TX.", for a point of curvature of the herein described 11.35 acre parcel;
- (4) SOUTHWESTERLY an arc length of 163.37 feet, with a curve to the left, having a radius of 5,828.12 feet, a delta angle of 01°36'22", and a chord which bears South 35°47'46" West, a distance of 163.37 feet, to a set 5/8 inch iron rod with yellow plastic cap stamped "CDS/MUERY S.A. TX.", for a point of tangency of the herein described 11.35 acre parcel;
- (5) SOUTH 36°50'22" WEST, a distance of 708.21 feet, to a calculated point, for a point of curvature of the herein described 11.35 acre parcel, from which a found TxDOT Type I concrete monument bears South 21°05'11" East, a distance of 3.58 feet;
- (6) SOUTHWESTERLY an arc length of 583.29 feet, with a curve to the right, having a radius of 5,539.52 feet, a delta angle of 06°01'59", and a chord which bears South 33°34'57" West, a distance of 583.02 feet, to a calculated point, for a point of tangency of the herein described 11.35 acre parcel, from which a found leaning TxDOT Type I concrete monument bears South 38°58'07" West, a distance of 2.12 feet;
- (7) SOUTH 36°35'57" WEST, a distance of 1,409.20 feet, to a set TxDOT Type III aluminum disk monument **, located 111.29 feet left of the U.S. Highway 77 Proposed Baseline Station: 488+00.00, lying in the proposed Northwest right-of-way line of U.S. Highway 77, for the Southeast corner of the herein described 11.35 acre parcel; **

Page 3 of 15
April 1, 2026
TxDOTConnect No. P00089394

THENCE, over and across the aforementioned residue of a called 7,530 acre tract, along the proposed Northwest right-of-way line of U.S. Highway 77, the following six (6) calls:

- (8) NORTH 30°17'46" EAST, a distance of 1,502.91 feet, to a set TxDOT Type III aluminum disk monument **, located 166.79 feet left of the U.S. Highway 77 Proposed Baseline Station: 503+00.00, for and angle corner of the herein described 11.35 acre parcel; **
- (9) NORTH 36°35'57" EAST, passing at a distance of 1,608.13 feet, a set TxDOT Type III aluminum disk monument **, located 146.27 feet left of the U.S. Highway 77 Proposed Baseline Station: 519+00.00, continuing the total distance of 2,075.74 feet to a set TxDOT Type III aluminum disk monument **, located 146.27 feet left of the U.S. Highway 77 Proposed Baseline Station: 523+67.61, for an angle corner of the herein described 11.35 acre parcel; **
- (10) NORTH 14°17'30" EAST, a distance of 97.48 feet, to a set TxDOT Type III aluminum disk monument **, located 183.27 feet left of the U.S. Highway 77 Proposed Baseline Station: 524+57.79, for an angle corner of the herein described 11.35 acre parcel; **
- (11) NORTH 36°35'57" EAST, a distance of 50.00 feet, to a set TxDOT Type III aluminum disk monument **, located 183.27 feet left of the U.S. Highway 77 Proposed Baseline Station: 525+07.79, for an angle corner of the herein described 11.35 acre parcel; **
- (12) NORTH 53°19'18" EAST, a distance of 93.84 feet, to a set TxDOT Type III aluminum disk monument **, located 156.27 feet left of the U.S. Highway 77 Proposed Baseline Station: 525+97.66, for an angle corner of the herein described 11.35 acre parcel; **

Page 4 of 15
April 1, 2026
TxDOTConnect No. P00089394

- (13) NORTH 36°35'57" EAST, a distance of 416.53 feet, to the **POINT OF BEGINNING** and containing 11.35 acres (494,528 square feet) of land.

**** Note**

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

Notes:

- All bearings are oriented to Grid North. Coordinates shown are based on a project coordinate system established by applying a surface adjustment factor of 0.99998 to the State Plane Grid Coordinates, Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD83), 2011 adjustment, Epoch: 2010.00.
- All distances and coordinates shown are surface and may be converted to grid by dividing by a surface adjustment factor of 0.99998.
- The unit of measure is U.S. Survey Feet.
- Stationing is based on the proposed U.S. Highway 77 alignment shown on TxDOT's approved Geometric Schematic.
- A parcel plat of even date was prepared in conjunction with this property description.
- Abstracting completed: July 2025
- Field surveying completed: March 2026

THE STATE OF TEXAS X
 X
COUNTY OF BEXAR X

KNOWN TO ALL MEN BY THESE PRESENTS:

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

Date 1st day of April, 2026 A.D.



R. Clay Swetman
Registered Professional Land Surveyor
No. 5397 - State of Texas
CDS Muery – 100 NE Loop 410 Ste. 300
San Antonio, Texas 78216
210-581-1111 - TBPLS No. 100495-00



LEGEND

◆ SET TxDOT TYPE III ALUMINUM CAP MONUMENT
STAMPED "TEXAS DEPT OF TRANSPORTATION R.O.W.
MONUMENT"

● SET 5/8" IRON ROD WITH YELLOW CAP STAMPED
"CDS/MUERY S.A. TX." (UNLESS OTHERWISE NOTED)

○ FOUND MONUMENT (AS INDICATED)

⊙ CALCULATED POINT

PARCEL I.D. NUMBER

EXISTING ROW LINE

PROPOSED ROW LINE

PROPERTY LINE

APPROXIMATE SURVEY LINE

BREAK LINE

NOTES:

1. BEARINGS ARE ORIENTED TO GRID NORTH. ALL COORDINATES SHOWN ARE BASED ON A PROJECT COORDINATE SYSTEM ESTABLISHED BY APPLYING A SURFACE ADJUSTMENT FACTOR OF 0.99998 TO THE STATE PLANE GRID COORDINATES, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH: 2010.00

2. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 0.99998.

(SURFACE COORDINATES = GRID COORDINATES X 0.99998)

3. THE UNIT OF MEASURE IS U.S. SURVEY FEET.

4. BASELINE STATIONING IS BASED OFF THE PROPOSED U.S. HIGHWAY 77 ALIGNMENT SHOWN ON TxDOT'S APPROVED GEOMETRIC SCHEMATIC.

5. STATION AND OFFSET LABELS ARE BASED OFF THE PROPOSED U.S. HIGHWAY 77 BASELINE.

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

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

8. ABSTRACTING COMPLETED: JULY 2025

9. FIELD SURVEYING COMPLETED: MARCH 2026

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

R. CLAY SWETMAN

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397



D.R.R.C.T. -- DEED RECORDS OF REFUGIO COUNTY, TEXAS

O.P.R.R.C.T. -- OFFICIAL PUBLIC RECORDS OF REFUGIO COUNTY, TEXAS

P.O.B. -- POINT OF BEGINNING

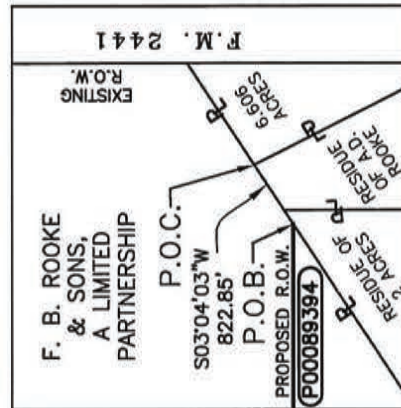
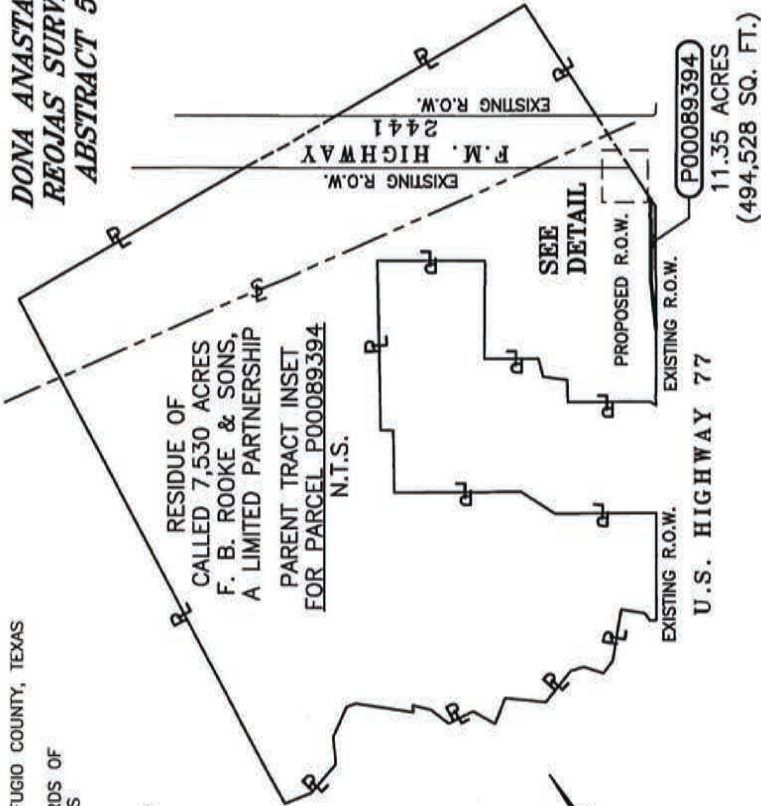
P.O.C. -- POINT OF COMMENCING

R.O.W. -- RIGHT-OF-WAY

(N00°00'00"E) -- RECORD CALLS

**ANTONIO DE LA VINA SURVEY
ABSTRACT 71**

**DONA ANASTACIA
REJOAS SURVEY
ABSTRACT 58**



DETAIL
NOT TO SCALE

* EXISTING PARENT TRACT ACREAGE CALCULATED FROM DEED PLOTS

EXISTING ACRES	ACQUISITION ACRES (SQ. FT.)	REMAINDER ACRES
5,255.07* ACRES	11.35 ACRES (494,528 SQ. FT.)	5,243.72 ACRES (LT.)

CDS muery
ENGINEERS | SURVEYORS
100 NE LOOP 400, STE. 300 | SAN ANTONIO, TEXAS 78216
(210) 558-1111 | TBPB NO. 1-1733 | TBPLS NO. 100495-00

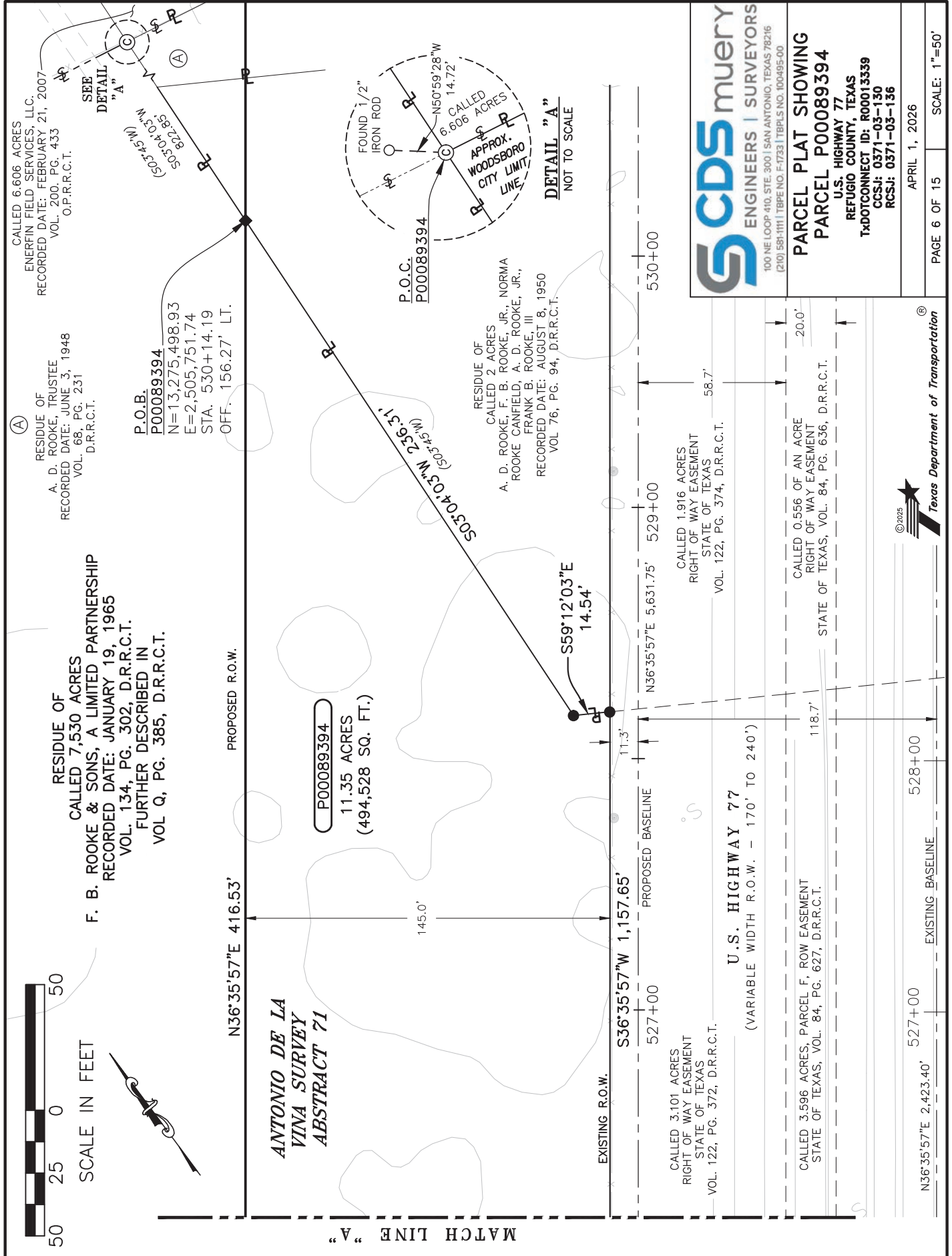
**PARCEL PLAT SHOWING
PARCEL P00089394**

U.S. HIGHWAY 77
REFUGIO COUNTY, TEXAS
TxDOTCONNECT ID: R00013339
CCS#: 0371-03-130
RCS#: 0371-03-136

APRIL 1, 2026

PAGE 5 OF 15

SCALE: N.T.S.





PARCEL PLAT SHOWING
PARCEL P00089394
 U.S. HIGHWAY 77
 REFUGIO COUNTY, TEXAS
 TxDOTCONNECT ID: R00013339
 CCSJ: 0371-03-130
 RCSJ: 0371-03-136

APRIL 1, 2026

PAGE 7 OF 15 SCALE: 1"=50'

**ANTONIO DE LA
VINA SURVEY
ABSTRACT 71**

SINGLE STORY
BRICK
RESIDENTIAL

STA. 525+07.79
OFF. 183.27' LT.

N53°19'18"E 93.84'
PROPOSED R.O.W.

STA. 525+97.66
OFF. 156.27' LT.

N36°35'57"E
416.53'

N36°35'57"E
50.00'

STA. 524+57.79
OFF. 183.27' LT.

N14°17'30"E 97.48'

STA. 523+67.61
OFF. 146.27' LT.

PROPOSED R.O.W.

N36°35'57"E 467.61'

RESIDUE OF
 CALLED 7.530 ACRES
 F. B. ROOKE & SONS
 A LIMITED PARTNERSHIP
 RECORDED DATE: JANUARY 19, 1965
 VOL. 134, PG. 302, D.R.R.C.T.
 FURTHER DESCRIBED IN
 VOL Q, PG. 385, D.R.R.C.T.

P00089394

11.35 ACRES
 (494,528 SQ. FT.)

30' WIDE ROAD UTILITY EASEMENT
 "SECOND TRACT - FIRST EASEMENT"
 F. B. ROOKE & SONS, LTD.
 A TEXAS LIMITED PARTNERSHIP
 RECORDED DATE: JUNE 8, 1995
 VOL. 46, PG. 367, O.P.R.R.C.T.

135.0'

EXISTING R.O.W.

S36°35'57"W 1,157.65'

N36°35'57"E 5,631.75'

U.S. HIGHWAY 77

(VARIABLE WIDTH R.O.W. - 170' TO 240')
 CALLED 3.101 ACRES
 RIGHT OF WAY EASEMENT
 STATE OF TEXAS
 VOL. 122, PG. 372, D.R.R.C.T.

PROPOSED-BASELINE

525+00

522+00

11.3'

522+00

118.7'

58.7'

522+00

N36°35'57"E 2,423.40'

EXISTING BASELINE

524+00

SCALE IN FEET



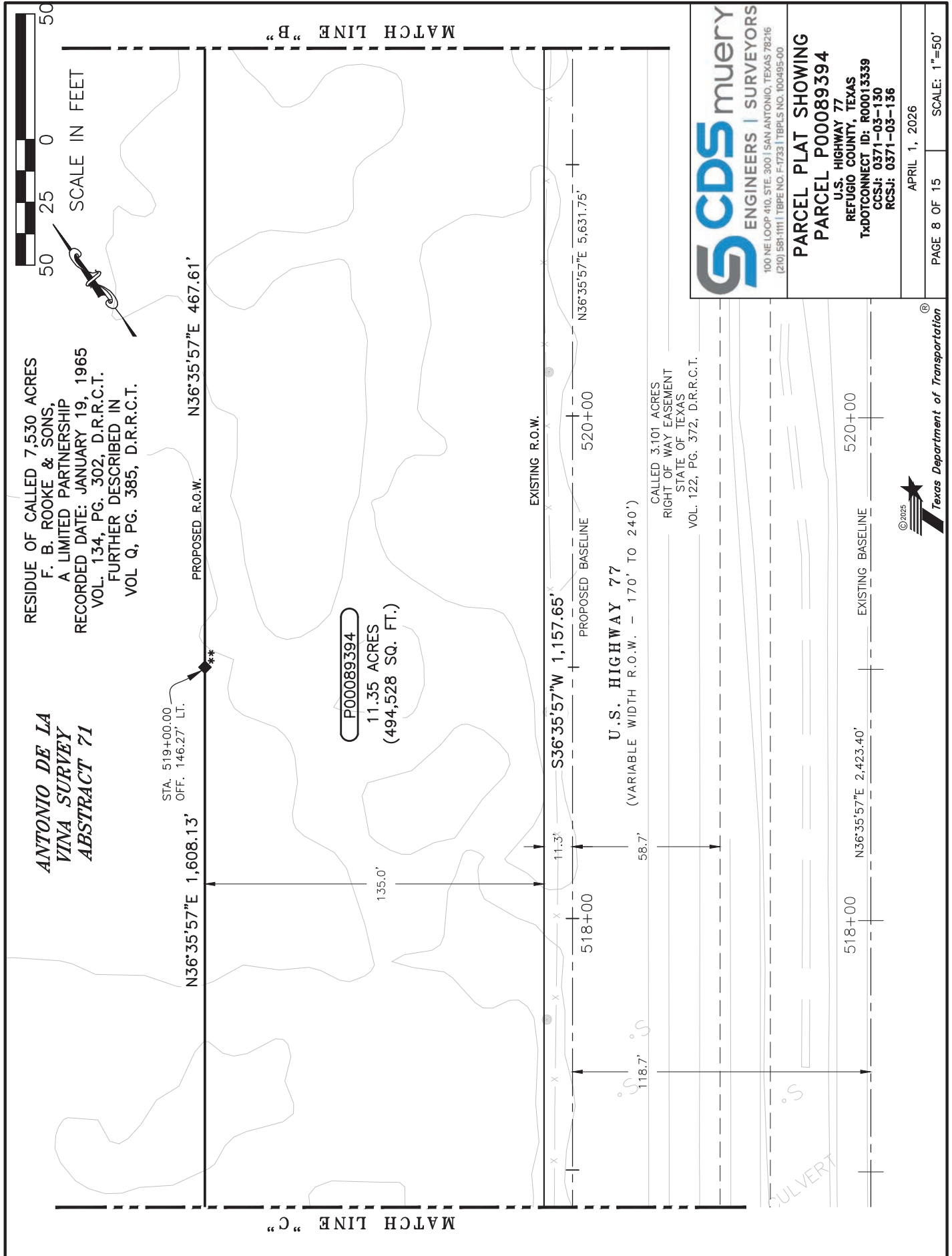
© 2025

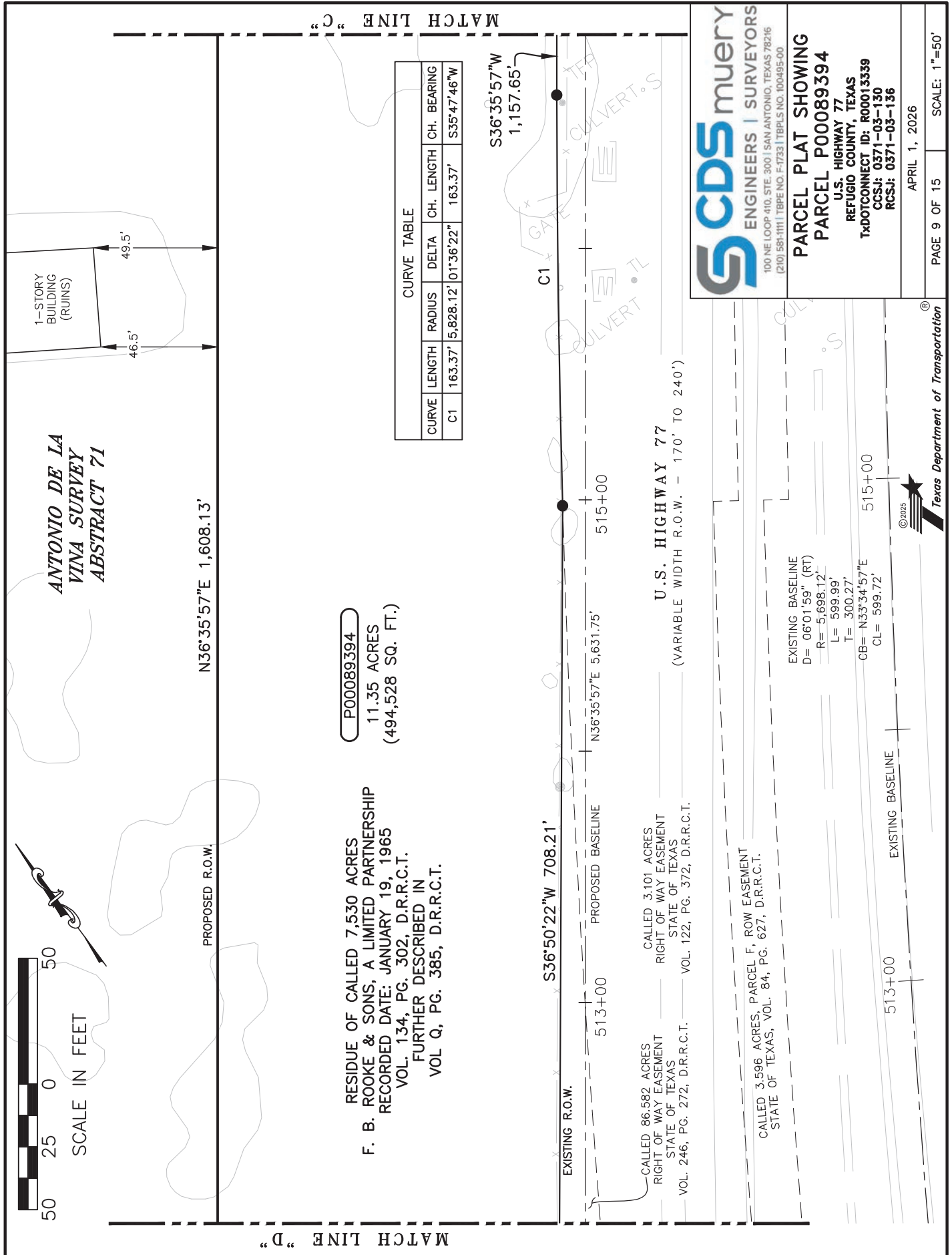


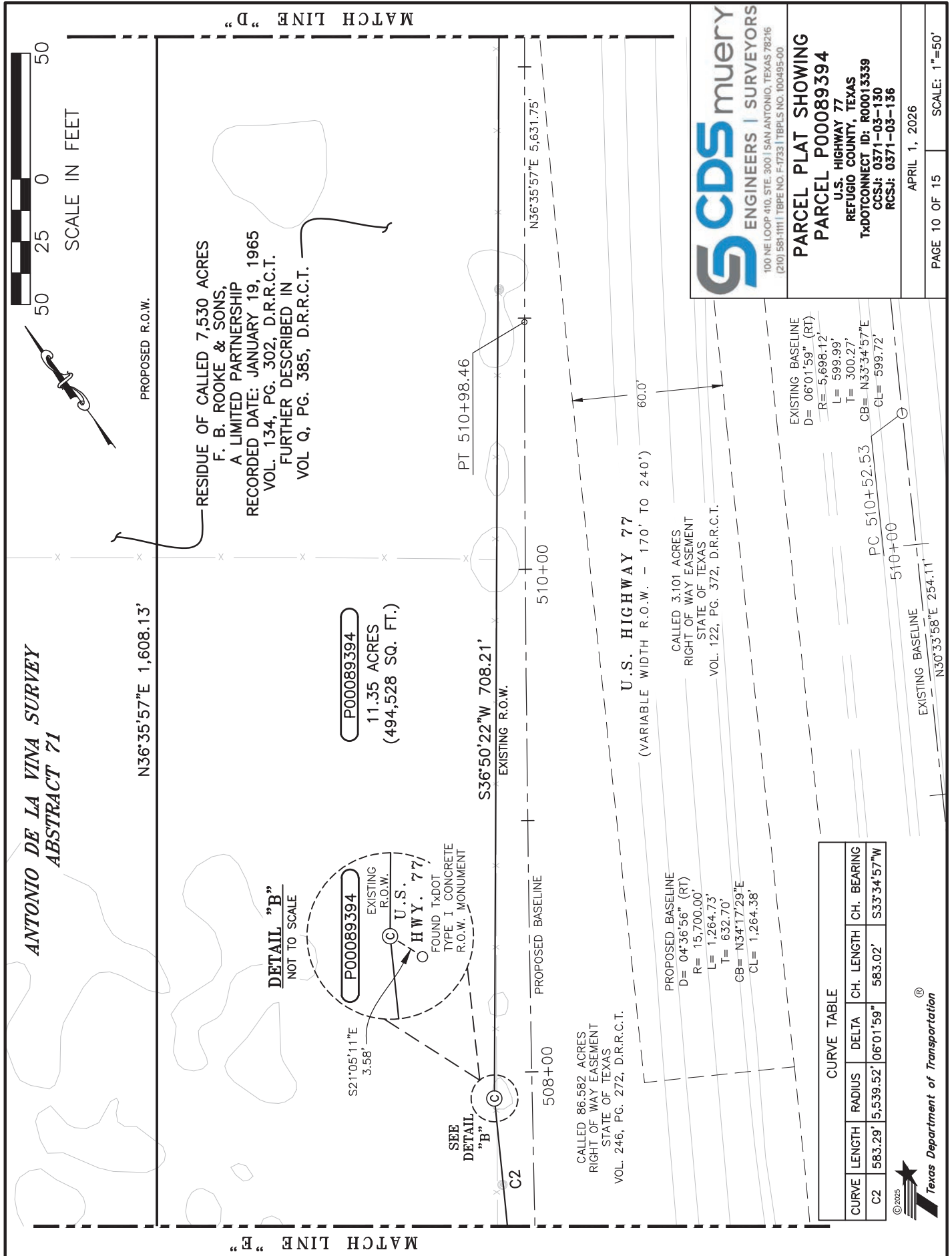
Texas Department of Transportation

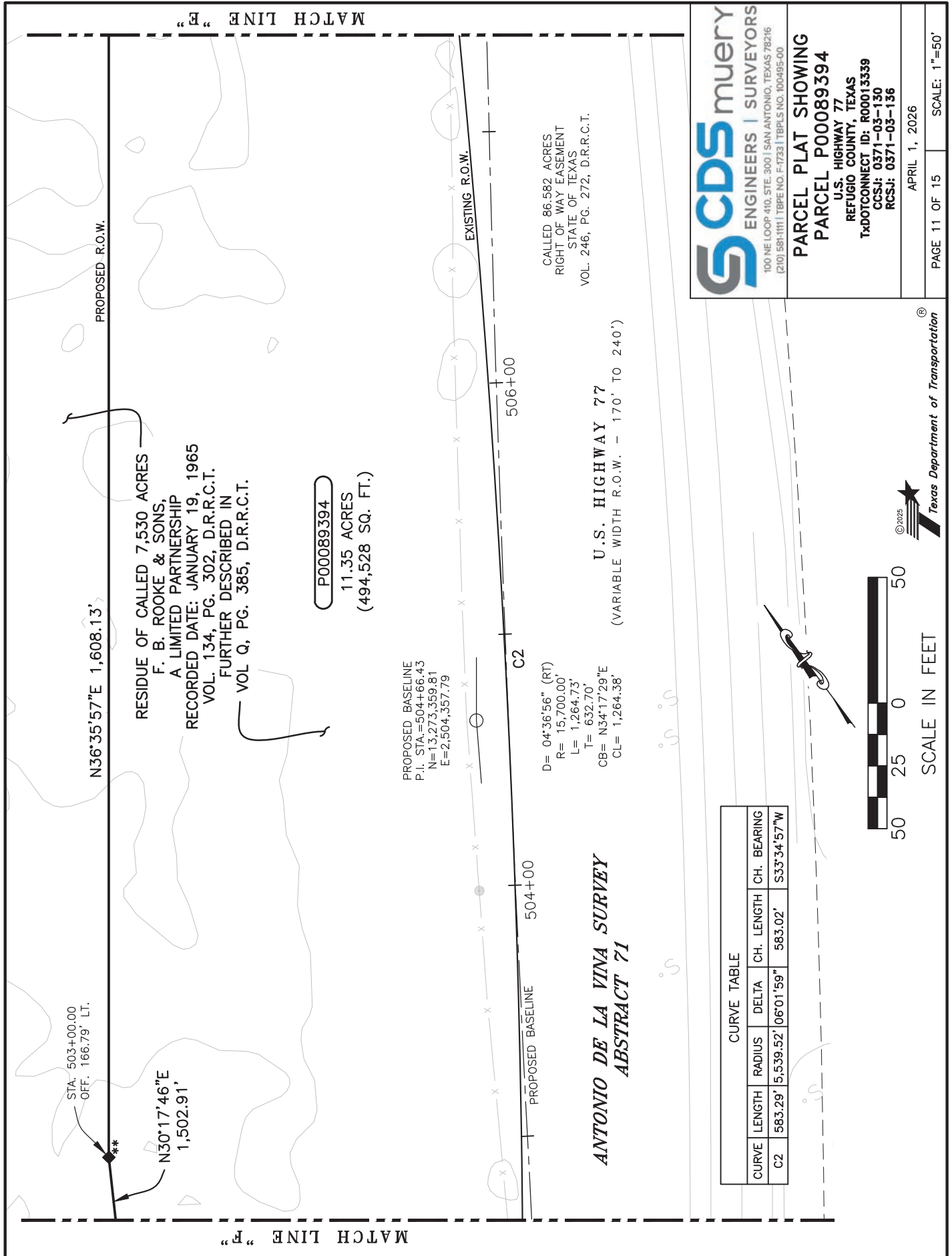
MATCH LINE "B"

MATCH LINE "A"









**ANTONIO DE LA VINA SURVEY
ABSTRACT 71**

N30°17'46"E 1,502.91'

RESIDUE OF CALLED 7.530 ACRES
F. B. ROOKE & SONS,
A LIMITED PARTNERSHIP
RECORDED DATE: JANUARY 19, 1965
VOL. 134, PG. 302, D.R.R.C.T.
FURTHER DESCRIBED IN
VOL. Q, PG. 385, D.R.R.C.T.

P00089394
11.35 ACRES
(494,528 SQ. FT.)

MATCH LINE "G"

DETAIL "C"
NOT TO SCALE

FOUND TxDOT
TYPE I CONCRETE R.O.W.
MONUMENT LEANING

P00089394
S38°58'07"W
2.12'

EXISTING
R.O.W.

U.S.
HWY. 77

SEE
DETAIL
"C"

EXISTING R.O.W.

S36°35'57"W 1,409.20'

PC 498+33.73

PROPOSED BASELINE

500+00

PROPOSED BASELINE
D= 04°36'56" (RT)
R= 15,700.00'
L= 1,264.73'
T= 632.70'
CB= N34°17'29"E
CL= 1,264.38'

502+00

C2

CALL 86.582 ACRES
RIGHT OF WAY EASEMENT
STATE OF TEXAS
VOL. 246, PG. 272, D.R.R.C.T.

N31°59'01"E
667.43'

U.S. HIGHWAY 77
(VARIABLE WIDTH R.O.W. - 170' TO 240')

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING
C2	583.29'	5,539.52'	06°01'59"	S33°34'57"W



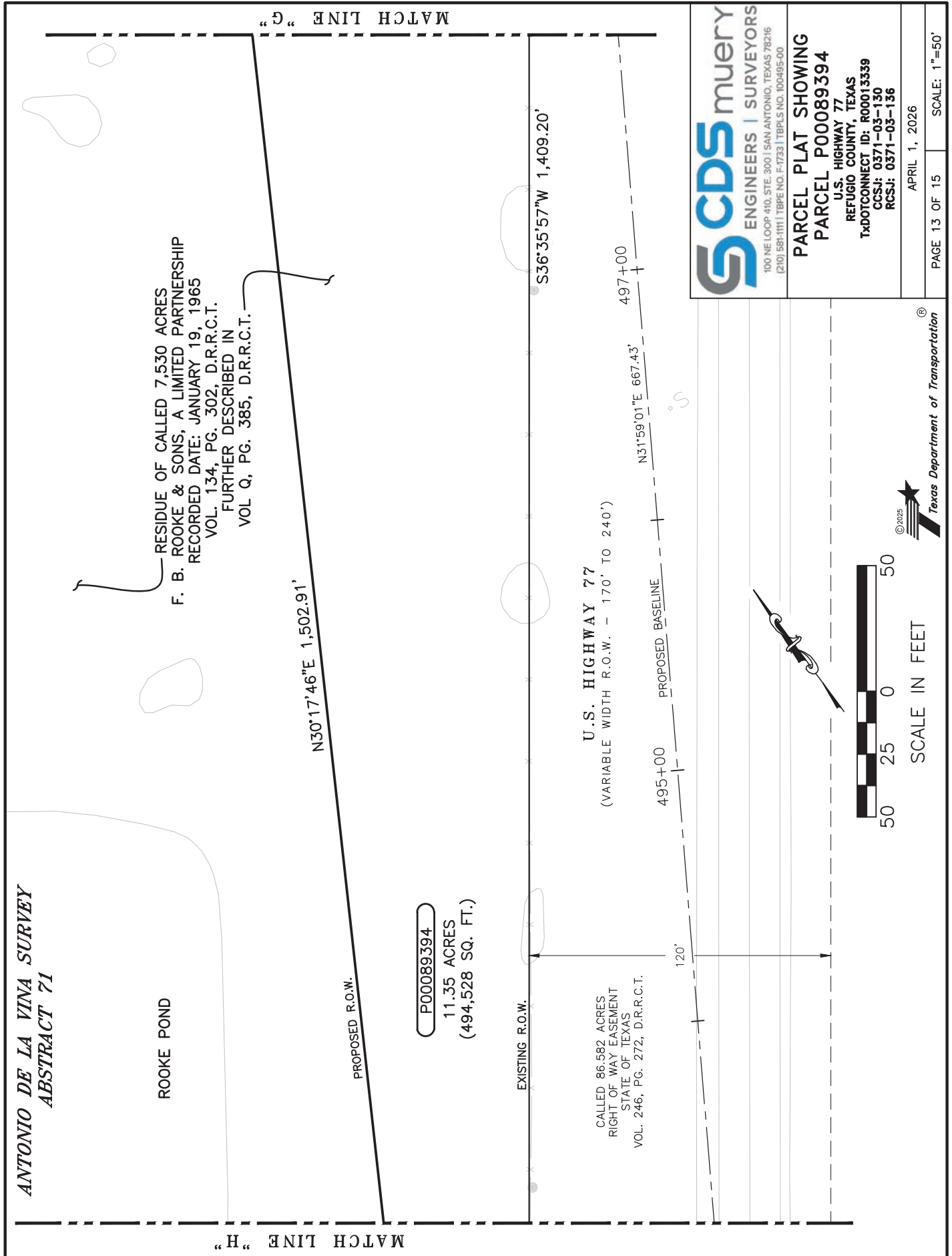
SCALE IN FEET



CDS **muery**
ENGINEERS | SURVEYORS
100 NE LOOP 410, STE. 300 | SAN ANTONIO, TEXAS 78216
(210) 581-1111 | TBPE NO. F-1733 | TBPLS NO. 100495-00

PARCEL PLAT SHOWING
PARCEL P00089394
U.S. HIGHWAY 77
REFUGIO COUNTY, TEXAS
TxDOTCONNECT ID: R00013339
CCSJ: 0371-03-130
RCSJ: 0371-03-136

APRIL 1, 2026
PAGE 12 OF 15
SCALE: 1"=50'



**ANTONIO DE LA VINA SURVEY
ABSTRACT 71**

RESIDUE OF
CALLED 7.530 ACRES
F. B. ROOKE & SONS, A LIMITED PARTNERSHIP
RECORDED DATE: JANUARY 19, 1965
VOL. 134, PG. 302, D.R.R.C.T.
FURTHER DESCRIBED IN
VOL Q, PG. 385, D.R.R.C.T.

ROOKE POND

MATCH LINE "H"

MATCH LINE "I"

N30°17'46"E 1,502.91'

P00089394
11.35 ACRES
(494,528 SQ. FT.)

PROPOSED R.O.W.

EXISTING R.O.W.

S36°35'57"W 1,409.20'

U.S. HIGHWAY 77
(VARIABLE WIDTH R.O.W. - 170' TO 240')

CALLED 86.582 ACRES
RIGHT OF WAY EASEMENT
STATE OF TEXAS
VOL. 246, PG. 272, D.R.R.C.T.

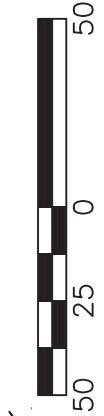
PROPOSED BASELINE
D= 04°36'56" (LT)
R= 15,700.00'
L= 1,264.73'
T= 632.70'
CB= N34°17'29"E
CL= 1,264.38'

PT 491+66.30

492+00
N31°59'01"E
667.43'

490+00

PROPOSED BASELINE



SCDS **muery**
ENGINEERS | SURVEYORS
100 NE LOOP 410, STE. 300 | SAN ANTONIO, TEXAS 78216
(210) 581-1111 | TBPE NO. F-1733 | TBPLS NO. 100495-00

PARCEL PLAT SHOWING
PARCEL P00089394
U.S. HIGHWAY 77
REFUGIO COUNTY, TEXAS
TXDOTCONNECT ID: R00013339
CCS: 0371-03-130
RCS: 0371-03-136

APRIL 1, 2026

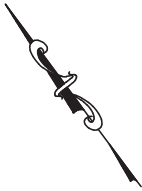
PAGE 14 OF 15 SCALE: 1"=50'

ANTONIO DE LA VINA SURVEY
ABSTRACT 71

RESIDUE OF
CALLED 7,530 ACRES
F. B. ROOKE & SONS, A LIMITED PARTNERSHIP
RECORDED DATE: JANUARY 19, 1965
VOL. 134, PG. 302, D.R.R.C.T.
FURTHER DESCRIBED IN
VOL Q, PG. 385, D.R.R.C.T.



SCALE IN FEET



MATCH LINE "I"

P00089394

11.35 ACRES
(494,528 SQ. FT.)

STA. 488+00.00
OFF. 111.29' LT.
N30°17'46"E
1,502.91'
PROPOSED R.O.W.

EXISTING R.O.W.

** S36°35'57"W
1,409.20'

U.S. HIGHWAY 77
(VARIABLE WIDTH R.O.W. - 170' TO 240')

CALLED 86.582 ACRES
RIGHT OF WAY EASEMENT
STATE OF TEXAS
VOL. 246, PG. 272, D.R.R.C.T.

D= 04°36'56" (LT)
R= 15,700.00'
L= 1,264.73'
T= 632.70'
CB= N34°17'29"E
CL= 1,264.38'

PROPOSED BASELINE
P.I. STA.=485+34.27
N=13,271,720.37
E=2,503,334.01

PROPOSED BASELINE

487+00

485+00



S CDS **muery**
ENGINEERS | SURVEYORS
100 NE LOOP 410, STE. 300 | SAN ANTONIO, TEXAS 78216
(210) 581-1111 | TBPE NO. F-1733 | TBPLS NO. 100495-00

PARCEL PLAT SHOWING
PARCEL P00089394
U.S. HIGHWAY 77
REFUGIO COUNTY, TEXAS
TXDOTCONNECT ID: R00013339
CCSJ: 0371-03-130
RCSJ: 0371-03-136

APRIL 1, 2026

PAGE 15 OF 15 SCALE: 1"=50'

Highway: US 77
County: Refugio
ROW Project No. R00013339
CCSJ: 0371-03-130
RCSJ: 0371-03-136

Page 1 of 5
April 1, 2026
TxDOTConnect No. P00089395

Project Limits: From South of Woodsboro to the Railroad South of Refugio

PROPERTY DESCRIPTION FOR PARCEL P00089395

BEING a 0.5734 of an acre (24,979 square feet) parcel of land lying in the Antonio De La Vina Survey, Abstract 71, Refugio County, Texas, being out of the residue of a called 2 acre tract of land described in an instrument from Lee R. Jones and wife, Clara Jones to A. D. Rooke, F. B. Rooke, Jr., Norma Rooke Canfield, A. D. Rooke, Jr., Frank B. Rooke, III, A. D. Rooke, as Independent Executor and Testamentary Trustee of the Will and Estate of R. E. Rooke, Deceased, A. D. Rooke, as Trustee for Roberta Driscoll Rooke, Jr., under Deed in Trust dated April 30, 1948, and recorded in Volume 68, Pages 55-67, of the Refugio County Deed Records, A. D. Rooke, as Trustee for Jerry Davis Rooke, under Deed in Trust dated April 30, 1948, and recorded in Volume 68, Pages 42-55, Refugio County Deed Records, and to F. B. Rooke, Jr., as Trustee for Jean Edna Rooke, under Deed in Trust dated April 30, 1948, and recorded in Volume 68, Pages 29-42, of the Refugio County Deed Records, recorded date: August 8, 1950, recorded in Volume 76, Page 94, Deed Records of Refugio County, Texas, the aforementioned 0.5734 of an acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a calculated point, lying in an East line of the residue of a called 7,530 acre tract of land described in an instrument to F. B. Rooke & Sons, a limited partnership, recorded date: January 19, 1965, recorded in Volume 134, Page 302, Deed Records of Refugio County, Texas, further described in Volume Q, Page 385, Deed Records of Refugio County, Texas, for the Northwest corner of a tract of land described in an instrument to A. D. Rooke, Trustee, recorded date: June 3, 1948, recorded in Volume 68, Page 231, Deed Records of Refugio County, Texas, and the Southwest corner of a called 6.606 acre tract of land described in an instrument to Enerfin Field Services, LLC, recorded date: February 21, 2007, recorded in Volume 200, Page 433, Official Public Records of Refugio County, Texas, from which a found 1/2 inch iron rod bears North 50°59'28" West, a distance of 14.72 feet;

THENCE, SOUTH 03°04'03" WEST (Record – South 04°06' West), a distance of 822.85 feet, along an East line of the aforementioned residue of a called 7,530 acre tract, the West line of the aforementioned residue of the A. D. Rooke, Trustee tract, and the West line of the aforementioned residue of a called 2 acre tract, to a set TxDOT Type III aluminum disk monument, lying in the proposed Northwest right-of-way line of U.S. Highway 77, for the **POINT OF BEGINNING** and the Northwest corner of the herein described 0.5734 of an acre parcel, having coordinates of N: 13,275,498.93, E: 2,505,751.74, located 156.27 feet left of the U.S. Highway 77 Proposed Baseline Station: 530+14.19;

(1) **THENCE**, NORTH 36°35'57" EAST, a distance of 56.66 feet, along the proposed Northwest right-of-way line of U.S. Highway 77, over and across the aforementioned residue of a called 2 acre tract, to a set TxDOT Type III aluminum disk monument, located 156.27 feet left of the U.S. Highway 77 Proposed Baseline Station: 530+70.85, lying in the Northeast line of said residue of a called 2 acre tract and the Southwest line of the aforementioned residue of the A. D. Rooke, Trustee tract, for the North corner of the herein described 0.5734 of an acre parcel;

Page 2 of 5
April 1, 2026
TxDOTConnect No. P00089395

- (2) **THENCE**, SOUTH 59°12'03" EAST (Record – South 58°10' East), a distance of 145.75 feet, along the Northeast line of the aforementioned residue of a called 2 acre tract and the Southwest line of the aforementioned residue of the A. D. Rooke, Trustee tract, to a set 5/8 inch iron rod with yellow plastic cap stamped "CDS/MUERY S.A. TX.", lying in the existing Northwest right-of-way line of U.S. Highway 77 (170 feet wide right-of-way), described as a called 1.916 acre right-of-way easement to the State of Texas, recorded in Volume 122, Page 374, Deed Records of Refugio County, Texas, described as a called 0.556 of an acre right-of-way easement to the State of Texas, recorded in Volume 84, Page 636, Deed Records of Refugio County, Texas, and described in a condemnation to Refugio County, recorded in Volume 7, Page 88, Commissioner Court Records of Refugio County, Texas, for the East corner of said residue of a called 2 acre tract, the South corner of said residue of the A. D. Rooke, Trustee tract, and the East corner of the herein described 0.5734 of an acre parcel;
- (3) **THENCE**, SOUTH 36°35'57" WEST, a distance of 266.90 feet, along the existing Northwest right-of-way line of the aforementioned U.S. Highway 77 and the Southeast line of the aforementioned residue of a called 2 acre tract, to a set 5/8 inch iron rod with yellow plastic cap stamped "CDS/MUERY S.A. TX.", for the South corner of said residue of a called 2 acre tract, an East corner of the aforementioned residue of a called 7,530 acre tract, and the South corner of the herein described 0.5734 of an acre parcel;

THENCE, along the West line of the aforementioned residue of a called 2 acre tract and the East line of the aforementioned residue of a called 7,530 acre tract, the following two (2) calls:

- (4) NORTH 59°12'03" WEST (Record – North 58°10' West), a distance of 14.54 feet, to a set 5/8 inch iron rod with yellow plastic cap stamped "CDS/MUERY S.A. TX.", for an angle corner of the herein described 0.5734 of an acre parcel;

Page 3 of 5
April 1, 2026
TxDOTConnect No. P00089395

- (5) NORTH 03°04'03" EAST (Record – North 04°06' East), a distance of 236.31 feet, to the **POINT OF BEGINNING** and containing 0.5734 of an acre (24,979 square feet) of land.

Notes:

- All bearings are oriented to Grid North. Coordinates shown are based on a project coordinate system established by applying a surface adjustment factor of 0.99998 to the State Plane Grid Coordinates, Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD83), 2011 adjustment, Epoch: 2010.00.
- All distances and coordinates shown are surface and may be converted to grid by dividing by a surface adjustment factor of 0.99998.
- The unit of measure is U.S. Survey Feet.
- Stationing is based on the proposed U.S. Highway 77 alignment shown on TxDOT's approved Geometric Schematic.
- A parcel plat of even date was prepared in conjunction with this property description.
- Abstracting completed: July 2025
- Field surveying completed: March 2026

THE STATE OF TEXAS X
 X
COUNTY OF BEXAR X

KNOWN TO ALL MEN BY THESE PRESENTS:

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

Date 1st day of April, 2026 A.D.



R. Clay Swetman
Registered Professional Land Surveyor
No. 5397 - State of Texas
CDS Muery – 100 NE Loop 410 Ste. 300
San Antonio, Texas 78216
210-581-1111 - TBPLS No. 100495-00



NOTES:

1. BEARINGS ARE ORIENTED TO GRID NORTH. ALL COORDINATES SHOWN ARE BASED ON A PROJECT COORDINATE SYSTEM ESTABLISHED BY APPLYING A SURFACE ADJUSTMENT FACTOR OF 0.99998 TO THE STATE PLANE GRID COORDINATES, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH: 2010.00
2. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 0.99998.
(SURFACE COORDINATES = GRID COORDINATES X 0.99998)
3. THE UNIT OF MEASURE IS U.S. SURVEY FEET.
4. BASELINE STATIONING IS BASED OFF THE PROPOSED U.S. HIGHWAY 77 ALIGNMENT SHOWN ON TxDOT'S APPROVED GEOMETRIC SCHEMATIC.
5. STATION AND OFFSET LABELS ARE BASED OFF THE PROPOSED U.S. HIGHWAY 77 BASELINE.
6. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
7. ABSTRACTING COMPLETED: JULY 2025
8. FIELD SURVEYING COMPLETED: MARCH 2026

LEGEND

◆ SET TxDOT TYPE III ALUMINUM CAP MONUMENT STAMPED
"TEXAS DEPARTMENT OF TRANSPORTATION R.O.W."

● SET 5/8" IRON ROD WITH YELLOW CAP STAMPED
"CDS/MUERY S.A. TX."
(UNLESS OTHERWISE NOTED)

○ FOUND MONUMENT (AS INDICATED)

© CALCULATED POINT

PK000000X PARCEL I.D. NUMBER

— EXISTING ROW LINE

— PROPOSED ROW LINE

— PROPERTY LINE

--- APPROXIMATE SURVEY LINE

~ BREAK LINE

D.R.R.C.T. — DEED RECORDS OF REFUGIO COUNTY, TEXAS

O.P.R.R.C.T. — OFFICIAL PUBLIC RECORDS OF REFUGIO COUNTY, TEXAS

P.O.B. — POINT OF BEGINNING

P.O.C. — POINT OF COMMENCING

R.O.W. — RIGHT-OF-WAY

(N00°00'00"E) — RECORD CALLS

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

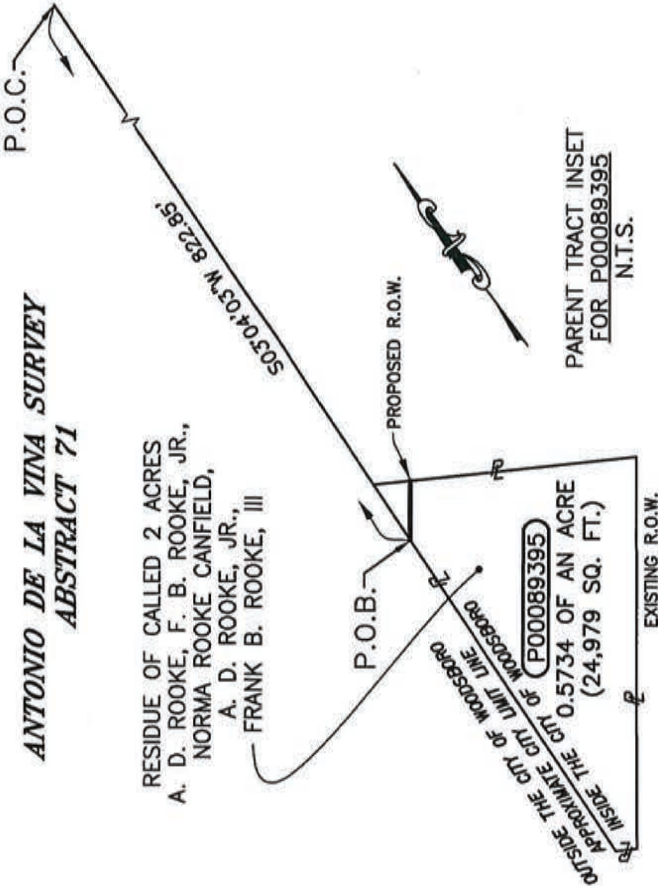
[Signature]
4/11/2026

R. CLAY SWETMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397



ANTONIO DE LA VINA SURVEY
ABSTRACT 71

RESIDUE OF CALLED 2 ACRES
A. D. ROOKE, F. B. ROOKE, JR.,
NORMA ROOKE CANFIELD,
A. D. ROOKE, JR.,
FRANK B. ROOKE, III



PARENT TRACT INSET
FOR P00089395
N.T.S.

U.S. HIGHWAY 77

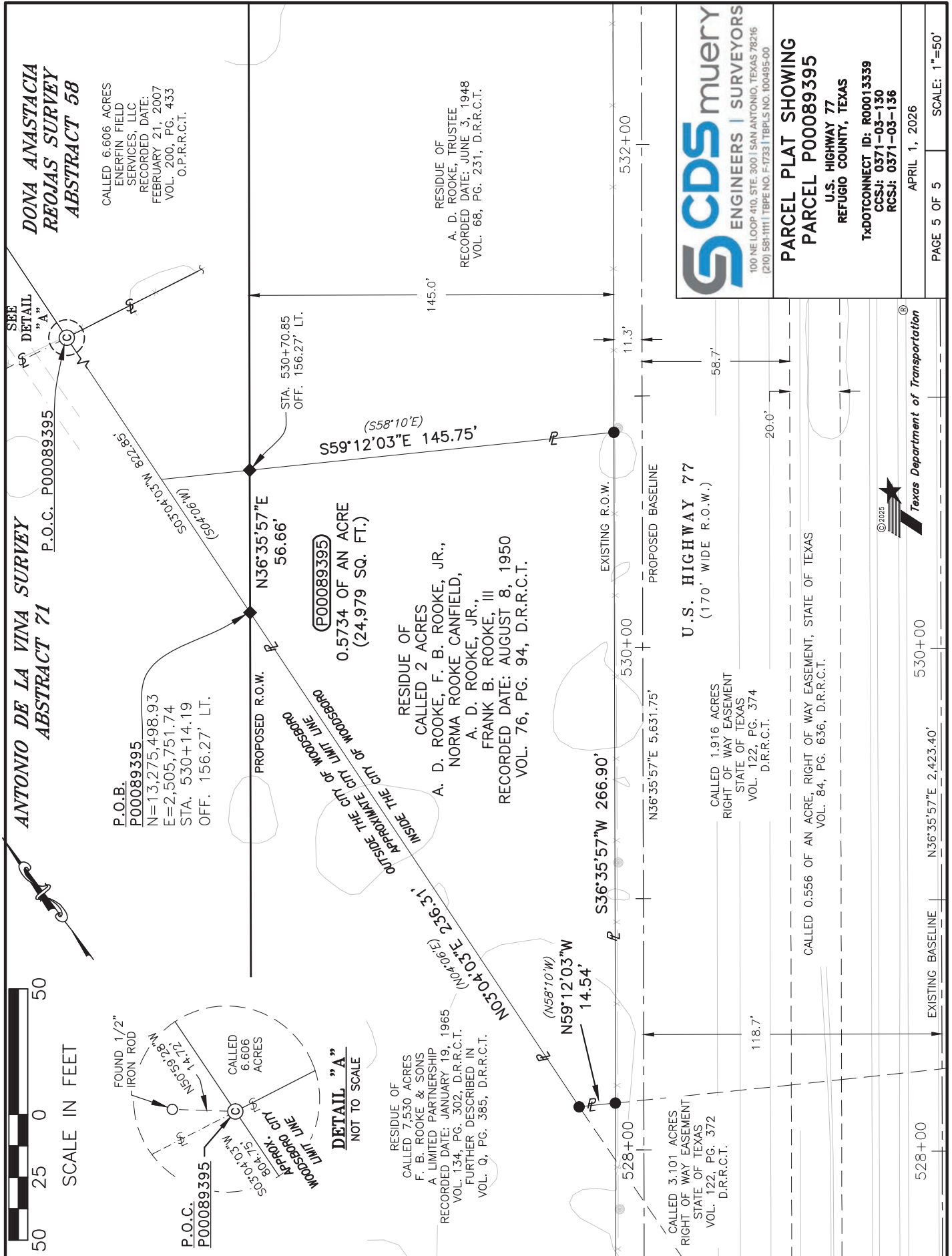
* EXISTING PARENT TRACT ACREAGE CALCULATED
FROM DEED PLOTS

EXISTING ACRES	ACQUISITION ACRES (SQ. FT.)	REMAINDER ACRES
0.5963* OF AN ACRE	0.5734 OF AN ACRE (24,979 SQ. FT.)	0.0229 OF AN ACRE

CDS **muery**
ENGINEERS | SURVEYORS
100 NE LOOP 400, STE. 300 | SAN ANTONIO, TEXAS 78216
(210) 581-1111 | TBPE NO. 1-1733 | TBPLS NO. 100495-00

PARCEL PLAT SHOWING
PARCEL P00089395
U.S. HIGHWAY 77
REFUGIO COUNTY, TEXAS
TxDOTCONNECT ID: R00013339
CCSJ: 0371-03-130
RCSJ: 0371-03-136
APRIL 1, 2026

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



Highway: US 77
County: Refugio
ROW Project No. R00013339
CCSJ: 0371-03-130
RCSJ: 0371-03-136

Page 1 of 6
April 1, 2026
TxDOTConnect No. P00089396

Project Limits: From South of Woodsboro to the Railroad South of Refugio

PROPERTY DESCRIPTION FOR PARCEL P00089396

BEING a 2.954 acre (128,664 square feet) parcel of land lying in the Antonio De La Vina Survey, Abstract 71, Refugio County, Texas, being out of the residue of a tract of land described in an instrument from Bessie Cummins and husband, H. Cummins, and Marjorie C. Baker and husband, Joe E. Baker to A. D. Rooke, Trustee, recorded date: June 3, 1948, recoded in Volume 68, Page 231, Deed Records of Refugio County, Texas, the aforementioned 2.954 acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a calculated point, lying in an East line of the residue of a called 7,530 acre tract of land described in an instrument to F. B. Rooke & Sons, a limited partnership, recorded date: January 19, 1965, recorded in Volume 134, Page 302, Deed Records of Refugio County, Texas, further described in Volume Q, Page 385, Deed Records of Refugio County, Texas, for the Northwest corner of the aforementioned residue of the A. D. Rooke, Trustee tract and the Southwest corner of a called 6.606 acre tract of land described in an instrument to Enerfin Field Services, LLC, recorded date: February 21, 2007, recorded in Volume 200, Page 433, Official Public Records of Refugio County, Texas, from which a found 1/2 inch iron rod bears North 50°59'28" West, a distance of 14.72 feet;

THENCE, SOUTH 80°08'01" EAST (Record – South 58°10' East), a distance of 508.94 feet, along the North line of the aforementioned residue of the A. D. Rooke, Trustee tract and the South line of the aforementioned called 6.606 acre tract, to a set TxDOT Type III aluminum disk monument, lying in the proposed Northwest right-of-way line of U.S. Highway 77, for the **POINT OF BEGINNING** and the Northwest corner of the herein described 2.954 acre parcel, having coordinates of N: 13,276,233.40, E: 2,506,297.18, located 156.27 feet left of the U.S. Highway 77 Proposed Baseline Station: 539+29.03;

(1) **THENCE**, SOUTH 80°08'01" EAST (Record – South 58°10' East), a distance of 162.35 feet, along the North line of the aforementioned residue of the A. D. Rooke, Trustee tract and the South line the aforementioned called 6.606 acre tract, to a calculated point, lying in the existing Northwest right-of-way line of U.S. Highway 77 (170 feet wide right-of-way), described as a called 1.916 acre right-of-way easement to the State of Texas, recorded in Volume 122, Page 374, Deed Records of Refugio County, Texas, described as a called 0.556 of an acre right-of-way easement to the State of Texas, recorded in Volume 84, Page 636, Deed Records of Refugio County, Texas, and described in a condemnation to Refugio County, recorded in Volume 7, Page 88, Commissioner Court Records of Refugio County, Texas, for the Northeast corner of said residue of the A. D. Rooke, Trustee tract, the Southeast corner of said called 6.606 acre tract, and the Northeast corner of the herein described 2.954 acre parcel, from which a found 1 inch iron pipe bears North 67°42'50" East, a distance of 0.26 feet;

Page 2 of 6
April 1, 2026
TxDOTConnect No. P00089396

- (2) **THENCE**, SOUTH 36°35'57" WEST, a distance of 916.49 feet, along the existing Northwest right-of-way line of the aforementioned U.S. Highway 77 and the Southeast line of the aforementioned residue of the A. D. Rooke, Trustee tract, to a set 5/8 inch iron rod with yellow plastic cap stamped "CDS/MUERY S.A. TX.", for the South corner of said residue of the A. D. Rooke, Trustee tract, the Northeast corner of the residue of a called 2 acre tract of land described in an instrument to A. D. Rooke, F. B. Rooke, Jr., Norma Rooke Canfield, A. D. Rooke, Jr., and Frank B. Rooke, III, recorded date: August 8, 1950, recorded in Volume 76, Page 94, Deed Records of Refugio County, Texas, and the South corner of the herein described 2.954 acre parcel;
- (3) **THENCE**, NORTH 59°12'03" WEST (Record – North 58°10' West), a distance of 145.75 feet, along the Southwest line of the aforementioned residue of the A. D. Rooke, Trustee tract and the Northeast line of the aforementioned residue of a called 2 acre tract, to a set TxDOT Type III aluminum disk monument, located 156.27 feet left of the U.S. Highway 77 Proposed Baseline Station: 530+70.85, lying in the proposed Northwest right-of-way line of U.S. Highway 77, for the Southwest corner of the herein described 2.954 acre parcel;

Page 3 of 6
April 1, 2026
TxDOTConnect No. P00089396

- (4) **THENCE**, NORTH 36°35'57" EAST, a distance of 858.19 feet, along the proposed Northwest right-of-way line of U.S. Highway 77, over and across the aforementioned residue of the A. D. Rooke, Trustee tract, to the **POINT OF BEGINNING** and containing 2.954 acres (128,664 square feet) of land.

Notes:

- All bearings are oriented to Grid North. Coordinates shown are based on a project coordinate system established by applying a surface adjustment factor of 0.99998 to the State Plane Grid Coordinates, Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD83), 2011 adjustment, Epoch: 2010.00.
- All distances and coordinates shown are surface and may be converted to grid by dividing by a surface adjustment factor of 0.99998.
- The unit of measure is U.S. Survey Feet.
- Stationing is based on the proposed U.S. Highway 77 alignment shown on TxDOT's approved Geometric Schematic.
- A parcel plat of even date was prepared in conjunction with this property description.
- Abstracting completed: July 2025
- Field surveying completed: March 2026

THE STATE OF TEXAS X
 X
COUNTY OF BEXAR X

KNOWN TO ALL MEN BY THESE PRESENTS:

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

Date 1st day of April, 2026 A.D.



R. Clay Swetman
Registered Professional Land Surveyor
No. 5397 - State of Texas
CDS Muery – 100 NE Loop 410 Ste. 300
San Antonio, Texas 78216
210-581-1111 - TBPLS No. 100495-00



NOTES:

1. BEARINGS ARE ORIENTED TO GRID NORTH. ALL COORDINATES SHOWN ARE BASED ON A PROJECT COORDINATE SYSTEM ESTABLISHED BY APPLYING A SURFACE ADJUSTMENT FACTOR OF 0.99998 TO THE STATE PLANE GRID COORDINATES, TEXAS (NAD83), SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983.
2. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 0.99998.
(SURFACE COORDINATES = GRID COORDINATES X 0.99998)
3. THE UNIT OF MEASURE IS U.S. SURVEY FEET.
4. BASELINE STATIONING IS BASED ON THE PROPOSED U.S. HIGHWAY 77 ALIGNMENT SHOWN ON TxDOT'S APPROVED GEOMETRIC SCHEMATIC.
5. STATION AND OFFSET LABELS ARE BASED OFF THE PROPOSED U.S. HIGHWAY 77 BASELINE.
6. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
7. ABSTRACTING COMPLETED: JULY 2025
8. FIELD SURVEYING COMPLETED: MARCH 2026

LEGEND

- ◆ SET TxDOT TYPE III ALUMINUM CAP MONUMENT STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W."
- SET 5/8" IRON ROD WITH YELLOW CAP STAMPED "CDS/MUERY S.A. TX." (UNLESS OTHERWISE NOTED)
- FOUND MONUMENT (AS INDICATED)
- ⊙ CALCULATED POINT

PARCEL I.D. NUMBER

P0000000X

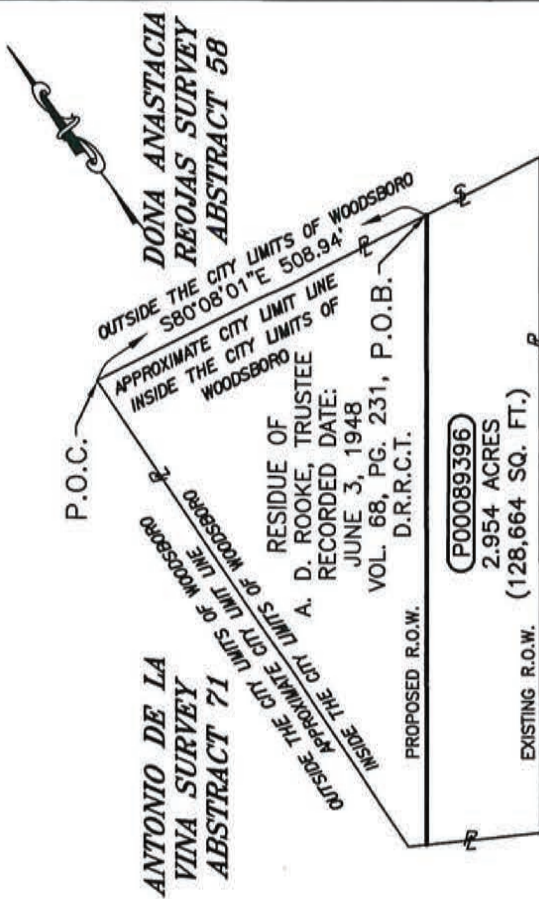


I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

[Signature] 4/1/2026

R. CLAY SWEETMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

Texas Department of Transportation



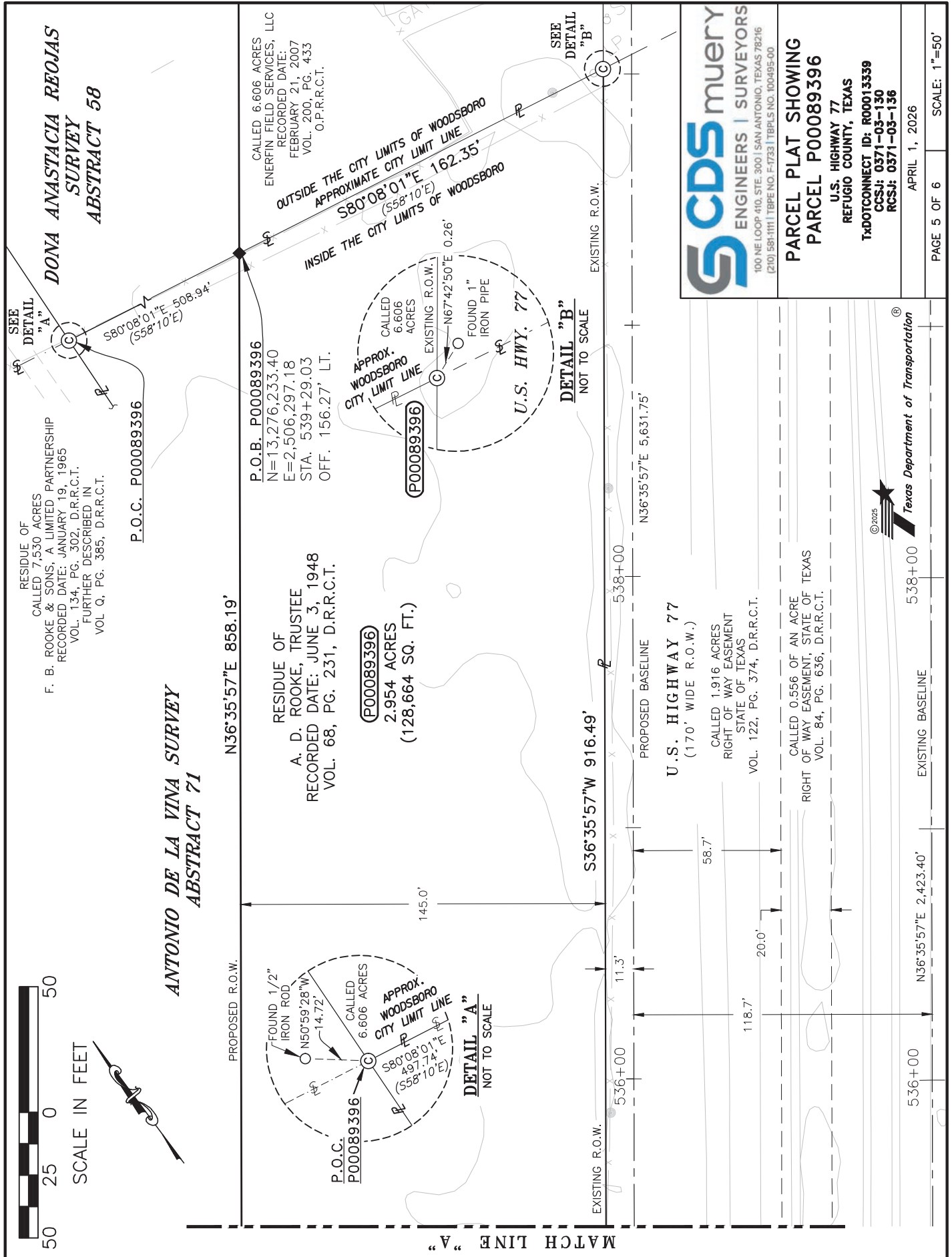
* PARENT TRACT EXISTING ACREAGE CALCULATED FROM DEED PLOTS

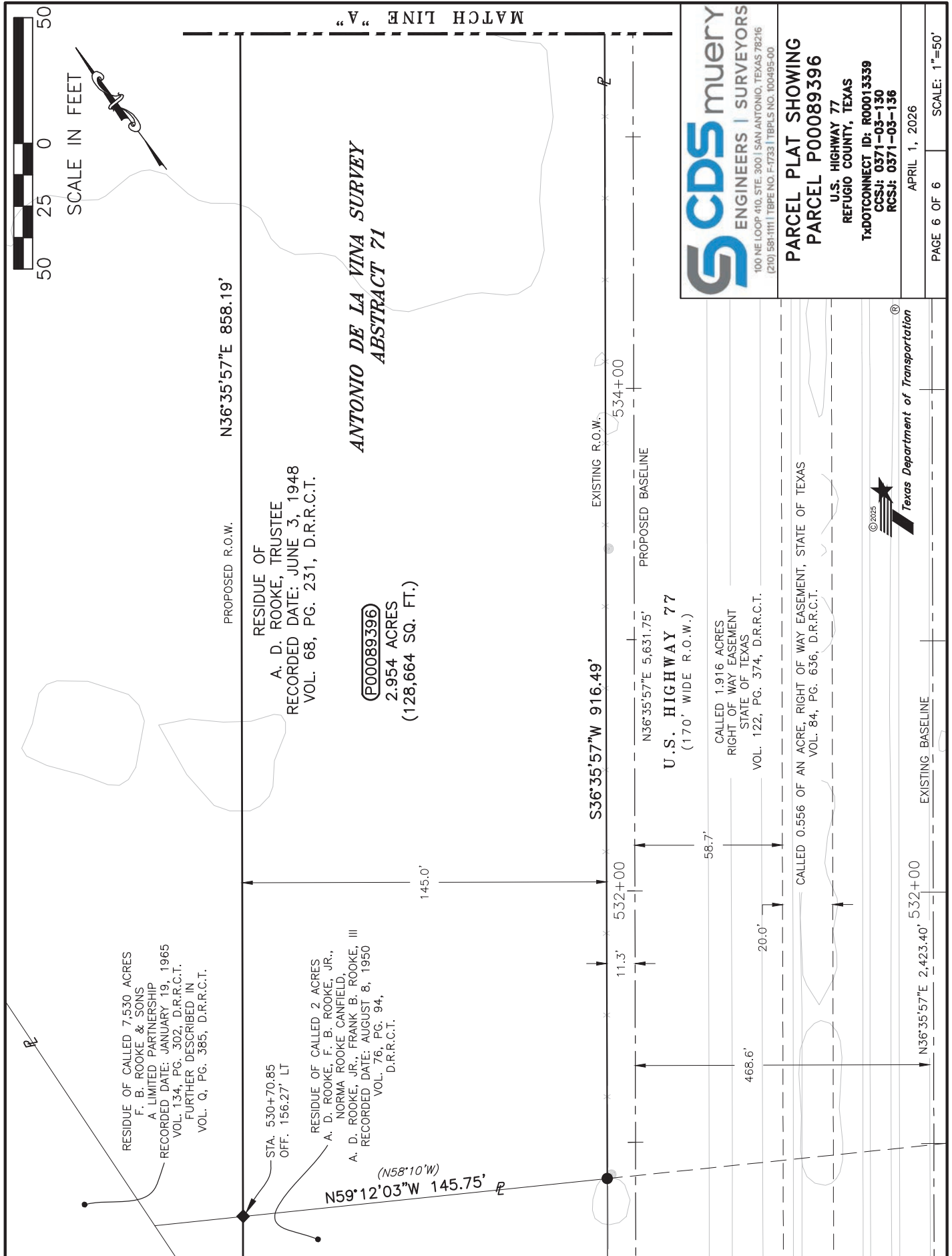
EXISTING ACRES	ACQUISITION ACRES (SQ. FT.)	REMAINDER ACRES
7.704* ACRES	2.954 ACRES (128,664 SQ. FT.)	4.750 ACRES (LT.)

CDS muery
ENGINEERS | SURVEYORS
100 NE LOOP 410, STE. 3001 | SAN ANTONIO, TEXAS 78216
(210) 581-1111 | TBP NO. F-7231 | TBP NO. 100495-00

PARCEL PLAT SHOWING
PARCEL P00089396
U.S. HIGHWAY 77
REFUGIO COUNTY, TEXAS
TxDOTCONNECT ID: R00013339
CCSJ: 0371-03-130
RCSJ: 0371-03-136

APRIL 1, 2026
PAGE 4 OF 6
SCALE: N.T.S.





Highway: US 77
County: Refugio
ROW Project No. R00013339
CCSJ: 0371-03-130
RCSJ: 0371-03-136

Page 1 of 6
April 7, 2026
TxDOTConnect No. P00089397

Project Limits: From South of Woodsboro to the Railroad South of Refugio

PROPERTY DESCRIPTION FOR PARCEL P00089397

BEING a 0.7529 of an acre (32,798 square feet) parcel of land lying in the Dona Anastacia Reojas Survey, Abstract 58, Refugio County, Texas, being out of a called 6.606 acre tract of land described in an instrument from Stanley Tuttle and wife, Sheila Tuttle, and Walt Franke and wife, Joann Franke to Enerfin Field Services, LLC, recorded date: February 21, 2007, recoded in Volume 200, Page 433, Official Public Records of Refugio County, Texas, the aforementioned 0.7529 of an acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a calculated point, lying in the existing South right-of-way line of F.M. Highway 2441 (100 feet wide right-of-way), described as a called 2.41 acre tract of land to Refugio County, recorded in Volume 52, Page 442, Deed Records of Refugio County, Texas, for the North corner of the aforementioned called 6.606 acre tract and the Northeast corner of a called 0.072 of an acre tract of land described in an instrument to East Texas Fiber Line Incorporated, A Texas Corporation, recorded date: August 16, 2000, recorded in Volume 122, Page 315, Official Public Records of Refugio County, Texas, from which a found 5/8 inch iron rod with a yellow plastic cap stamped "RPLS 1907" bears North 71°07'27" East, a distance of 0.16 feet;

THENCE, SOUTH 53°23'29" EAST (Record – South 53°25'02" East), a distance of 687.59 feet, along the existing South right-of-way line of the aforementioned F.M. Highway 2441 and the Northeast line of the aforementioned called 6.606 acre tract, to a set TxDOT Type III aluminum disk monument **, lying in proposed Northwest right-of-way line of U.S. Highway 77, for the **POINT OF BEGINNING** and the Northwest corner of the herein described 0.7529 of an acre parcel, having coordinates of N: 13,276,482.78, E: 2,506,420.11, located 206.27 feet left of the U.S. Highway 77 Proposed Baseline Station: 542+02.54; **

(1) **THENCE**, SOUTH 53°23'29" EAST (Record – South 53°25'02" East), a distance of 120.00 feet, continuing along the existing South right-of-way line of the aforementioned F.M. Highway 2441 and the Northeast line of the aforementioned called 6.606 acre tract, to a calculated point, lying in the existing Northwest right-of-way line of U.S. Highway 77 (170 feet wide right-of-way), described as a called 0.322 of an acre tract to the State of Texas, recorded in Volume 122, Page 230, Deed Records of Refugio County, Texas, described as a called 2.885 acre right-of-way easement, "Parcel A", to the State of Texas, recorded in Volume 85, Page 315, Deed Records of Refugio County, Texas, and described as a called 24.85 acre tract to Refugio County, recorded in Volume 12, Page 401, Deed Records of Refugio County, Texas, for the Northeast corner of said called 6.606 acre tract and the Northeast corner of the herein described 0.7529 of an acre parcel, from which a found 5/8 inch iron rod bears South 88°58'57" East, a distance of 2.59 feet;

THENCE, along the existing Northwest right-of-way line of the aforementioned U.S. Highway 77 and the East line of the aforementioned called 6.606 acre tract, the following two (2) calls:

Page 2 of 6
April 7, 2026
TxDOTConnect No. P00089397

- (2) SOUTH 08°23'46" EAST, a distance of 106.07 feet (Record – South 07°43'49" East, 106.95 feet), to a calculated point, for the East corner of the aforementioned called 6.606 acre tract and the East corner of the herein described 0.7529 of an acre parcel, from which a found bent 1 inch iron pipe bears South 19°30'59" East, a distance of 1.84 feet;
- (3) SOUTH 36°35'57" WEST, a distance of 125.44 feet (Record – South 37°08'44" West, 124.23 feet), to a calculated point, for the Southeast corner of the aforementioned called 6.606 acre tract, the Northeast corner of the residue of a tract of land described in an instrument to A. D. Rooke, Trustee, recorded date: June 3, 1948, recorded in Volume 68, Page 231, Deed Records of Refugio County, Texas, and the Southeast corner of the herein described 0.7529 of an acre parcel, from which a found 1 inch iron pipe bears North 67°42'50" East, a distance of 0.26 feet;
- (4) **THENCE**, NORTH 80°08'01" WEST (Record – North 80°03'32" West), a distance of 162.35 feet, along the South line of the aforementioned called 6.606 acre tract and the North line of the aforementioned residue of the A. D. Rooke, Trustee tract, to a set TxDOT Type III aluminum disk monument **, located 156.27 feet left of the U.S. Highway 77 Proposed Baseline Station: 539+29.03, lying in the proposed Northwest right-of-way line of U.S. Highway 77, for the Southwest corner of the herein described 0.7529 of an acre parcel;

THENCE, along the proposed Northwest right-of-way line of U.S. Highway 77, over and across the aforementioned called 6.606 acre tract, the following two (2) calls:

- (5) NORTH 36°35'57" EAST, a distance of 223.49 feet, to a set TxDOT Type III aluminum disk monument **, located 156.27 feet left of the U.S. Highway 77 Proposed Baseline Station: 541+52.53, for an angle corner of the herein described 0.7529 of an acre parcel; **

Page 3 of 6
April 7, 2026
TxDOTConnect No. P00089397

- (6) NORTH 08°23'46" WEST, a distance of 70.72 feet, to the **POINT OF BEGINNING** and containing 0.7529 of an acre (32,798 square feet) of land.

**** Note**

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

Notes:

- All bearings are oriented to Grid North. Coordinates shown are based on a project coordinate system established by applying a surface adjustment factor of 0.99998 to the State Plane Grid Coordinates, Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD83), 2011 adjustment, Epoch: 2010.00.
- All distances and coordinates shown are surface and may be converted to grid by dividing by a surface adjustment factor of 0.99998.
- The unit of measure is U.S. Survey Feet.
- Stationing is based on the proposed U.S. Highway 77 alignment shown on TxDOT's approved Geometric Schematic.
- A parcel plat of even date was prepared in conjunction with this property description.
- Abstracting completed: July 2025
- Field surveying completed: March 2026

THE STATE OF TEXAS X
 X
COUNTY OF BEXAR X

KNOWN TO ALL MEN BY THESE PRESENTS:

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

Date 7th day of April, 2026 A.D.


R. Clay Swetman
Registered Professional Land Surveyor
No. 5397 - State of Texas
CDS Muery – 100 NE Loop 410 Ste. 300
San Antonio, Texas 78216
210-581-1111 - TBPLS No. 100495-00



LEGEND

- EXISTING ROW LINE O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS OF REFUGIO COUNTY, TEXAS
- PROPOSED ROW LINE D.R.R.C.T. - DEED RECORDS OF REFUGIO COUNTY, TEXAS
- P — PROPERTY LINE P.O.B. - POINT OF BEGINNING
- S — SURVEY LINE P.O.C. - POINT OF COMMENCING
- R.O.W. - RIGHT-OF-WAY
- (N00°00'00"E) - RECORD CALLS

- ◆ SET TxDOT TYPE III ALUMINUM CAP MONUMENT STAMPED "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT"
- SET 5/8" IRON ROD WITH YELLOW CAP STAMPED "CDS/MUERY S.A. TX." (UNLESS OTHERWISE NOTED)
- FOUND MONUMENT (AS INDICATED)
- Ⓒ CALCULATED POINT
- PX000000X PARCEL I.D. NUMBER

**ANTONIO DE
LA VINA SURVEY
ABSTRACT 71**

**DONA ANASTACIA
REOJAS SURVEY
ABSTRACT 58**

CALLED 6.606 ACRES
ENERFIN FIELD SERVICES, LLC

PARENT TRACT INSET
FOR P00089397
N.T.S.

INSIDE THE CITY LIMITS OF WOODSBORO
APPROXIMATE CITY LIMIT LINE
OUTSIDE THE CITY LIMITS OF WOODSBORO

S53°23'29"E 687.59'
EXISTING R.O.W.
F.M. HIGHWAY 2441

P.O.B.

PROPOSED R.O.W.

P00089397

0.7529 OF AN ACRE
(32,798 SQ. FT.)

EXISTING R.O.W.

U.S. HIGHWAY 77

NOTES:

1. BEARINGS ARE ORIENTED TO GRID NORTH. ALL COORDINATES SHOWN ARE BASED ON A PROJECT COORDINATE SYSTEM ESTABLISHED BY APPLYING A SURFACE ADJUSTMENT FACTOR OF 0.99998 TO THE STATE PLANE GRID COORDINATES, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH: 2010.00
2. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 0.99998. (SURFACE COORDINATES = GRID COORDINATES X 0.99998)
3. THE UNIT OF MEASURE IS U.S. SURVEY FEET.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
5. BASELINE STATIONING IS BASED OFF THE PROPOSED U.S. HIGHWAY 77 ALIGNMENT SHOWN ON TXDOT'S APPROVED GEOMETRIC SCHEMATIC.
6. STATION AND OFFSET LABELS ARE BASED OFF THE PROPOSED U.S. HIGHWAY 77 BASELINE.
7. ** - THE MONUMENT DESCRIBED AND SET IN THIS CALL MAY BE REPLACED WITH A TxDOT TYPE II ROW MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED BY OR RETAINED BY TxDOT.
8. ABSTRACTING WAS COMPLETED JULY 2025.
9. FIELD SURVEYING COMPLETED MARCH 2026.

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



R. CLAY SWETMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

©2025

Texas Department of Transportation

EXISTING ACRES	ACQUISITION ACRES (SQ. FT.)	REMAINDER ACRES
6.606 ACRES	0.7529 OF AN ACRE (32,798 SQ. FT.)	5.853 ACRES (LT.)

CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

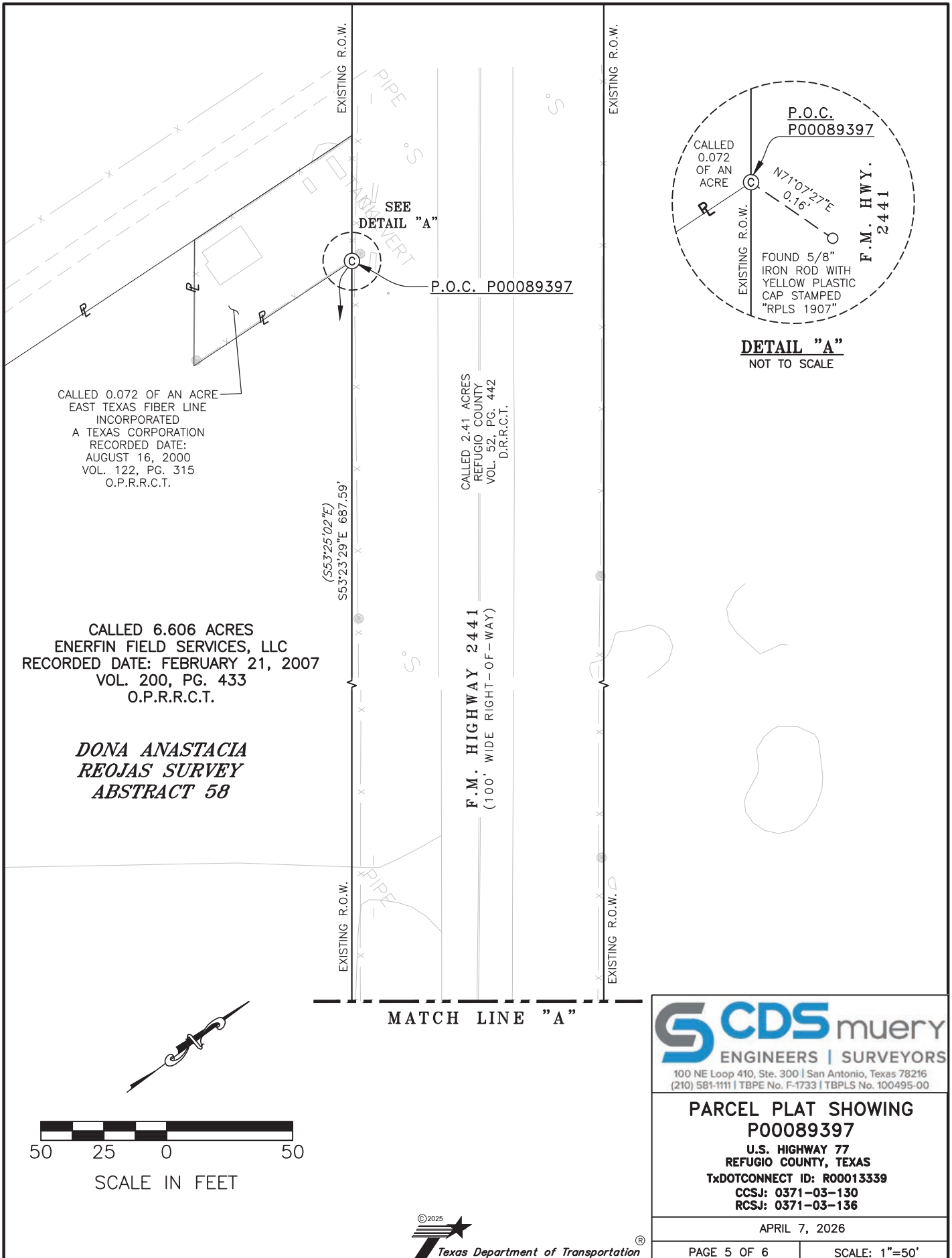
**PARCEL PLAT SHOWING
P00089397**

U.S. HIGHWAY 77
REFUGIO COUNTY, TEXAS
TxDOTCONNECT ID: R00013339
CCSJ: 0371-03-130
RCSJ: 0371-03-136

APRIL 7, 2026

PAGE 4 OF 6

SCALE: N.T.S.



CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

**PARCEL PLAT SHOWING
P00089397**

U.S. HIGHWAY 77
REFUGIO COUNTY, TEXAS
TxDOTCONNECT ID: R00013339
CCSJ: 0371-03-130
RCSJ: 0371-03-136

APRIL 7, 2026

PAGE 5 OF 6

SCALE: 1"=50'

MATCH LINE "A"

**DONA ANASTACIA
REOJAS SURVEY
ABSTRACT 58**

CALLED 6.606 ACRES
ENERFIN FIELD SERVICES, LLC
RECORDED DATE:
FEBRUARY 21, 2007
VOL. 200, PG. 433
O.P.R.R.C.T.

P.O.B.
P00089397
N=13,276,482.78
E=2,506,420.11
STA. 542+02.54
OFF. 206.27' LT.

STA. 539+29.03
OFF. 156.27' LT.

PROPOSED R.O.W.

OUTSIDE THE CITY LIMITS OF WOODSBORO
APPROXIMATE CITY LIMIT LINE
N80°08'01"W 162.35'
(N60°03'32"W)

RESIDUE OF
A. D. ROOKE,
TRUSTEE
RECORDED DATE:
JUNE 3, 1948
VOL. 68, PG. 231
D.R.R.C.T.

**ANTONIO DE
LA VINA SURVEY
ABSTRACT 71**

EXISTING R.O.W.

SEE
DETAIL
"D"

1-STORY
COMMERCIAL
METAL BUILDING

P00089397
0.7529 OF AN ACRE
(32,798 SQ. FT.)

SEE
DETAIL
"C"

FOUND 5/8"
IRON ROD BENT
(S37°08'44"W 124.23')

S36°35'57"W 125.44'

PROPOSED BASELINE

N36°35'57"E 5,631.75'

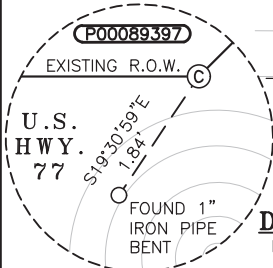
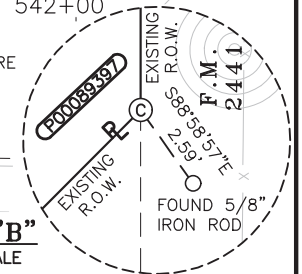
542+00

CALLED 1.916 ACRES
RIGHT OF WAY EASEMENT
STATE OF TEXAS
VOL. 122, PG. 374
D.R.R.C.T.

U.S. HIGHWAY 77
(170' WIDE R.O.W.)

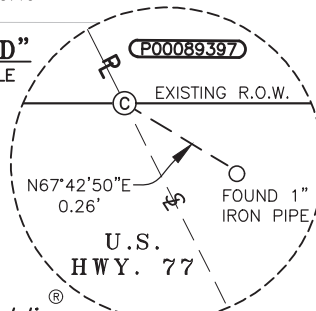
CALLED 0.322 OF AN ACRE
STATE OF TEXAS
VOL. 122, PG. 230
D.R.R.C.T.

DETAIL "B"
NOT TO SCALE



DETAIL "C"
NOT TO SCALE

DETAIL "D"
NOT TO SCALE



CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

**PARCEL PLAT SHOWING
P00089397**

U.S. HIGHWAY 77
REFUGIO COUNTY, TEXAS
TxDOTCONNECT ID: R00013339
CCSJ: 0371-03-130
RCSJ: 0371-03-136

APRIL 7, 2026

PAGE 6 OF 6

SCALE: 1"=50'

50 25 0 50
SCALE IN FEET

©2025
Texas Department of Transportation

County: Refugio
Highway: US 77
RCSJ: 0371-03-136
Parcel: P00089397

CATEGORY I BISECTION CLAUSE

AND ADDITION THERETO:

Title to all of that Metallic Office Warehouse – Warehouse Portion (4,000 SF), located partially on the remainder of the herein described parcel, said improvements being bisected by the proposed northwesterly right of way line, with the result that the portion of the said improvements 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: Refugio
Highway: US 77
RCSJ: 0371-03-136
Parcel: P00089397

CATEGORY I BISECTION CLAUSE

AND ADDITION THERETO:

Title to all of that Metallic Office Warehouse – Office Portion (1,200 SF), located partially on the remainder of the herein described parcel, said improvements being bisected by the proposed northwesterly right of way line, with the result that the portion of the said improvements 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: Refugio
Highway: US 77
RCSJ: 0371-03-136
Parcel: P00089397

CATEGORY I BISECTION CLAUSE

AND ADDITION THERETO:

Title to all of that Metallic Covered Outdoor Area (900 SF), located partially on the remainder of the herein described parcel, said improvements being bisected by the proposed northwesterly right of way line, with the result that the portion of the said improvements 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.

Highway: US 77
County: Refugio
ROW Project No. R00013339
CCSJ: 0371-03-130
RCSJ: 0371-03-136

Page 1 of 24
April 1, 2026
TxDOTConnect No. P00089538

Project Limits: From South of Woodsboro to the Railroad South of Refugio

PROPERTY DESCRIPTION FOR PARCEL P00089538

BEING a 29.26 acre (1,274,781 square feet) parcel of land lying in the Dona Anastacia Reojas Survey, Abstract 58, Refugio County, Texas, being out of the residue of a called 650.47 acre tract of land described in an instrument from Lambert-James Lawrence Wood Trust, the Lambert-Catherine Elizabeth Searcy Trust, the Lambert-Richard Lambert Wood Trust, and the Lambert-Marie Jean Farley Trust to F. B. Rooke & Sons, a Texas Limited Partnership, recorded date: September 12, 1988, recorded in Volume 321, Page 225, Deed Records of Refugio County, Texas, the aforementioned 29.26 acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a found 3/4 inch iron pipe, for the Northwest corner of the aforementioned residue of a called 650.47 acre tract;

THENCE, SOUTH 03°37'39" WEST (Record – South 03°57'16" East), a distance of 7,032.57 feet, along the West line of the aforementioned residue of a called 650.47 tract and the East line of the residue of a called 7,530 acre tract of land described in an instrument to F. B. Rooke & Sons, a limited partnership, recorded date: January 19, 1965, recorded in Volume 134, Page 302, Deed Records of Refugio County, Texas, further described in Volume Q, Page 385, Deed Records of Refugio County, Texas, to a calculated point, lying in the existing North right-of-way line of F.M. Highway 2441 (100 feet wide right-of-way), described as a called 2.41 acre tract of land to Refugio County, recorded in Volume 52, Page 442, Deed Records of Refugio County, Texas, for the Southwest corner of said residue of a called 650.47 acre tract;

THENCE, SOUTH 53°23'29" EAST, a distance of 802.45 feet, along the existing North right-of-way line of the aforementioned F.M. Highway 2441 and the South line of the aforementioned residue of a called 650.47 acre tract, to a set TxDOT Type III aluminum disk monument **, lying in the proposed Northwest right-of-way line of U.S. Highway 77, for the **POINT OF BEGINNING** and the Southwest corner of the herein described 29.26 acre parcel, having coordinates of N: 13,276,563.07, E: 2,506,479.73, located 206.27 feet left of the U.S. Highway 77 Proposed Baseline Station: 543+02.54; **

THENCE, along the proposed Northwest right-of-way line of U.S. Highway 77, over and across the aforementioned residue of a called 650.47 acre tract, the following eight (8) calls:

- (1) NORTH 81°36'14" EAST, a distance of 70.70 feet, to a set TxDOT Type III aluminum disk monument **, located 156.27 feet left of the U.S. Highway 77 Proposed Baseline Station: 543+52.53, for an angle corner of the herein described 29.26 acre parcel; **
- (2) NORTH 36°35'57" EAST, a distance of 236.33 feet, to a set TxDOT Type III aluminum disk monument **, located 156.27 feet left of the U.S. Highway 77 Proposed Baseline Station: 545+88.86, for an angle corner of the herein described 29.26 acre parcel; **

Page 2 of 24
April 1, 2026
TxDOTConnect No. P00089538

- (3) NORTH 33°32'05" EAST, a distance of 1,010.62 feet, to a set TxDOT Type III aluminum disk monument **, located 210.29 feet left of the U.S. Highway 77 Proposed Baseline Station: 555+98.04, for a point of curvature of the herein described 29.26 acre parcel; **
- (4) NORTHEASTERLY an arc length of 94.77 feet, with a curve to the right, having a radius of 8,126.00 feet, a delta angle of 00°40'06", and a chord which bears North 33°52'08" East, a distance of 94.77 feet, to a set TxDOT Type III aluminum disk monument **, located 214.81 feet left of the U.S. Highway 77 Proposed Baseline Station: 556+92.70, for a point of tangency of the herein described 29.26 acre parcel; **
- (5) NORTH 34°12'11" EAST, a distance of 946.04 feet, to a set TxDOT Type III aluminum disk monument **, located 254.36 feet left of the U.S. Highway 77 Proposed Baseline Station: 566+37.91, for a point of curvature of the herein described 29.26 acre parcel; **
- (6) NORTHEASTERLY an arc length of 1,966.34 feet, with a curve to the right, having a radius of 7,924.00 feet, a delta angle of 14°13'05", and a chord which bears North 41°18'43" East, a distance of 1,961.30 feet, to a set TxDOT Type III aluminum disk monument **, located 290.02 feet left of the U.S. Highway 77 Proposed Baseline Station: 585+45.34, for a point of reverse curvature of the herein described 29.26 acre parcel; **
- (7) NORTHEASTERLY an arc length of 1,365.08 feet, with a curve to the left, having a radius of 7,816.00 feet, a delta angle of 10°00'25", and a chord which bears North 43°25'03" East, a distance of 1,363.35 feet, to a set TxDOT Type III aluminum disk monument **, located 516.12 feet left of the U.S. Highway 77 Proposed Baseline Station: 598+31.04, for a point of tangency of the herein described 29.26 acre parcel; **
- (8) NORTH 38°24'51" EAST, a distance of 265.62 feet, to a set TxDOT Type III aluminum disk monument **, located 605.13 feet left of the U.S. Highway 77 Proposed Baseline Station: 600+66.04, lying in the existing Northwest right-of-way line of U.S. Highway 77 (180 feet wide right-of-way), described as a called 10.230 acre tract of land to the State of Texas, recorded in Volume 122, Page 232, Deed Records of Refugio County, Texas, described as a called 2.885 acre right-of-way easement, "Parcel A", to the State of Texas, recorded in Volume 85, Page 315, Deed Records of Refugio County, Texas, and described as a called 24.85 acre tract of land to Refugio County, recorded in Volume 12, Page 401, Deed Records of Refugio County, Texas, for the Northeast corner of the herein described 29.26 acre parcel; **

THENCE, along the existing Northwest right-of-way line of the aforementioned U.S. Highway 77 and the East line of the aforementioned residue of a called 650.47 acre tract, the following six (6) calls:

- (9) SOUTH 36°34'32" WEST, a distance of 4,053.34 feet, to a set 5/8 inch iron rod with yellow plastic cap stamped "CDS/MUERY S.A. TX.", for an angle corner of the herein described 29.26 acre parcel;

Page 3 of 24
April 1, 2026
TxDOTConnect No. P00089538

- (10) SOUTH 36°35'57" WEST, passing at a distance 602.73 feet, a found 5/8 inch iron rod, continuing a total distance of 617.17 feet, to a set 5/8 inch iron rod with yellow plastic cap stamped "CDS/MUERY S.A. TX.", for a point of curvature of the herein described 29.26 acre parcel;
- (11) SOUTHWESTERLY an arc length of 586.39 feet, with a curve to the right, having a radius of 5,599.57 feet, a delta angle of 06°00'00", and a chord which bears South 39°35'57" West, a distance of 586.12 feet, to a set 5/8 inch iron rod with yellow plastic cap stamped "CDS/MUERY S.A. TX.", for a point of tangency of the herein described 29.26 acre parcel;
- (12) SOUTH 42°35'57" WEST, a distance of 260.46 feet, to a set 5/8 inch iron rod with yellow plastic cap stamped "CDS/MUERY S.A. TX.", for a point of curvature of the herein described 29.26 acre parcel;
- (13) SOUTHWESTERLY an arc length of 320.47 feet, with a curve to the left, having a radius of 5,859.57 feet, a delta angle of 03°08'01", and a chord which bears South 41°01'56" West, a distance of 320.43 feet, to a calculated point, for the Southeast corner of the herein described 29.26 acre parcel, from which a found 1 inch iron pipe bears North 19°19'57" East, a distance of 2.20 feet;
- (14) SOUTH 82°51'13" WEST, a distance of 108.35 feet, to a set 5/8 inch iron rod with yellow plastic cap stamped "CDS/MUERY S.A. TX.", lying in the existing North right-of-way line of the aforementioned F.M. Highway 2441, for an angle corner of the herein described 29.26 acre parcel;

Page 4 of 24
April 1, 2026
TxDOTConnect No. P00089538

- (15) **THENCE**, NORTH 53°23'29" WEST, a distance of 124.06 feet, along the existing North right-of-way line of the aforementioned F.M. Highway 2441 and the South line of the aforementioned residue of a called 650.47 acre tract, to the **POINT OF BEGINNING** and containing 29.26 acres (1,274,781 square feet) of land.

**** Note**

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

Notes:

- All bearings are oriented to Grid North. Coordinates shown are based on a project coordinate system established by applying a surface adjustment factor of 0.99998 to the State Plane Grid Coordinates, Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD83), 2011 adjustment, Epoch: 2010.00.
- All distances and coordinates shown are surface and may be converted to grid by dividing by a surface adjustment factor of 0.99998.
- The unit of measure is U.S. Survey Feet.
- Stationing is based on the proposed U.S. Highway 77 alignment shown on TxDOT's approved Geometric Schematic.
- A parcel plat of even date was prepared in conjunction with this property description.
- Abstracting completed: July 2025
- Field surveying completed: March 2026

THE STATE OF TEXAS X
 X
COUNTY OF BEXAR X

KNOWN TO ALL MEN BY THESE PRESENTS:

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

Date 1st day of April, 2026 A.D.



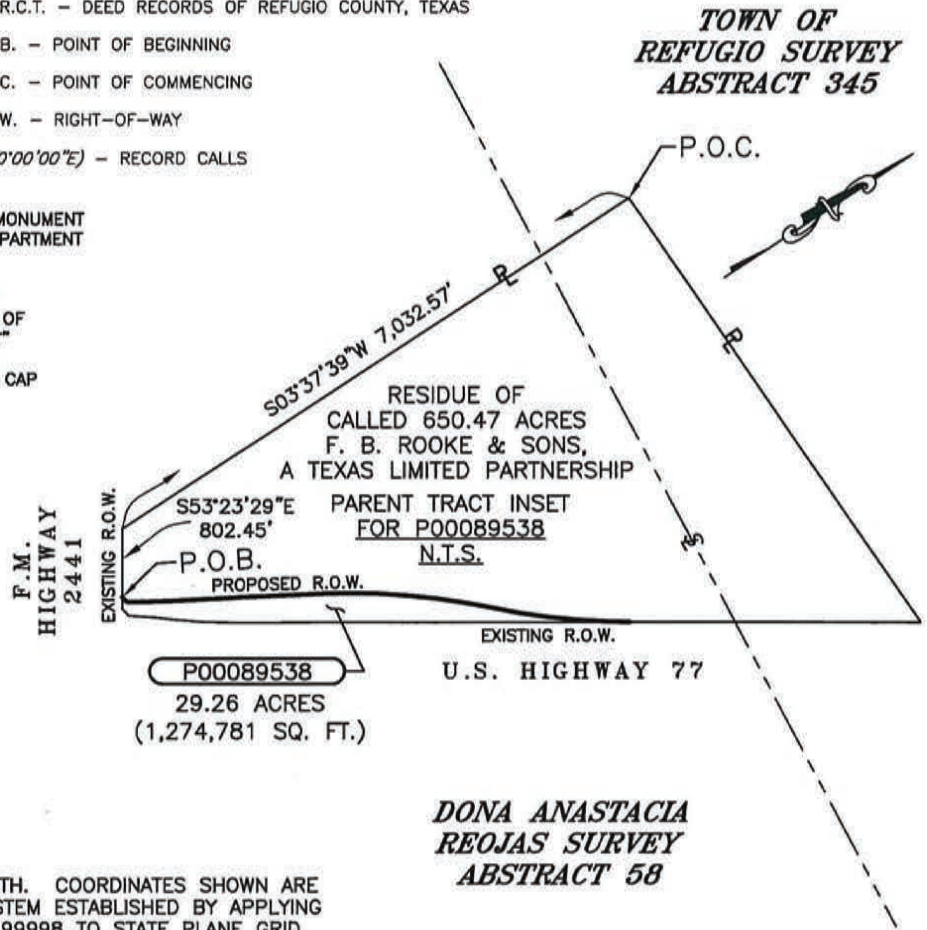
R. Clay Swetman
Registered Professional Land Surveyor
No. 5397 - State of Texas
CDS Muery – 100 NE Loop 410 Ste. 300
San Antonio, Texas 78216
210-581-1111 - TBPLS No. 100495-00



LEGEND

- EXISTING ROW LINE
— PROPOSED ROW LINE
— PROPERTY LINE
- - - - - APPROXIMATE SURVEY LINE
- O.P.R.R.C.T. — OFFICIAL PUBLIC RECORDS OF REFUGIO COUNTY, TEXAS
D.R.R.C.T. — DEED RECORDS OF REFUGIO COUNTY, TEXAS
P.O.B. — POINT OF BEGINNING
P.O.C. — POINT OF COMMENCING
R.O.W. — RIGHT-OF-WAY
(N00°00'00"E) — RECORD CALLS

- SET TxDOT TYPE II BRONZE DISK MONUMENT
IN CONCRETE LETTERED "TEXAS DEPARTMENT
OF TRANSPORTATION R.O.W."
◆ SET TxDOT TYPE III ALUMINUM CAP
MONUMENT STAMPED "TEXAS DEPT OF
TRANSPORTATION R.O.W. MONUMENT"
● SET 5/8" IRON ROD WITH YELLOW CAP
STAMPED "CDS/MUERY S.A. TX."
○ FOUND MONUMENT (AS INDICATED)
© CALCULATED POINT
PXXXXXXX PARCEL I.D. NUMBER



NOTES:

1. BEARINGS ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN ARE BASED ON A PROJECT COORDINATE SYSTEM ESTABLISHED BY APPLYING A SURFACE ADJUSTMENT FACTOR OF 0.99998 TO STATE PLANE GRID COORDINATES NAD83 (2011), EPOCH: 2010.00, TEXAS COORDINATE SYSTEM 1983, SOUTH CENTRAL ZONE (4204).
2. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 0.99998. (SURFACE COORDINATES = GRID COORDINATES X 0.99998)
3. THE UNIT OF MEASURE IS U.S. SURVEY FEET.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
5. BASELINE STATIONING IS BASED OFF THE PROPOSED U.S. HIGHWAY 77 ALIGNMENT SHOWN ON TXDOT'S APPROVED GEOMETRIC SCHEMATIC.
6. STATION AND OFFSET LABELS ARE BASED OFF THE PROPOSED U.S. HIGHWAY 77 BASELINE.
7. ** — THE MONUMENT DESCRIBED AND SET IN THIS CALL MAY BE REPLACED WITH A TxDOT TYPE II ROW MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED BY OR RETAINED BY TxDOT.
8. ABSTRACTING WAS COMPLETED JULY 2025.
9. FIELD SURVEYING COMPLETED MARCH 2026.

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

R. CLAY SWETMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397



© 2025

Texas Department of Transportation

**DONA ANASTACIA
REOJAS SURVEY
ABSTRACT 58**

*= PARENT TRACT EXISTING ACREAGE CALCULATED
FROM DEED PLOTS

EXISTING ACRES	ACQUISITION ACRES (SQ. FT.)	REMAINDER ACRES
597.17* ACRES	29.26 ACRES (1,274,781 SQ. FT.)	567.91 ACRES (LT.)

CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

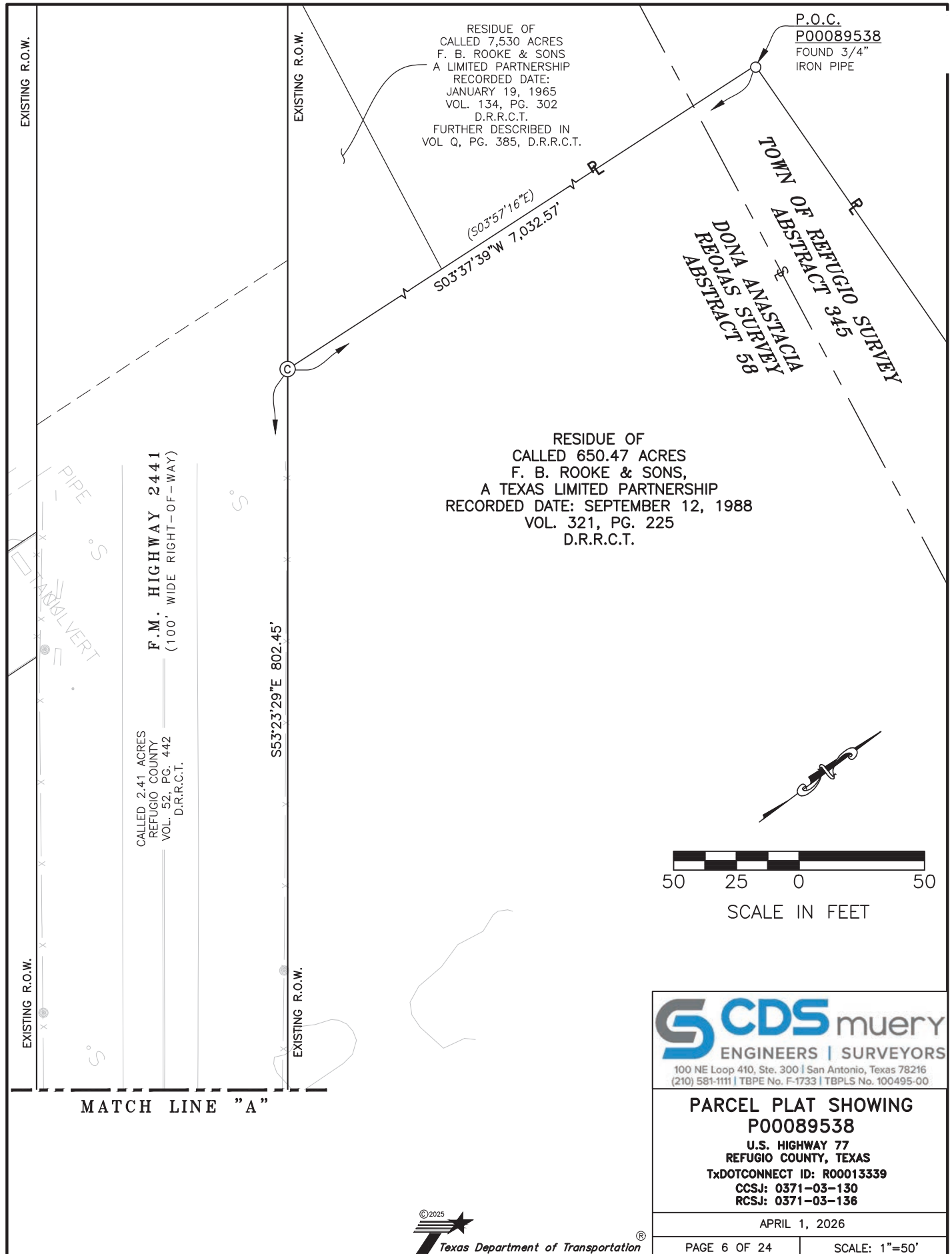
**PARCEL PLAT SHOWING
P00089538**

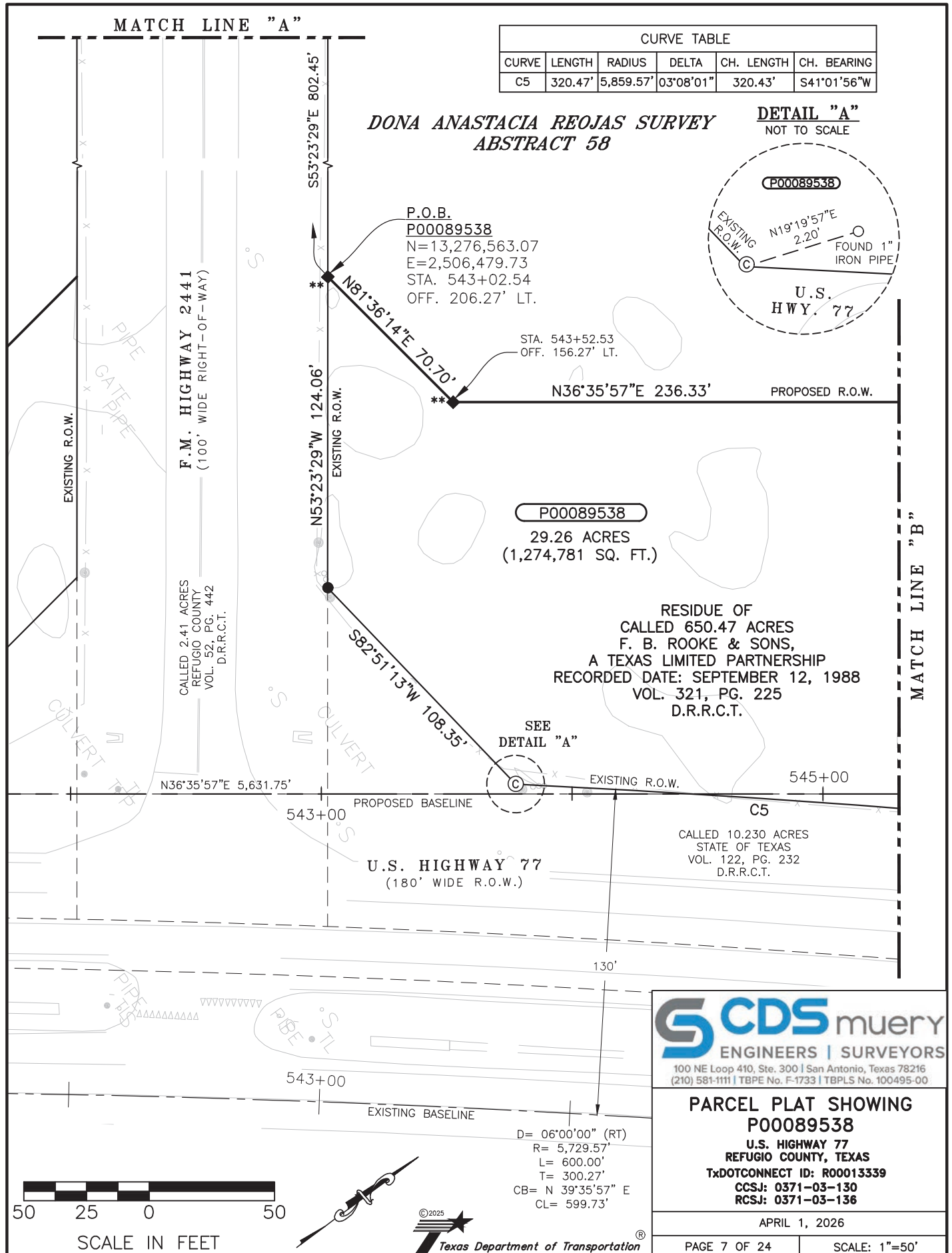
U.S. HIGHWAY 77
REFUGIO COUNTY, TEXAS
TxDOTCONNECT ID: R00013339
CCSJ: 0371-03-130
RCSJ: 0371-03-136

APRIL 1, 2026

PAGE 5 OF 24

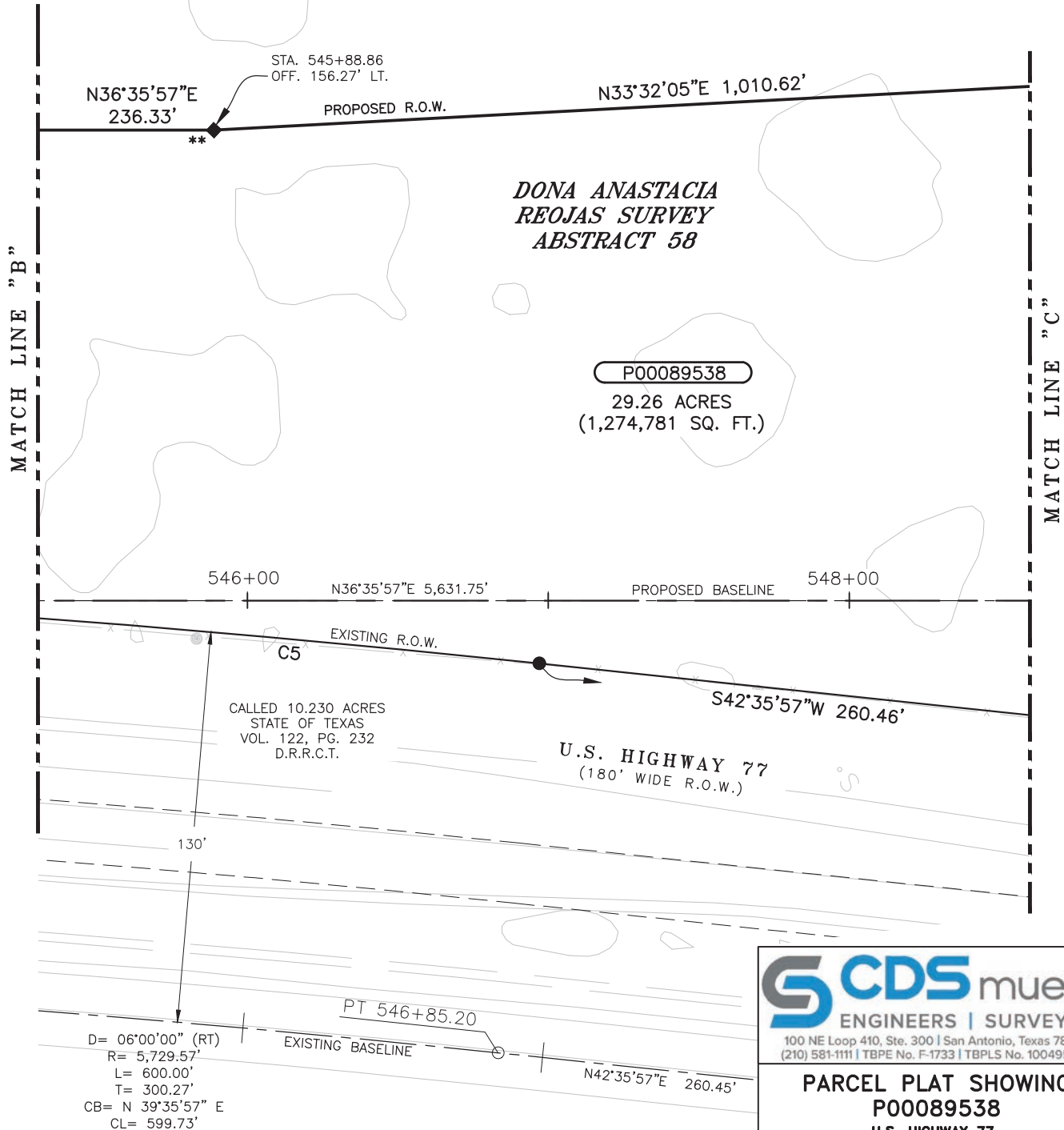
SCALE: N.T.S.





RESIDUE OF CALLED 650.47 ACRES
F. B. ROOKE & SONS,
A TEXAS LIMITED PARTNERSHIP
RECORDED DATE: SEPTEMBER 12, 1988
VOL. 321, PG. 225
D.R.R.C.T.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. LENGTH	CH. BEARING
C5	320.47'	5,859.57'	03°08'01"	320.43'	S41°01'56"W



CDS muery
ENGINEERS | SURVEYORS

100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

PARCEL PLAT SHOWING
P00089538

U.S. HIGHWAY 77
REFUGIO COUNTY, TEXAS
TxDOTCONNECT ID: R00013339
CCSJ: 0371-03-130
RCSJ: 0371-03-136

APRIL 1, 2026

PAGE 8 OF 24 SCALE: 1"=50'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. LENGTH	CH. BEARING
C4	586.39'	5,599.57'	06°00'00"	586.12'	S39°35'57"W

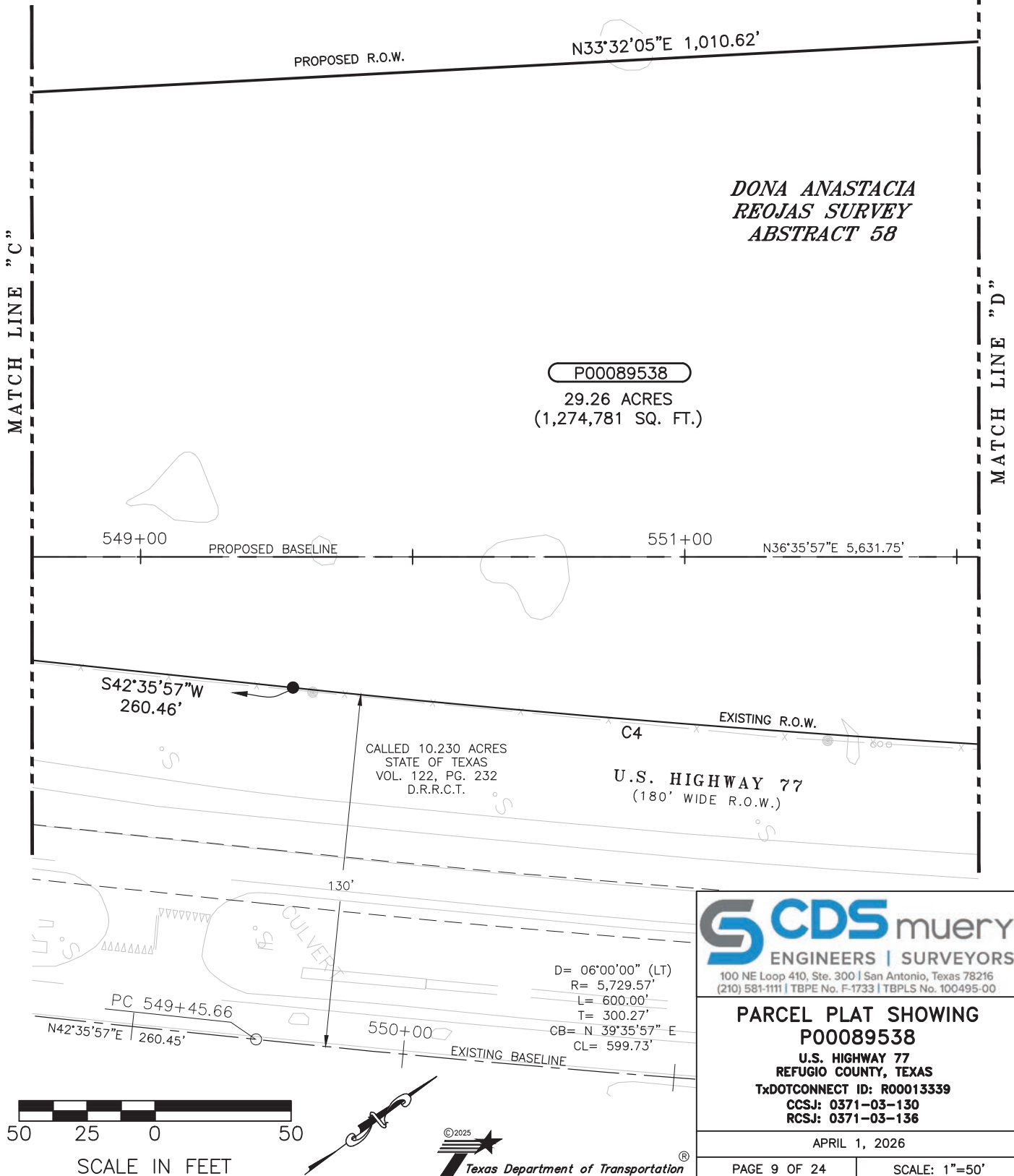
RESIDUE OF CALLED 650.47 ACRES
F. B. ROOKE & SONS,
A TEXAS LIMITED PARTNERSHIP
RECORDED DATE: SEPTEMBER 12, 1988
VOL. 321, PG. 225
D.R.R.C.T.

*DONA ANASTACIA
REOJAS SURVEY
ABSTRACT 58*

P00089538
29.26 ACRES
(1,274,781 SQ. FT.)

MATCH LINE "C"

MATCH LINE "D"



CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

**PARCEL PLAT SHOWING
P00089538**
U.S. HIGHWAY 77
REFUGIO COUNTY, TEXAS
TXDOTCONNECT ID: R00013339
CCSJ: 0371-03-130
RCSJ: 0371-03-136

APRIL 1, 2026

PAGE 9 OF 24

SCALE: 1"=50'

RESIDUE OF CALLED 650.47 ACRES
F. B. ROOKE & SONS,
A TEXAS LIMITED PARTNERSHIP
RECORDED DATE: SEPTEMBER 12, 1988
VOL. 321, PG. 225
D.R.R.C.T.

*DONA ANASTACIA
REOJAS SURVEY
ABSTRACT 58*

N33°32'05"E 1,010.62'

PROPOSED R.O.W.

MATCH LINE "D"

MATCH LINE "E"

P00089538
29.26 ACRES
(1,274,781 SQ. FT.)

553+00 N36°35'57"E 5,631.75' 555+00
PROPOSED BASELINE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. LENGTH	CH. BEARING
C4	586.39'	5,599.57'	06°00'00"	586.12'	S39°35'57"W

EXISTING R.O.W.

U.S. HIGHWAY 77
(180' WIDE R.O.W.)

CALLED 10.230 ACRES
STATE OF TEXAS
VOL. 122, PG. 232
D.R.R.C.T.

C4

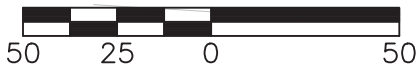
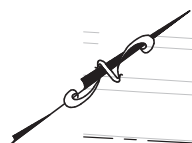
130'

D= 06°00'00" (LT)
R= 5,729.57'
L= 600.00'
T= 300.27'
CB= N 39°35'57" E
CL= 599.73'

553+00

554+00

EXISTING BASELINE



SCALE IN FEET



CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

**PARCEL PLAT SHOWING
P00089538**

U.S. HIGHWAY 77
REFUGIO COUNTY, TEXAS
TXDOTCONNECT ID: R00013339
CCSJ: 0371-03-130
RCSJ: 0371-03-136

APRIL 1, 2026

PAGE 10 OF 24

SCALE: 1"=50'

DONA ANASTACIA REOJAS SURVEY
ABSTRACT 58

RESIDUE OF CALLED 650.47 ACRES
F. B. ROOKE & SONS,
A TEXAS LIMITED PARTNERSHIP
RECORDED DATE: SEPTEMBER 12, 1988
VOL. 321, PG. 225
D.R.R.C.T.

STA. 555+98.04
OFF. 210.29' LT.

STA. 556+92.70
OFF. 214.81' LT.

N33°32'05"E
1,010.62'

C1

PROPOSED R.O.W.

N34°12'11"E 946.04'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. LENGTH	CH. BEARING
C1	94.77'	8,126.00'	00°40'06"	94.77'	N33°52'08"E
C4	586.39'	5,599.57'	06°00'00"	586.12'	S39°35'57"W

MATCH LINE "E"

MATCH LINE "F"

P00089538
29.26 ACRES
(1,274,781 SQ. FT.)

556+00

N36°35'57"E 5,631.75'

558+00

PROPOSED BASELINE

78.73'

FOUND 5/8"
IRON ROD

602.73'

EXISTING R.O.W.

C4

S36°35'57"W 617.17'

U.S. HIGHWAY 77
(180' WIDE R.O.W.)

CALLED 10.230 ACRES
STATE OF TEXAS
VOL. 122, PG. 232
D.R.R.C.T.

130'

557+00

N36°35'57"E 617.20'

EXISTING BASELINE

CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

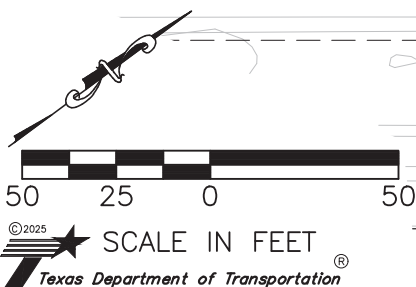
PARCEL PLAT SHOWING
P00089538

U.S. HIGHWAY 77
REFUGIO COUNTY, TEXAS
TXDOTCONNECT ID: R00013339
CCSJ: 0371-03-130
RCSJ: 0371-03-136

APRIL 1, 2026

PAGE 11 OF 24

SCALE: 1"=50'



RESIDUE OF CALLED 650.47 ACRES
F. B. ROOKE & SONS, A TEXAS LIMITED PARTNERSHIP
RECORDED DATE: SEPTEMBER 12, 1988
VOL. 321, PG. 225
D.R.R.C.T.

*DONA ANASTACIA
REOJAS SURVEY
ABSTRACT 58*

N34°12'11"E 946.04'

PROPOSED R.O.W.

P00089538
29.26 ACRES
(1,274,781 SQ. FT.)

MATCH LINE "F"

MATCH LINE "G"

PROPOSED BASELINE

560+00

N36°35'57"E 5,631.75'

562+00

78.73'

EXISTING R.O.W.

602.73'

S36°35'57"W 617.17'

S36°34'32"W
4,053.34'

U.S. HIGHWAY 77
(180' WIDE R.O.W.)

CALLED 10.230 ACRES
STATE OF TEXAS
VOL. 122, PG. 232
D.R.R.C.T.

CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

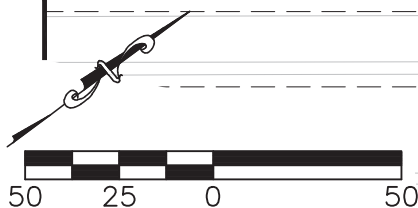
PARCEL PLAT SHOWING
P00089538

U.S. HIGHWAY 77
REFUGIO COUNTY, TEXAS
TXDOTCONNECT ID: R00013339
CCSJ: 0371-03-130
RCSJ: 0371-03-136

APRIL 1, 2026

PAGE 12 OF 24

SCALE: 1"=50'

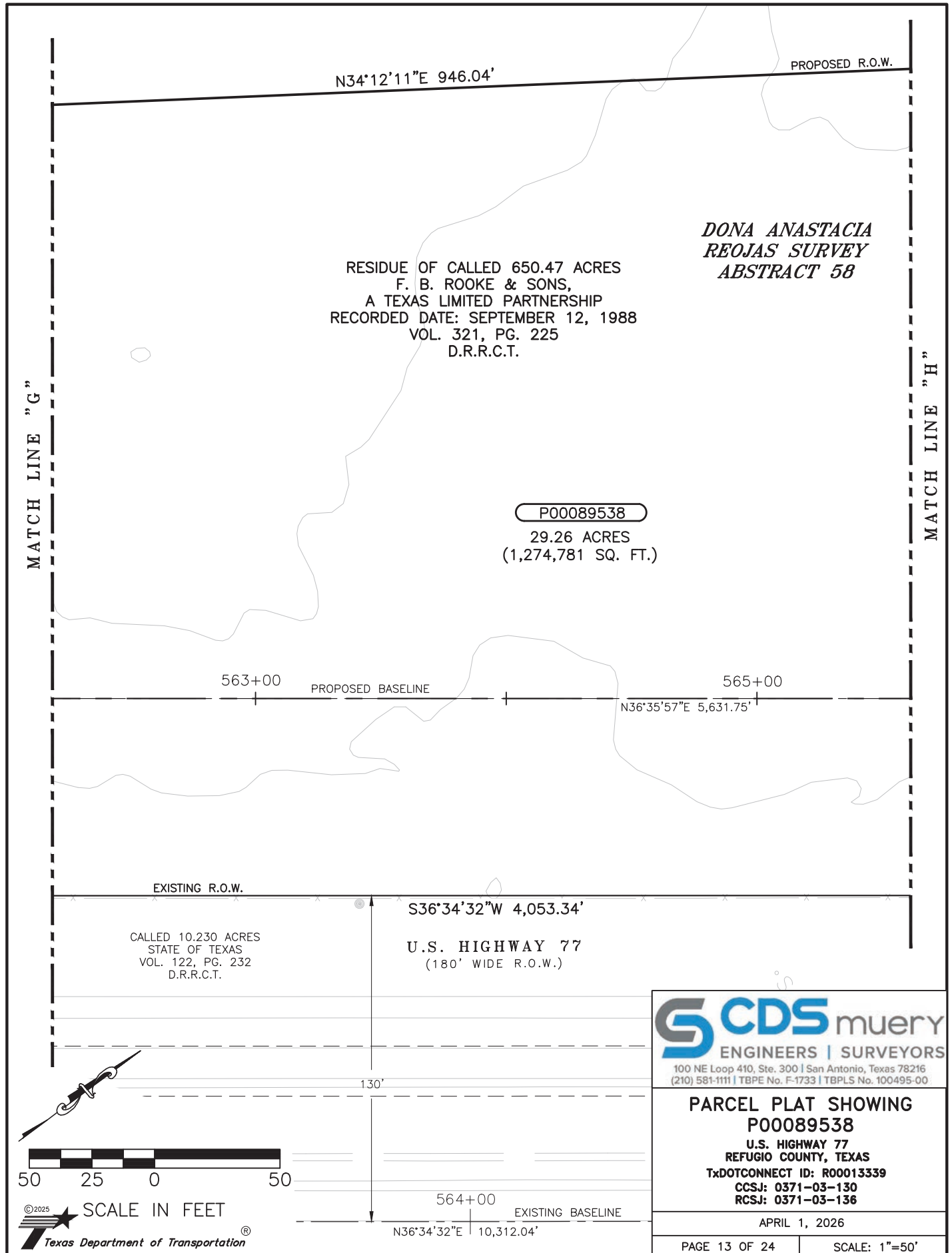


© 2025
SCALE IN FEET
Texas Department of Transportation

560+00

EXISTING BASELINE

N36°35'57"E 617.20'



**DONA ANASTACIA
REOJAS SURVEY
ABSTRACT 58**

N34°12'11"E
946.04'

STA. 566+37.91
OFF. 254.36' LT.

C2

PROPOSED R.O.W.

RESIDUE OF CALLED
650.47 ACRES
F. B. ROOKE & SONS,
A TEXAS LIMITED PARTNERSHIP
RECORDED DATE:
SEPTEMBER 12, 1988
VOL. 321, PG. 225
D.R.R.C.T.

P00089538
29.26 ACRES
(1,274,781 SQ. FT.)

PC 567+30.21

566+00

N36°35'57"E 5,631.75'

568+00

PROPOSED BASELINE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. LENGTH	CH. BEARING
C2	1,966.34'	7,924.00'	14°13'05"	1,961.30'	N41°18'43"E

D= 37°28'03" (RT)
R= 8,620.00'
L= 5,636.89'
T= 2,923.37'
CB= N55°19'58"E
CL= 5,536.99'

EXISTING R.O.W.

S36°34'32"W 4,053.34'

CALLED 10.230 ACRES
STATE OF TEXAS
VOL. 122, PG. 232
D.R.R.C.T.

U.S. HIGHWAY 77
(180' WIDE R.O.W.)

CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

**PARCEL PLAT SHOWING
P00089538**

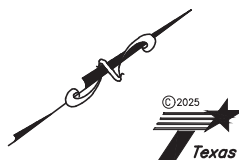
U.S. HIGHWAY 77
REFUGIO COUNTY, TEXAS
TXDOTCONNECT ID: R00013339
CCSJ: 0371-03-130
RCSJ: 0371-03-136

APRIL 1, 2026

PAGE 14 OF 24

SCALE: 1"=50'

50 25 0 50
SCALE IN FEET

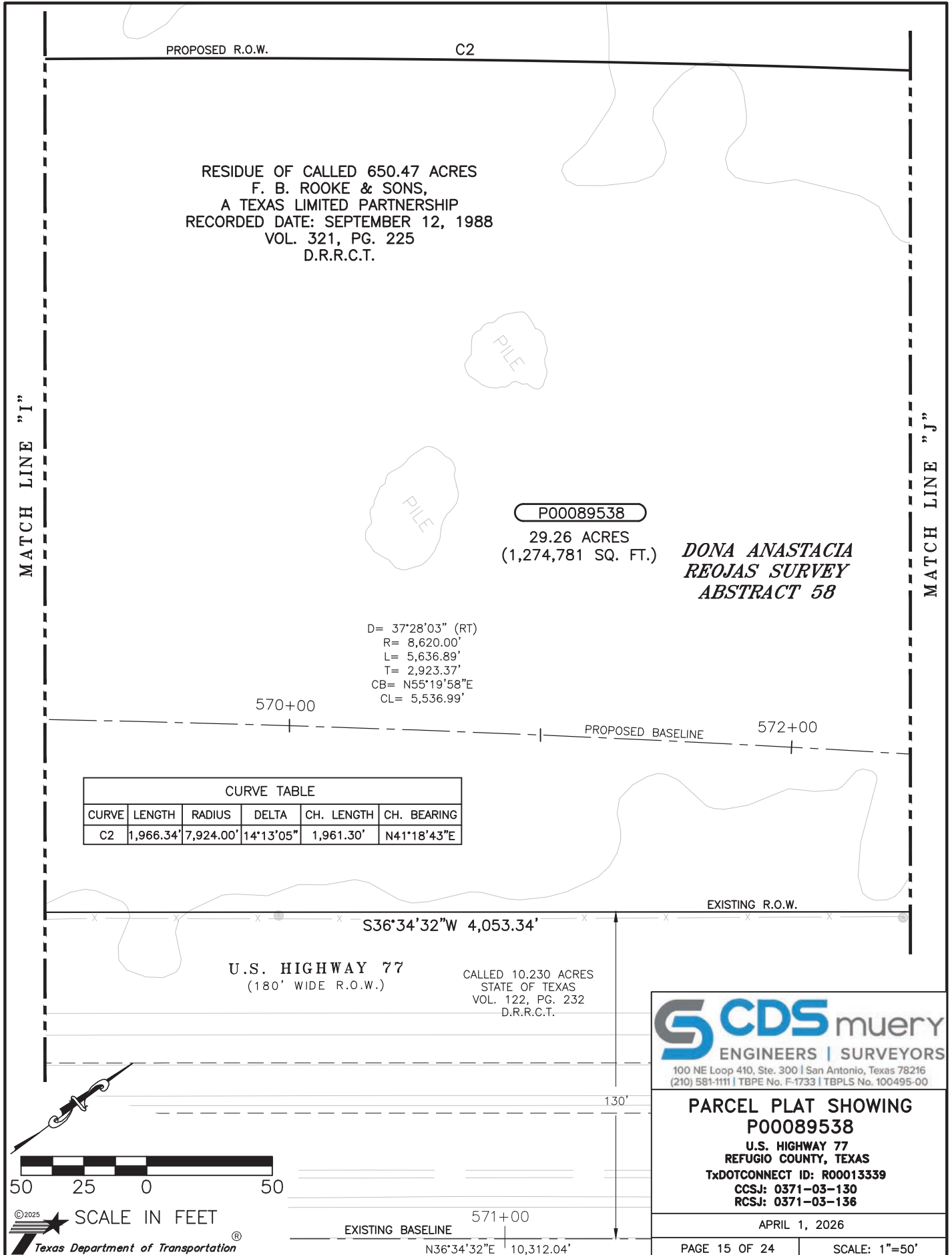


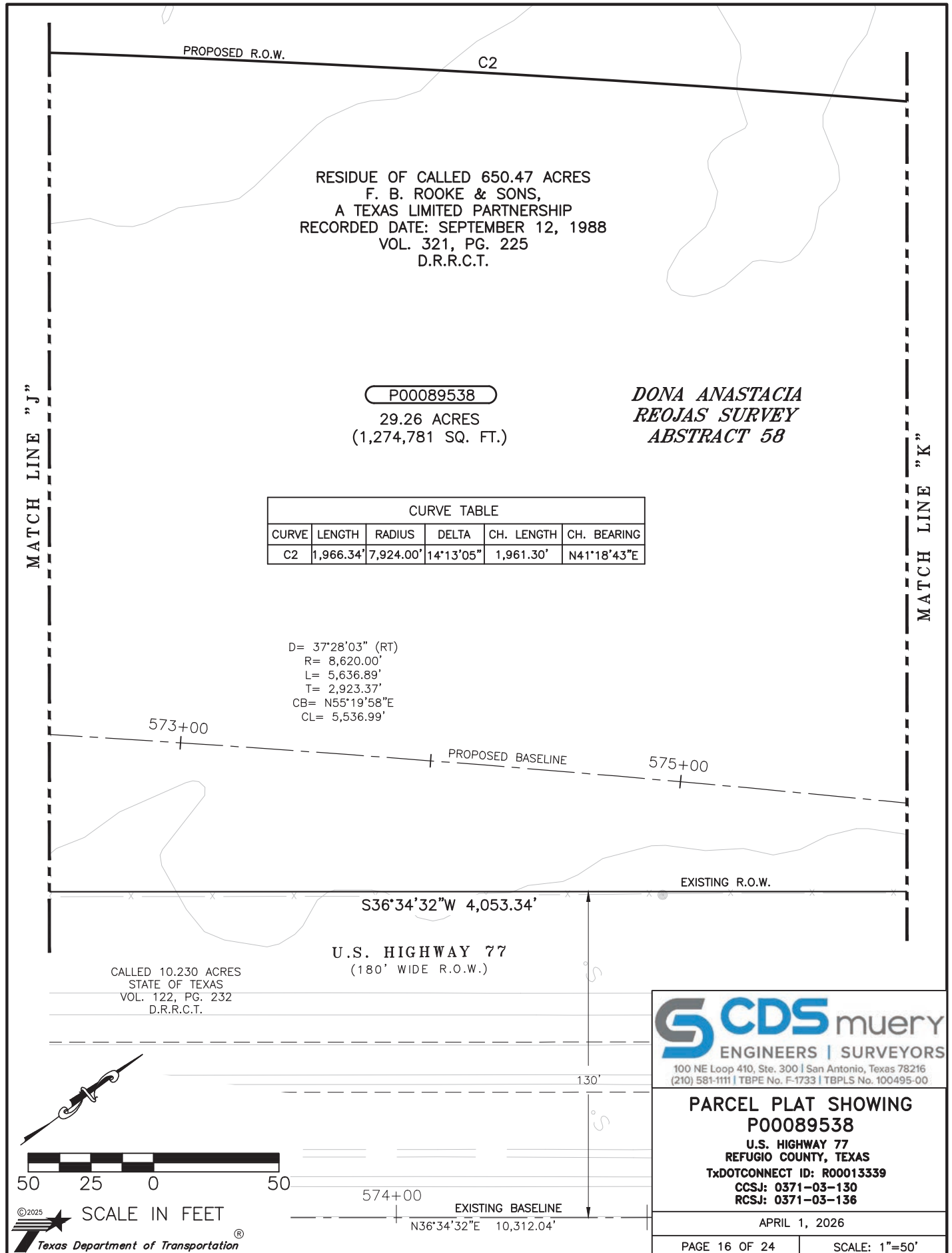
©2025

Texas Department of Transportation

MATCH LINE "H"

MATCH LINE "I"





CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. LENGTH	CH. BEARING
C2	1,966.34'	7,924.00'	14°13'05"	1,961.30'	N41°18'43"E

PROPOSED R.O.W.

C2

RESIDUE OF CALLED 650.47 ACRES
F. B. ROOKE & SONS,
A TEXAS LIMITED PARTNERSHIP
RECORDED DATE: SEPTEMBER 12, 1988
VOL. 321, PG. 225
D.R.R.C.T.

P00089538

29.26 ACRES
(1,274,781 SQ. FT.)

**DONA ANASTACIA
REOJAS SURVEY
ABSTRACT 58**

D= 37°28'03" (RT)
R= 8,620.00'
L= 5,636.89'
T= 2,923.37'
CB= N55°19'58"E
CL= 5,536.99'

577+00

PROPOSED BASELINE

579+00

EXISTING R.O.W.

S36°34'32"W 4,053.34'

CALLLED 10.230 ACRES
STATE OF TEXAS
VOL. 122, PG. 232
D.R.R.C.T.

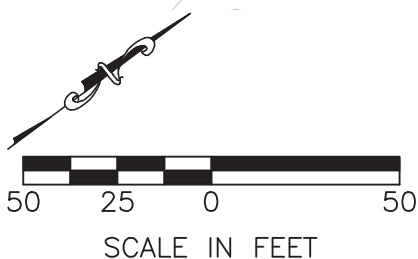
U.S. HIGHWAY 77
(180' WIDE R.O.W.)

130'

578+00

EXISTING BASELINE

N36°34'32"E 10,312.04'



©2025

Texas Department of Transportation

CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

**PARCEL PLAT SHOWING
P00089538**

U.S. HIGHWAY 77
REFUGIO COUNTY, TEXAS
TxDOTCONNECT ID: R00013339
CCSJ: 0371-03-130
RCSJ: 0371-03-136

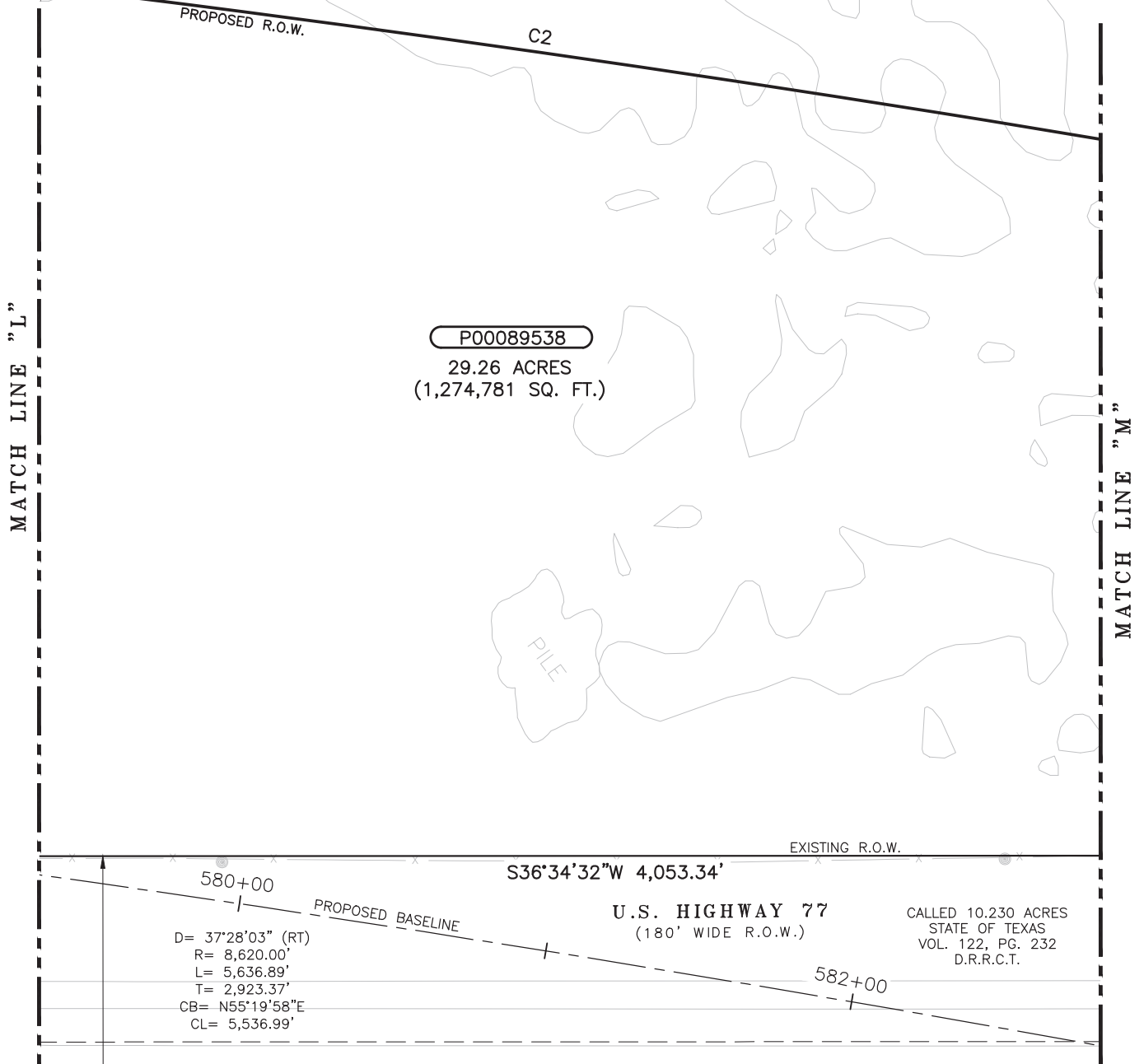
APRIL 1, 2026

PAGE 17 OF 24

SCALE: 1"=50'

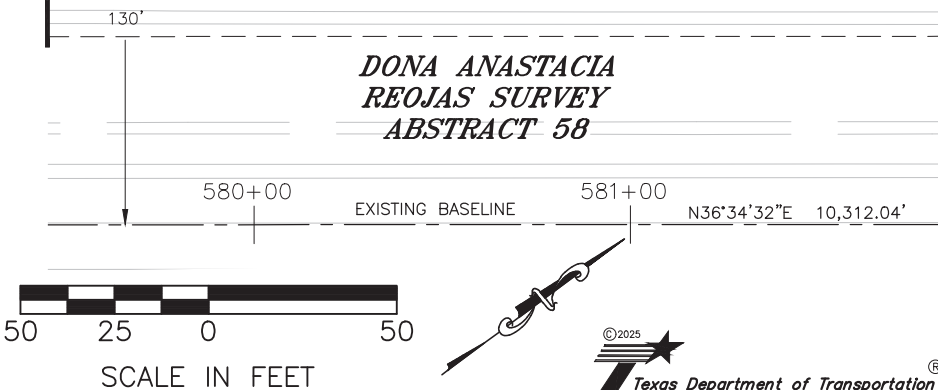
RESIDUE OF CALLED 650.47 ACRES
F. B. ROOKE & SONS,
A TEXAS LIMITED PARTNERSHIP
RECORDED DATE: SEPTEMBER 12, 1988
VOL. 321, PG. 225
D.R.R.C.T.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. LENGTH	CH. BEARING
C2	1,966.34'	7,924.00'	14°13'05"	1,961.30'	N41°18'43"E



D= 37°28'03" (RT)
R= 8,620.00'
L= 5,636.89'
T= 2,923.37'
CB= N55°19'58"E
CL= 5,536.99'

CALLED 10.230 ACRES
STATE OF TEXAS
VOL. 122, PG. 232
D.R.R.C.T.



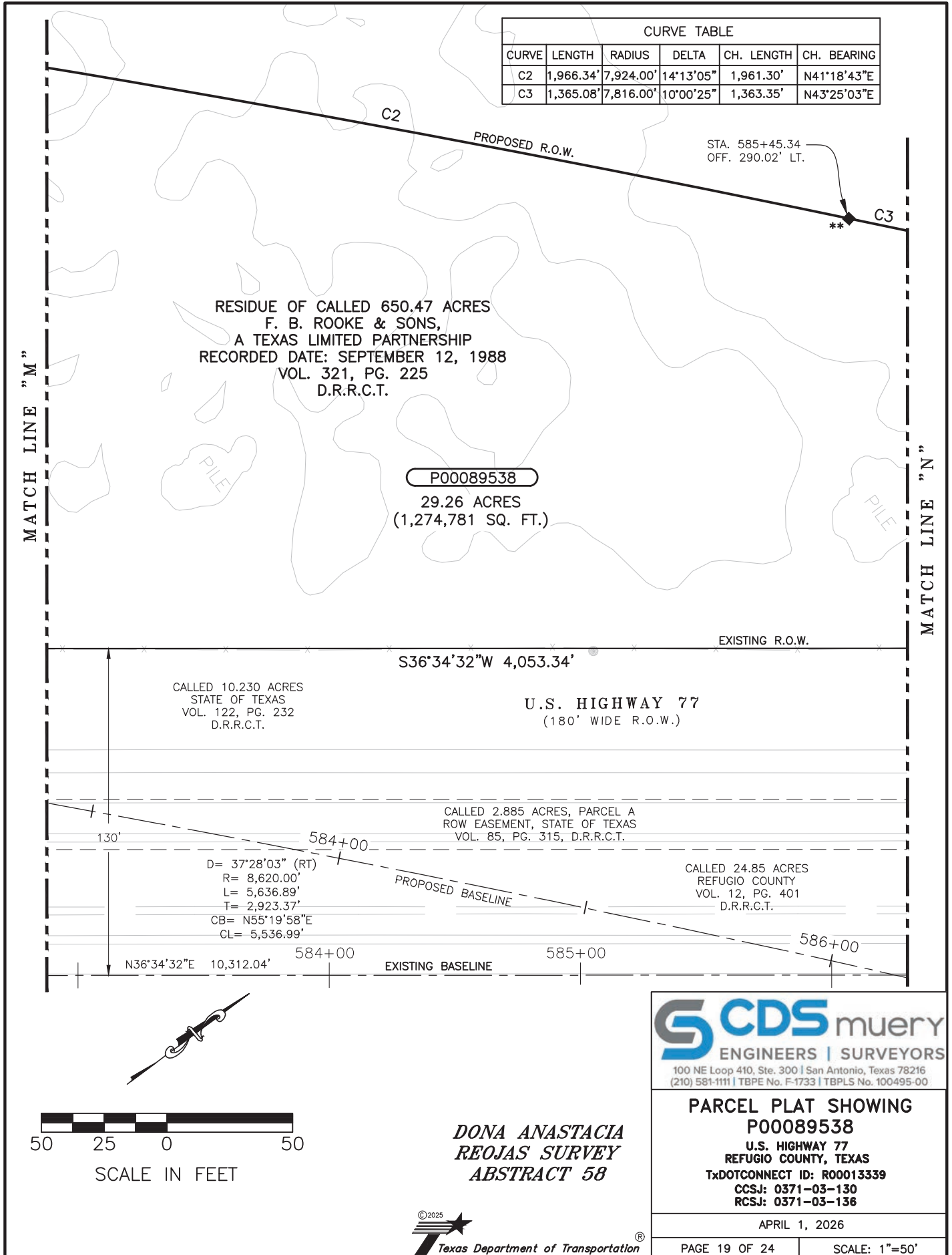
CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

PARCEL PLAT SHOWING
P00089538
U.S. HIGHWAY 77
REFUGIO COUNTY, TEXAS
TxDOTCONNECT ID: R00013339
CCSJ: 0371-03-130
RCSJ: 0371-03-136

APRIL 1, 2026

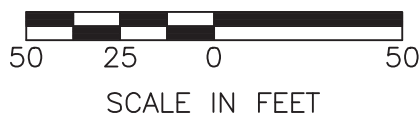
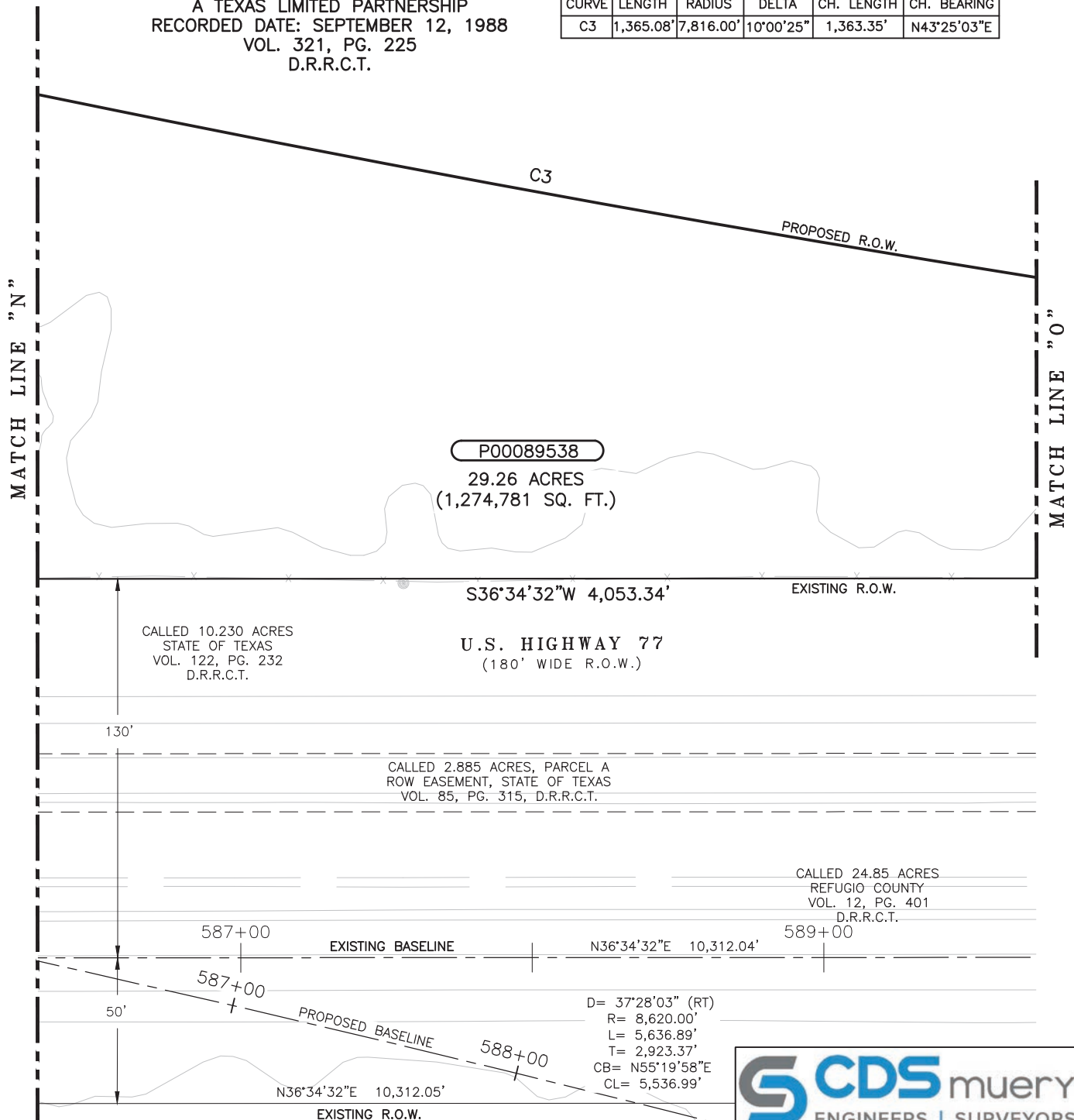
PAGE 18 OF 24

SCALE: 1"=50'



RESIDUE OF CALLED 650.47 ACRES
F. B. ROOKE & SONS,
A TEXAS LIMITED PARTNERSHIP
RECORDED DATE: SEPTEMBER 12, 1988
VOL. 321, PG. 225
D.R.R.C.T.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. LENGTH	CH. BEARING
C3	1,365.08'	7,816.00'	10°00'25"	1,363.35'	N43°25'03"E



*DONA ANASTACIA
REOJAS SURVEY
ABSTRACT 58*

CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

**PARCEL PLAT SHOWING
P00089538
U.S. HIGHWAY 77
REFUGIO COUNTY, TEXAS
TXDOTCONNECT ID: R00013339
CCSJ: 0371-03-130
RCSJ: 0371-03-136**

APRIL 1, 2026

PAGE 20 OF 24

SCALE: 1"=50'

RESIDUE OF CALLED 650.47 ACRES
F. B. ROOKE & SONS,
A TEXAS LIMITED PARTNERSHIP
RECORDED DATE: SEPTEMBER 12, 1988
VOL. 321, PG. 225
D.R.R.C.T.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. LENGTH	CH. BEARING
C3	1,365.08'	7,816.00'	10°00'25"	1,363.35'	N43°25'03"E

**DONA ANASTACIA
REOJAS SURVEY
ABSTRACT 58**

P00089538
29.26 ACRES
(1,274,781 SQ. FT.)

MATCH LINE "O"

MATCH LINE "P"

EXISTING R.O.W.

S36°34'32"W 4,053.34'

CALLLED 10.230 ACRES
STATE OF TEXAS
VOL. 122, PG. 232
D.R.R.C.T.

U.S. HIGHWAY 77
(180' WIDE R.O.W.)

130'

CALLLED 2.885 ACRES, PARCEL A
ROW EASEMENT, STATE OF TEXAS
VOL. 85, PG. 315, D.R.R.C.T.

CALLLED 24.85 ACRES
REFUGIO COUNTY
VOL. 12, PG. 401
D.R.R.C.T.

590+00

592+00

EXISTING BASELINE

N36°34'32"E 10,312.04'

50'

EXISTING R.O.W.

N36°34'32"E 10,312.05'

EXISTING RAILROAD R.O.W.

UNION PACIFIC RAILROAD
(100' WIDE R.O.W.)

D= 37°28'03" (RT)
R= 8,620.00'
L= 5,636.89'
T= 2,923.37'
CB= N55°19'58"E
CL= 5,536.99'

100'

590+00

592+00

EXISTING RAILROAD R.O.W.

N36°34'32"E 14,789.05'

PROPOSED BASELINE

CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

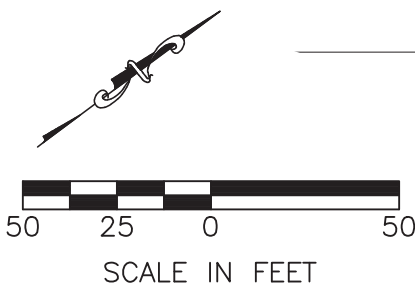
**PARCEL PLAT SHOWING
P00089538**

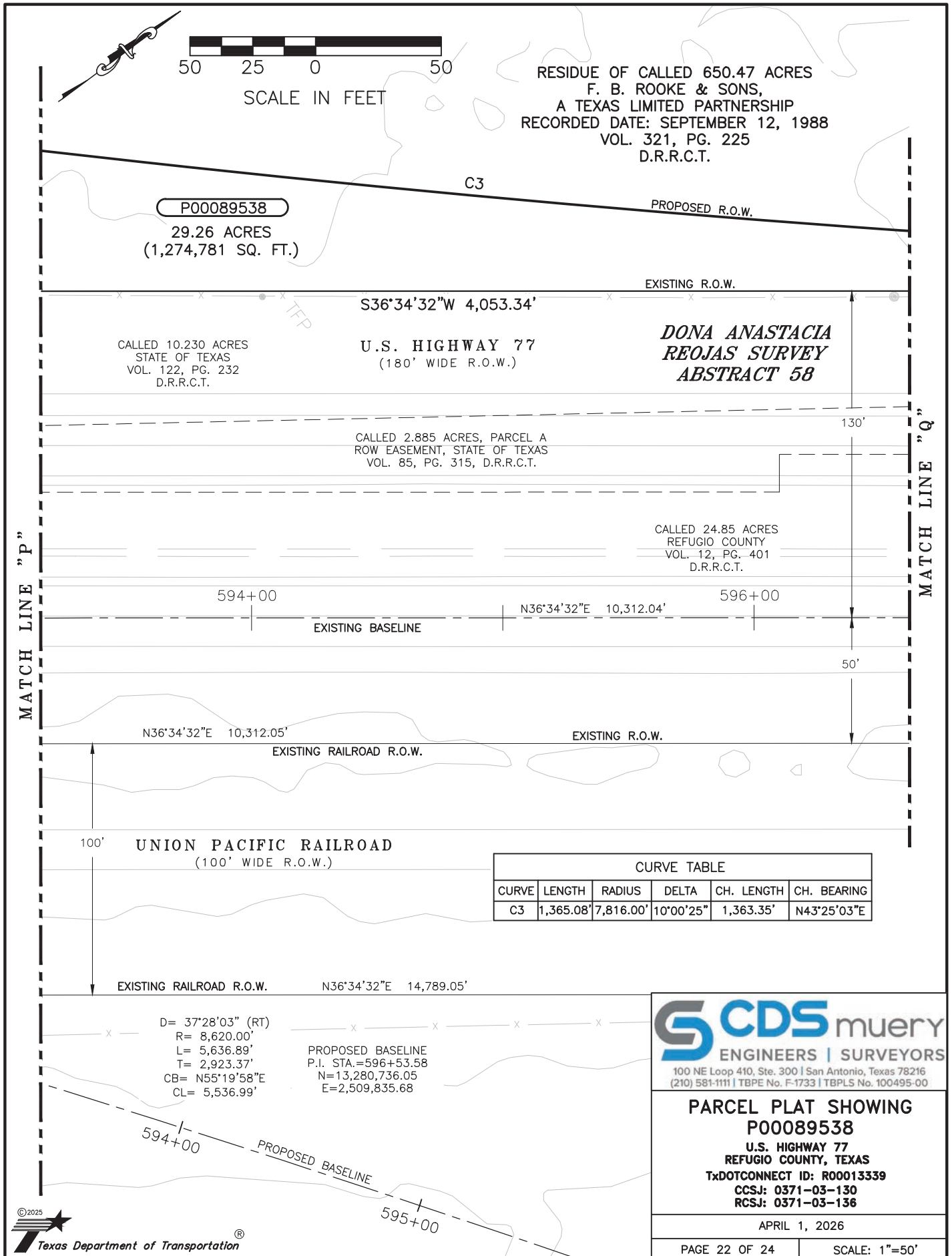
**U.S. HIGHWAY 77
REFUGIO COUNTY, TEXAS
TXDOTCONNECT ID: R00013339
CCSJ: 0371-03-130
RCSJ: 0371-03-136**

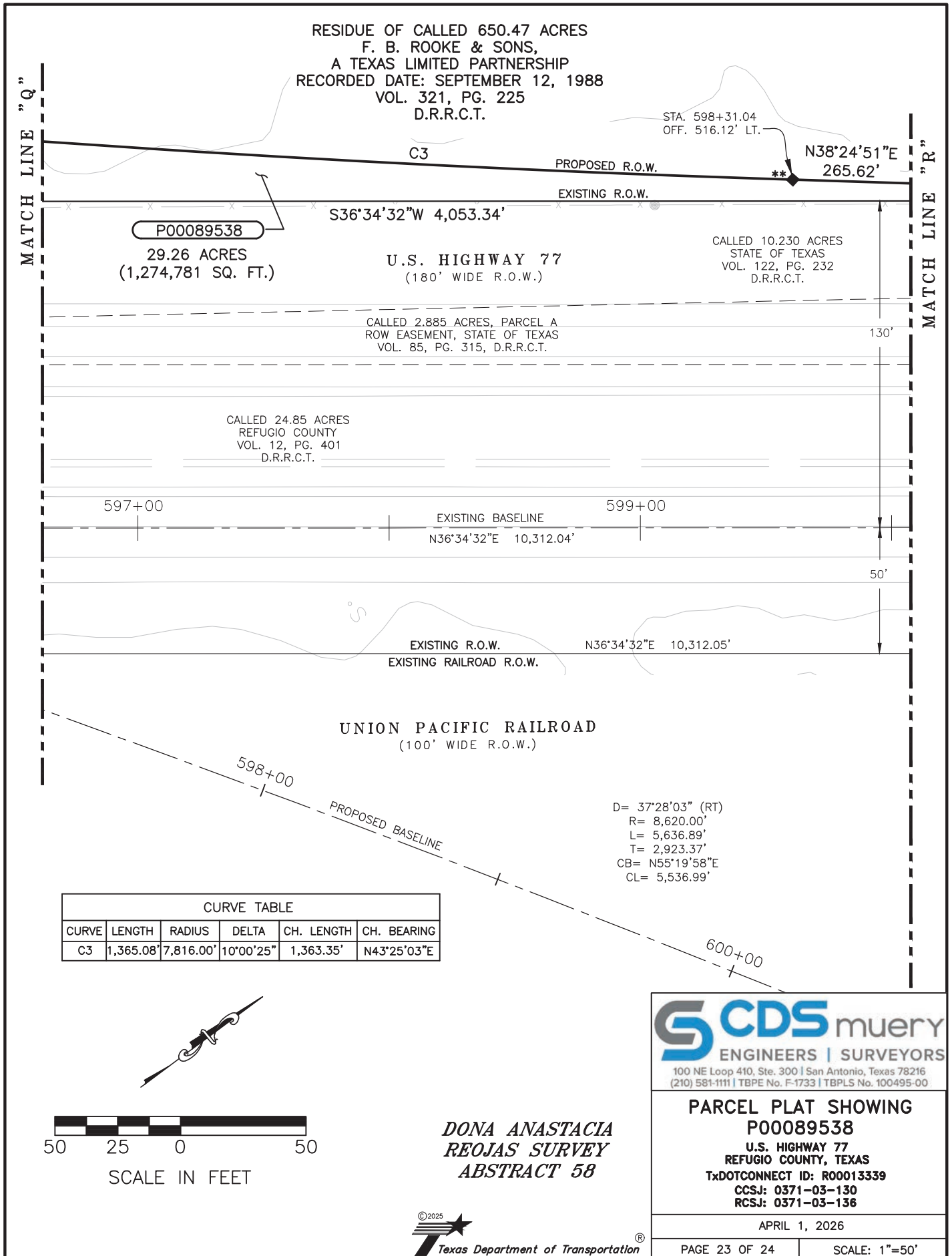
APRIL 1, 2026

PAGE 21 OF 24

SCALE: 1"=50'







RESIDUE OF CALLED 650.47 ACRES
F. B. ROOKE & SONS,
A TEXAS LIMITED PARTNERSHIP
RECORDED DATE: SEPTEMBER 12, 1988
VOL. 321, PG. 225
D.R.R.C.T.

**DONA ANASTACIA
REOJAS SURVEY
ABSTRACT 58**

STA. 600+66.04
OFF. 605.13' LT.

PROPOSED R.O.W. N38°24'51"E 265.62'

EXISTING R.O.W. S36°34'32"W 4,053.34'

P00089538
29.26 ACRES
(1,274,781 SQ. FT.)

U.S. HIGHWAY 77
(180' WIDE R.O.W.)

CALLLED 10.230 ACRES
STATE OF TEXAS
VOL. 122, PG. 232
D.R.R.C.T.

CALLLED 2.885 ACRES, PARCEL A
ROW EASEMENT, STATE OF TEXAS
VOL. 85, PG. 315, D.R.R.C.T.

CALLLED 24.85 ACRES
REFUGIO COUNTY
VOL. 12, PG. 401
D.R.R.C.T.

CULVERT

601+00

EXISTING BASELINE

N36°34'32"E 10,312.04'

603+00

130'

50'

N36°34'32"E 10,312.05'
EXISTING RAILROAD R.O.W.

EXISTING R.O.W.

UNION PACIFIC RAILROAD
(100' WIDE R.O.W.)

601+00

PROPOSED BASELINE

D= 37°28'03" (RT)
R= 8,620.00'
L= 5,636.89'
T= 2,923.37'
CB= N55°19'58"E
CL= 5,536.99'

603+00



50 25 0 50
SCALE IN FEET

©2025



Texas Department of Transportation

CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

**PARCEL PLAT SHOWING
P00089538**

**U.S. HIGHWAY 77
REFUGIO COUNTY, TEXAS
TxDOTCONNECT ID: R00013339
CCSJ: 0371-03-130
RCSJ: 0371-03-136**

APRIL 1, 2026

PAGE 24 OF 24

SCALE: 1"=50'

Highway: US 77
County: Refugio
ROW Project No. R00013339
CCSJ: 0371-03-130
RCSJ: 0371-03-136

Page 1 of 5
October 31, 2025
TxDOTConnect No. P00094684

Project Limits: From South of Woodsboro to the Railroad South of Refugio

PROPERTY DESCRIPTION FOR PARCEL P00094684

BEING a 0.0072 of an acre (313 square feet) parcel of land lying in the Antonio De La Vina Survey, Abstract 71, Refugio County, Texas, being out of the residue of a called 7,530 acre tract of land described in an instrument from Frank J. Scanio, Jr., Independent Executor of the Estate of A. D. Rooke, Deceased, Frank B. Rooke, Jr., Norma Rooke Canfield, joined by George P. Canfield, her husband, A. D. Rooke, Jr., Frank B. Rooke, III, R. E. Rooke, Jr., Marion Rooke Scanio (joined by Frank J. Scanio, Jr., her husband), Joan Rooke Nini, Jean Rooke Carter (joined by Dilford Carter, her husband), Roberta Rooke Hodges (joined by Kenneth M. Hodges, her husband), Jerry Davis Rooke and Frank B. Rooke, Jr., Trustee for the Susan Rooke Trust, to F. B. Rooke & Sons, a limited partnership, recorded date: January 19, 1965, recoded in Volume 134, Page 302, Deed Records of Refugio County, Texas, further described in Volume Q, Page 385, Deed Records of Refugio County, Texas, the aforementioned 0.0072 of an acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a calculated point, lying in the existing Southwest right-of-way line of F.M. Highway 1360 (Locke Street) (60 feet wide right-of-way) (no recorded documents found), and in the existing Northwest right-of-way line of the Union Pacific Railroad (100 feet wide right-of-way), described as a called 118.84 acre tract of land to the St. Louis, Brownsville & Mexico Railway Company, recorded in Volume T, Page 365, Deed Records of Refugio County, Texas, for the Northeast corner of the aforementioned residue of a called 7,530 acre tract, from which a found 1 inch iron pipe bears South 29°57'08" West, a distance of 0.95 feet;

THENCE, NORTH 52°54'31" WEST, a distance of 74.75 feet, along the existing Southwest right-of-way line of the aforementioned F.M. Highway 1360 (Locke Street) and the North line of the aforementioned residue of a called 7,530 acre tract, to a set TxDOT Type III aluminum disk monument **, lying in the proposed Southeast right-of-way cutback line of U.S. Highway 77, for the **POINT OF BEGINNING** and the East corner of the herein described 0.0072 of an acre parcel, having coordinates of N: 13,274,166.14, E: 2,505,185.78, located 183.99 feet right of the U.S. Highway 77 Proposed Baseline Station: 516+06.75; **

Page 2 of 5
October 31, 2025
TxDOTConnect No. P00094684

- (1) **THENCE**, SOUTH 81°30'30" WEST, a distance of 34.99 feet, along the proposed Southeast right-of-way cutback line of U.S. Highway 77, over and across the aforementioned residue of a called 7,530 acre tract, to a set TxDOT Type III aluminum disk monument **, located 159.28 feet right of the U.S. Highway 77 Proposed Baseline Station: 515+81.96, lying in the existing Southeast right-of-way line of U.S. Highway 77 (170 feet wide right-of-way), described as a called 3.101 acre right-of-way easement to the State of Texas, recorded in Volume 122, Page 372, Deed Records of Refugio County, Texas, described as a called 3.596 acre right-of-way easement, "Parcel F", to the State of Texas, recorded in Volume 84, Page 627, Deed Records of Refugio County, Texas, described as a called 138.86 acre tract of land to Refugio County, recorded in Volume 12, Page 345, Deed Records of Refugio County, Texas, and the Northwest line of said residue of a called 7,530 acre tract, for the West corner of the herein described 0.0072 of an acre parcel; **
- (2) **THENCE**, NORTHEASTERLY an arc length of 25.00 feet, with a curve to the right, having a radius of 5,658.12 feet, a delta angle of 00°15'11", and a chord which bears North 35°55'30" East, a distance of 25.00 feet, along the existing Southeast right-of-way line of the aforementioned U.S. Highway 77 and the Northwest line of the aforementioned residue of a called 7,530 acre tract, to a to a set TxDOT Type III aluminum disk monument, for the intersection of the existing Southeast right-of-way line of said U.S. Highway 77 and the existing Southwest right-of-way line of the aforementioned F.M. Highway 1360 (Locke Street), the Northwest corner of said residue of a called 7,530 acre tract, and the North corner of the herein described 0.0072 of an acre parcel;

Page 3 of 5
October 31, 2025
TxDOTConnect No. P00094684

- (3) **THENCE**, SOUTH 52°54'31" EAST, a distance of 25.00 feet, along the existing Southwest right-of-way line of the aforementioned F.M. Highway 1360 (Locke Street) and the Northeast line of the aforementioned residue of a called 7,530 acre tract, to the **POINT OF BEGINNING** and containing 0.0072 of an acre (313 square feet) of land.

**** Note**

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

Notes:

- All bearings are oriented to Grid North. Coordinates shown are based on a project coordinate system established by applying a surface adjustment factor of 0.99998 to the State Plane Grid Coordinates, Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD83), 2011 adjustment, Epoch: 2010.00
- All distances and coordinates shown are surface and may be converted to grid by dividing by a surface adjustment factor of 0.99998.
- The unit of measure is U.S. Survey Feet.
- Stationing is based on the proposed U.S. Highway 77 alignment shown on TxDOT's approved Geometric Schematic.
- A parcel plat of even date was prepared in conjunction with this property description.
- Abstracting completed: July 2025
- Field surveying completed: October 2025

THE STATE OF TEXAS X

X KNOWN TO ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR X

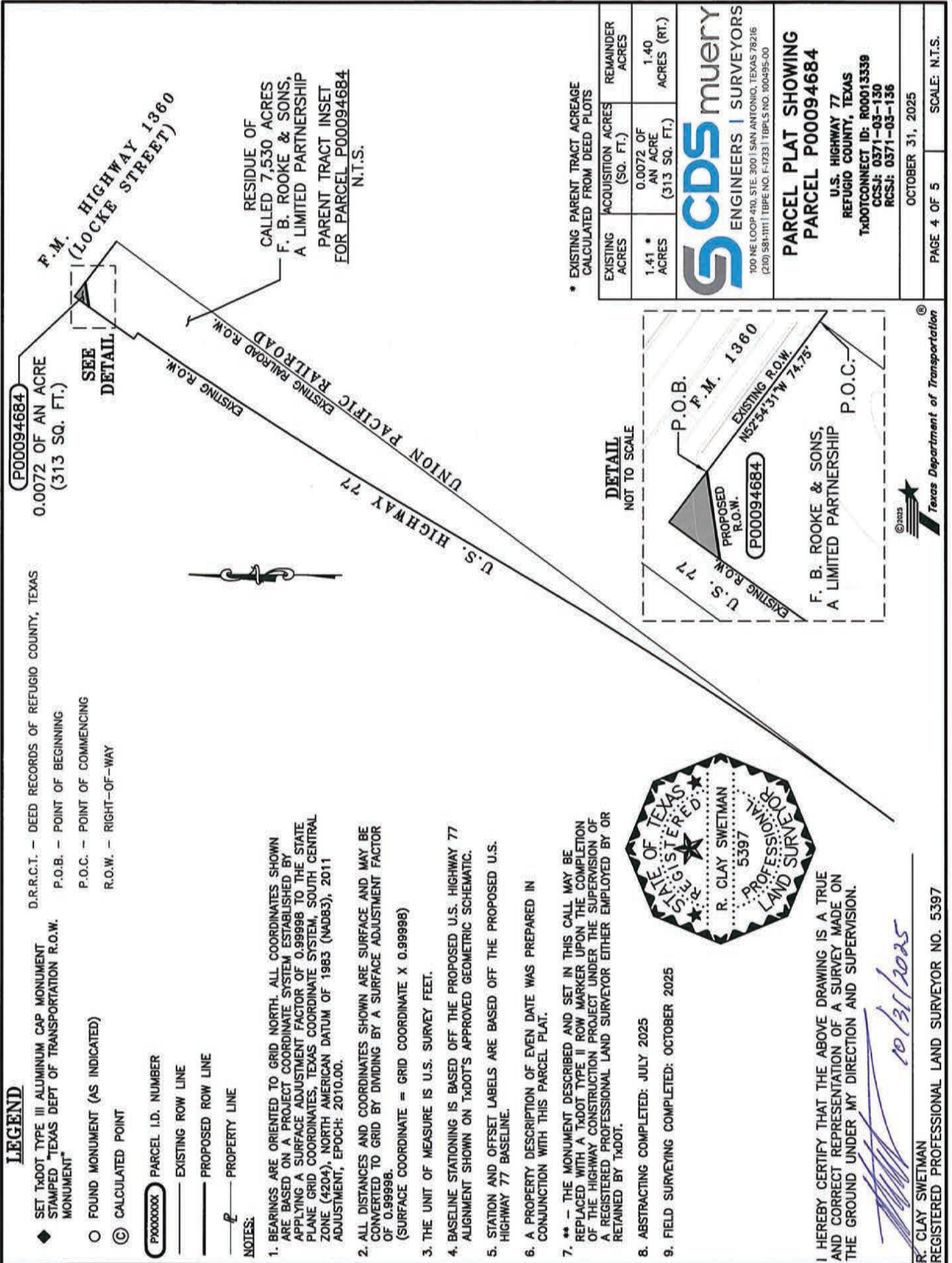
I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

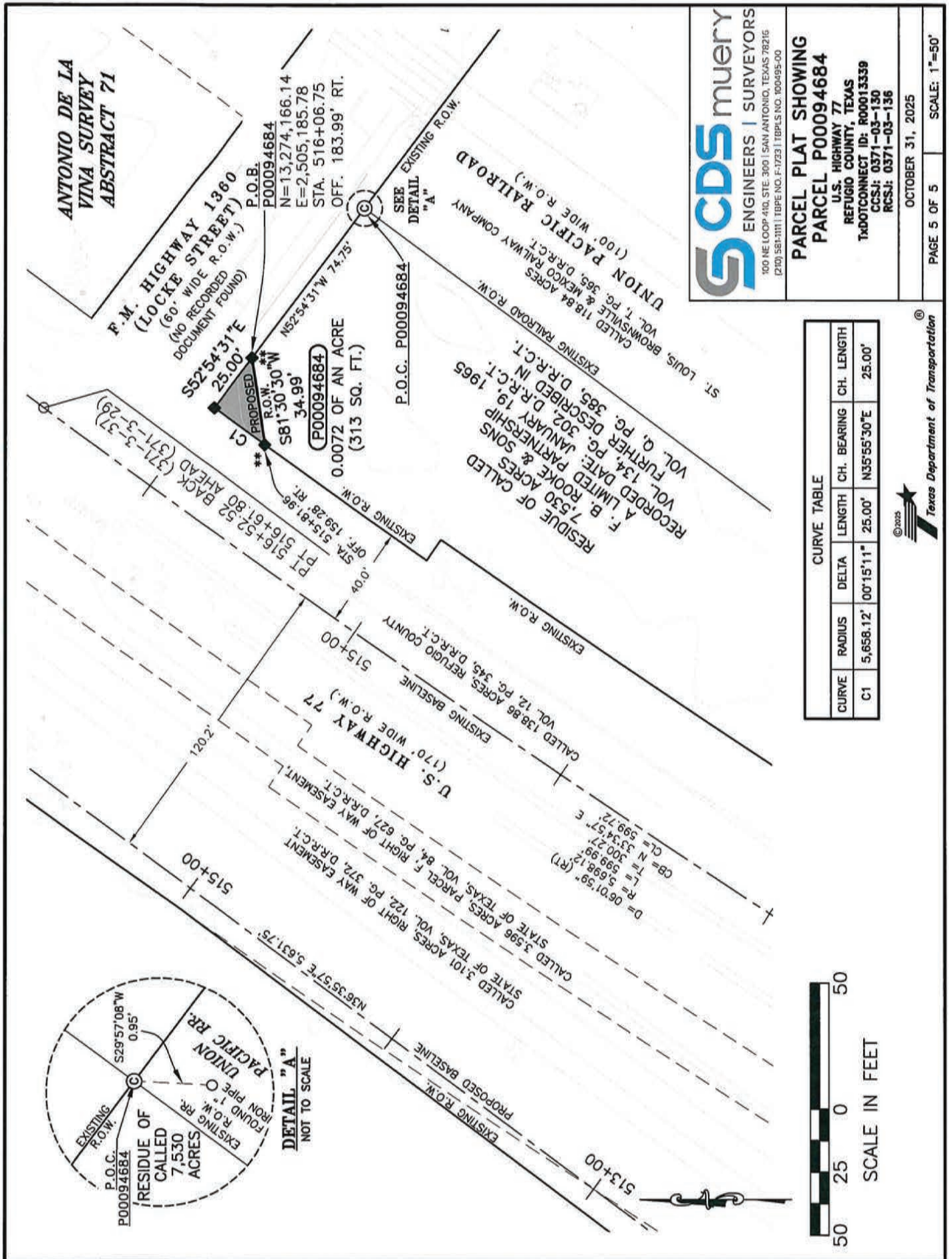
Date 31st day of October, 2025 A.D.



R. Clay Swetman
Registered Professional Land Surveyor
No. 5397 - State of Texas
CDS Muery - 100 NE Loop 410 Ste. 300
San Antonio, Texas 78216
210-581-1111 - TBPLS No. 100495-00







Highway: US 77
County: Refugio
ROW Project No. R00013339
CCSJ: 0371-03-130
RCSJ: 0371-03-136

Page 1 of 8
October 31, 2025
Revised: December 18, 2025
TxDOTConnect No. P00094685

Project Limits: From South of Woodsboro to the Railroad South of Refugio

PROPERTY DESCRIPTION FOR PARCEL P00094685

PART 1 - P00094685.001

BEING a 0.0072 of an acre (312 square feet) parcel of land lying in the Antonio De La Vina Survey, Abstract 71, Refugio County, Texas, being out of a called 1.88 acre tract of land described in an instrument from F. B. Rooke and Birdie Driscoll Rooke, his wife to Union Pacific Railway (St. Louis, Brownsville & Mexico Railway), recorded date: March 28, 1906, recoded in Volume T, Page 365, Deed Records of Refugio County, Texas, the aforementioned 0.0072 of an acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a calculated point, lying in the existing North right-of-way line of F.M. Highway 1360 (Locke Street) (60 feet wide right-of-way) (no recorded documents found) and in the existing Southeast right-of-way line of the Union Pacific Railroad (variable width right-of-way), described as a called 0.64 of an acre tract of land, a called 118.84 acre tract of land, and a called 1.88 acre tract of land to the St. Louis, Brownsville & Mexico Railway Company, recorded in Volume T, Page 365, Deed Records of Refugio County, Texas, for the Southwest corner of a called 1.40 acre tract of land described as "TRACT THREE" in an instrument to Woodsboro Farmers Cooperative, recorded date: January 19, 2021, recorded in Document 2021000076, Official Public Records of Refugio County, Texas, from which a found leaning railroad beam bears South 16°59'23" West, a distance of 0.24 feet;

THENCE, NORTH 52°54'31" WEST, a distance of 225.01 feet, along the existing North right-of-way line of the aforementioned F.M. Highway 1360 (Locke Street), over and across the aforementioned Union Pacific Railroad, to a set TxDOT Type III aluminum disk monument **, lying in the proposed Southeast right-of-way cutback line of U.S. Highway 77, for the **POINT OF BEGINNING** and the South corner of the herein described 0.0072 of an acre parcel, having coordinates of N: 13,274,214.47, E: 2,505,221.34, located 183.73 feet right of the U.S. Highway 77 Proposed Baseline Station: 516+66.75; **

Page 2 of 8
October 31, 2025
Revised: December 18, 2025
TxDOTConnect No. P00094685

- (1) **THENCE**, NORTH 52°54'31" WEST, a distance of 25.00 feet, continuing along the existing North right-of-way line of the aforementioned F.M. Highway 1360 (Locke Street) continuing over and across the aforementioned Union Pacific Railroad, to a set TxDOT Type II brass disk monument in concrete, for the intersection of the existing North right-of-way line of said F.M. Highway 1360 (Locke Street) and the existing Southeast right-of-way line of U.S. Highway 77 (170 feet wide right-of-way), described as a called 3.101 acre right-of-way easement to the State of Texas, recorded in Volume 122, Page 372, Deed Records of Refugio County, Texas, described as a called 3.596 acre right-of-way easement, "Parcel F", to the State of Texas, recorded in Volume 84, Page 627, Deed Records of Refugio County, Texas, and described as a called 138.86 acre tract of land to Refugio County, recorded in Volume 12, Page 345, Deed Records of Refugio County, Texas, lying in the existing Northwest right-of-way line of the aforementioned Union Pacific Railroad, for the Southwest corner of the aforementioned called 1.88 acre tract and the West corner of the herein described 0.0072 of an acre parcel;
- (2) **THENCE**, NORTH 36°35'57" EAST, a distance of 25.00 feet, along the existing Southeast right-of-way line of the aforementioned U.S. Highway 77, the existing Northwest right-of-way line of the aforementioned Union Pacific Railroad, and the Northwest line of the aforementioned called 1.88 acre tract, to a set TxDOT Type III aluminum disk monument **, located 158.73 feet right of the U.S. Highway 77 Proposed Baseline Station: 516+91.97, lying in the proposed Southeast right-of-way cutback line of U.S. Highway 77, for the North corner of the herein described 0.0072 of an acre parcel;
**
- (3) **THENCE**, SOUTH 08°09'17" EAST, a distance of 35.51 feet, along the proposed Southeast right-of-way cutback line of U.S. Highway 77, over and across the aforementioned called 1.88 acre tract, to the **POINT OF BEGINNING** and containing 0.0072 of an acre (312 square feet) of land.

Page 3 of 8
October 31, 2025
Revised: December 18, 2025
TxDOTConnect No. P00094685

PART 2 - P00094685.002

BEING a 0.0065 of an acre (285 square feet) parcel of land lying in the Antonio De La Vina Survey, Abstract 71, Refugio County, Texas, being out of a called 1.88 acre tract of land described in an instrument from F. B. Rooke and Birdie Driscoll Rooke, his wife to Union Pacific Railway (St. Louis, Brownsville & Mexico Railway), recorded date: March 28, 1906, recoded in Volume T, Page 365, Deed Records of Refugio County, Texas, the aforementioned 0.0065 of an acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a calculated point, lying in the existing South right-of-way line of F.M. Highway 136 (Wood Avenue) (75 feet wide right-of-way), dedicated by the Original Townsite of Woodsboro by plat recorded in Book 1, Page 1, Map Records of Refugio County, Texas, for the Northeast corner of Lot 30, Block 1, Dollar General Woodsboro, recorded in Envelope 125, Map Records of Refugio County, Texas, further described in an instrument to Amy Iwata, as Trustee of the Amy Iwata Revocable Trust, recorded date: May 4, 2020, recorded in Document 2020000468, Official Public Records of Refugio County, Texas, from which a found bent 1 inch iron pipe bears South 09°44'15" West, a distance of 0.44 feet;

THENCE, NORTH 80°00'36" WEST, a distance of 197.62 feet, along the existing South right-of-way line of the aforementioned F.M. Highway 136 (Wood Avenue) and the North line of the aforementioned Lot 30, over and across the existing right-of-way of the Union Pacific Railroad (variable width right-of-way), described as a called 0.64 of an acre tract of land, as a called 118.84 acre tract of land, and a called 1.88 acre tract of land to the St. Louis, Brownsville & Mexico Railway Company, recorded in Volume T, Page 365, Deed Records of Refugio County, Texas, and described as a called 3.77 acre tract of land and a called 4.2 acre tract of land to the St. Louis, Brownsville & Mexico Railway Company, recorded in Volume T, Page 389, Deed Records of Refugio County, Texas, to a calculated point;

THENCE, NORTH 77°35'36" WEST, a distance of 143.81 feet, continuing along the existing South right-of-way line of the aforementioned F.M. Highway 136 (Wood Avenue) and continuing over and across the existing right-of-way of the aforementioned Union Pacific Railroad, to a set TxDOT Type III aluminum disk monument **, lying in the proposed Southeast right-of-way cutback line of U.S. Highway 77, for the **POINT OF BEGINNING** and the Northeast corner of the herein described 0.0065 of an acre parcel, having coordinates of N: 13,274,861.81, E: 2,505,699.36, located 181.53 feet right of the U.S. Highway 77 Proposed Baseline Station: 524+71.46; **

Page 4 of 8
October 31, 2025
Revised: December 18, 2025
TxDOTConnect No. P00094685

- (1) **THENCE**, SOUTH 69°30'10" WEST, a distance of 41.98 feet, along the proposed Southeast right-of-way cutback line of U.S. Highway 77, over and across the aforementioned called 1.88 acre tract, to a set TxDOT Type III aluminum disk monument **, located 158.73 feet right of the U.S. Highway 77 Proposed Baseline Station: 524+36.21, lying in the existing Southeast right-of-way line of U.S. Highway 77 (170 feet wide right-of-way), described as a called 3.101 acre right-of-way easement to the State of Texas, recorded in Volume 122, Page 372, Deed Records of Refugio County, Texas, described as a called 3.596 acre right-of-way easement, "Parcel F", to the State of Texas, recorded in Volume 84, Page 627, Deed Records of Refugio County, Texas, and described as a called 138.86 acre tract of land to Refugio County, recorded in Volume 12, Page 345, Deed Records of Refugio County, Texas, the existing Northwest right-of-way line of the aforementioned Union Pacific Railroad, and the Northwest line of said called 1.88 acre tract, for the Southwest corner of the herein described 0.0065 of an acre parcel;
**
- (2) **THENCE**, NORTH 36°35'57" EAST, a distance of 25.00 feet, along the existing Southeast right-of-way line of the aforementioned U.S. Highway 77, the existing Northwest right-of-way line of the aforementioned Union Pacific Railroad, and the Northwest line of the aforementioned called 1.88 acre tract, to a to a set 5/8 inch iron rod with yellow cap stamped "CDS/MUERY S.A. TX.", for the intersection of the existing Southeast right-of-way line of said U.S. Highway 77 and the existing South right-of-way line of the aforementioned F.M. Highway 136 (Wood Avenue) and the Northwest corner of the herein described 0.0065 of an acre parcel;

Page 5 of 8
October 31, 2025
Revised: December 18, 2025
TxDOTConnect No. P00094685

- (3) **THENCE**, SOUTH 77°35'36" EAST, a distance of 25.00 feet, along the existing South right-of-way line of the aforementioned F.M. Highway 136 (Wood Avenue), over and across the existing right-of-way of the aforementioned Union Pacific Railroad, to the **POINT OF BEGINNING** and containing 0.0065 of an acre (285 square feet) of land.

Part 1 - P00094685.001	0.0072 of an acre	312 square feet
Part 2 - P00094685.002	0.0065 of an acre	285 square feet
Total	0.0137 of an acre	597 square feet

**** Note**

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

Notes:

- All bearings are oriented to Grid North. Coordinates shown are based on a project coordinate system established by applying a surface adjustment factor of 0.99998 to the State Plane Grid Coordinates, Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD83), 2011 adjustment, Epoch: 2010.00.
- All distances and coordinates shown are surface and may be converted to grid by dividing by a surface adjustment factor of 0.99998.
- The unit of measure is U.S. Survey Feet.
- Stationing is based on the proposed U.S. Highway 77 alignment shown on TxDOT's approved Geometric Schematic.
- A parcel plat of even date was prepared in conjunction with this property description.
- Abstracting completed: July 2025
- Field surveying completed: October 2025

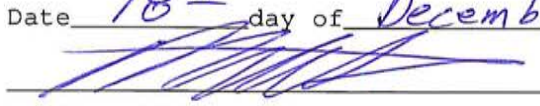
THE STATE OF TEXAS X

X KNOWN TO ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR X

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

Date 18th day of December, 2025 A.D.


R. Clay Swetman
Registered Professional Land Surveyor
No. 5397 - State of Texas
CDS Muery - 100 NE Loop 410 Ste. 300
San Antonio, Texas 78216
210-581-1111 - TBPLS No. 100495-00



LEGEND

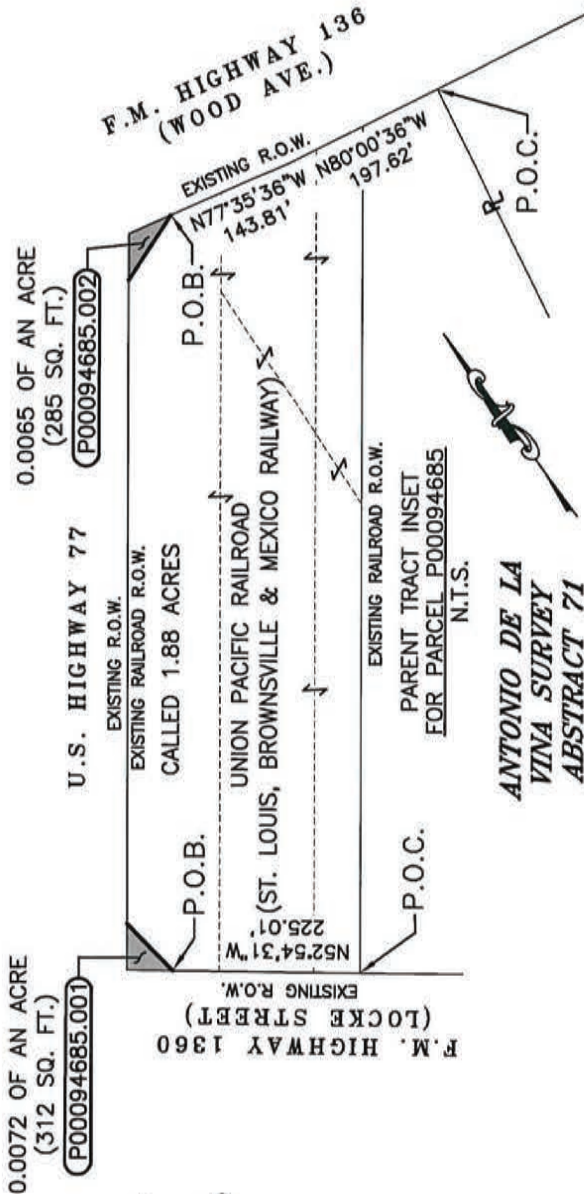
- SET TxDOT TYPE II BRONZE CAP MONUMENT IN CONCRETE LETTERED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W."
- ◆ SET TxDOT TYPE III ALUMINUM CAP MONUMENT STAMPED "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT"
- SET 5/8" IRON ROD WITH YELLOW CAP STAMPED "CDS/MUERY S.A. TX." (UNLESS OTHERWISE NOTED)
- FOUND MONUMENT (AS INDICATED)
- ⊙ CALCULATED POINT
- PK000000X PARCEL I.D. NUMBER
- EXISTING ROW LINE
- PROPOSED ROW LINE
- PROPERTY LINE
- APPROXIMATE SURVEY LINE
- ⌵ BREAK LINE
- ⌵ FEE HOOK
- D.R.R.C.T. - DEED RECORDS OF REFUGIO COUNTY, TEXAS
- M.R.R.C.T. - MAP RECORDS OF REFUGIO COUNTY, TEXAS
- O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS OF REFUGIO COUNTY, TEXAS
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- R.O.W. - RIGHT-OF-WAY



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

12/18/2025

R. CLAY SWETMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397



NOTES:

- BEARINGS ARE ORIENTED TO GRID NORTH. ALL COORDINATES SHOWN ARE BASED ON A PROJECT COORDINATE SYSTEM ESTABLISHED BY APPLYING A SURFACE ADJUSTMENT FACTOR OF 0.99998 TO THE STATE PLANE GRID COORDINATES, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH: 2010.00.
- ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 0.99998.
- THE UNIT OF MEASURE IS U.S. SURVEY FEET.
- BASELINE STATIONING IS BASED OFF THE PROPOSED U.S. HIGHWAY 77 ALIGNMENT SHOWN ON TxDOT'S APPROVED GEOMETRIC SCHEMATIC.
- STATION AND OFFSET LABELS ARE BASED OFF THE PROPOSED U.S. HIGHWAY 77 BASELINE.
- A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- ** - THE MONUMENT DESCRIBED AND SET IN THIS CALL MAY BE REPLACED WITH A TxDOT TYPE II ROW MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED BY OR RETAINED BY TxDOT.
- ABSTRACTING COMPLETED: JULY 2025
- FIELD SURVEYING COMPLETED: OCTOBER 2025

12/18/2025 - ADDED "PART 1" AND "PART 2" TO PARCEL DESCRIPTIONS IN FIELD NOTES TOTAL ACQUISITION TABLE.

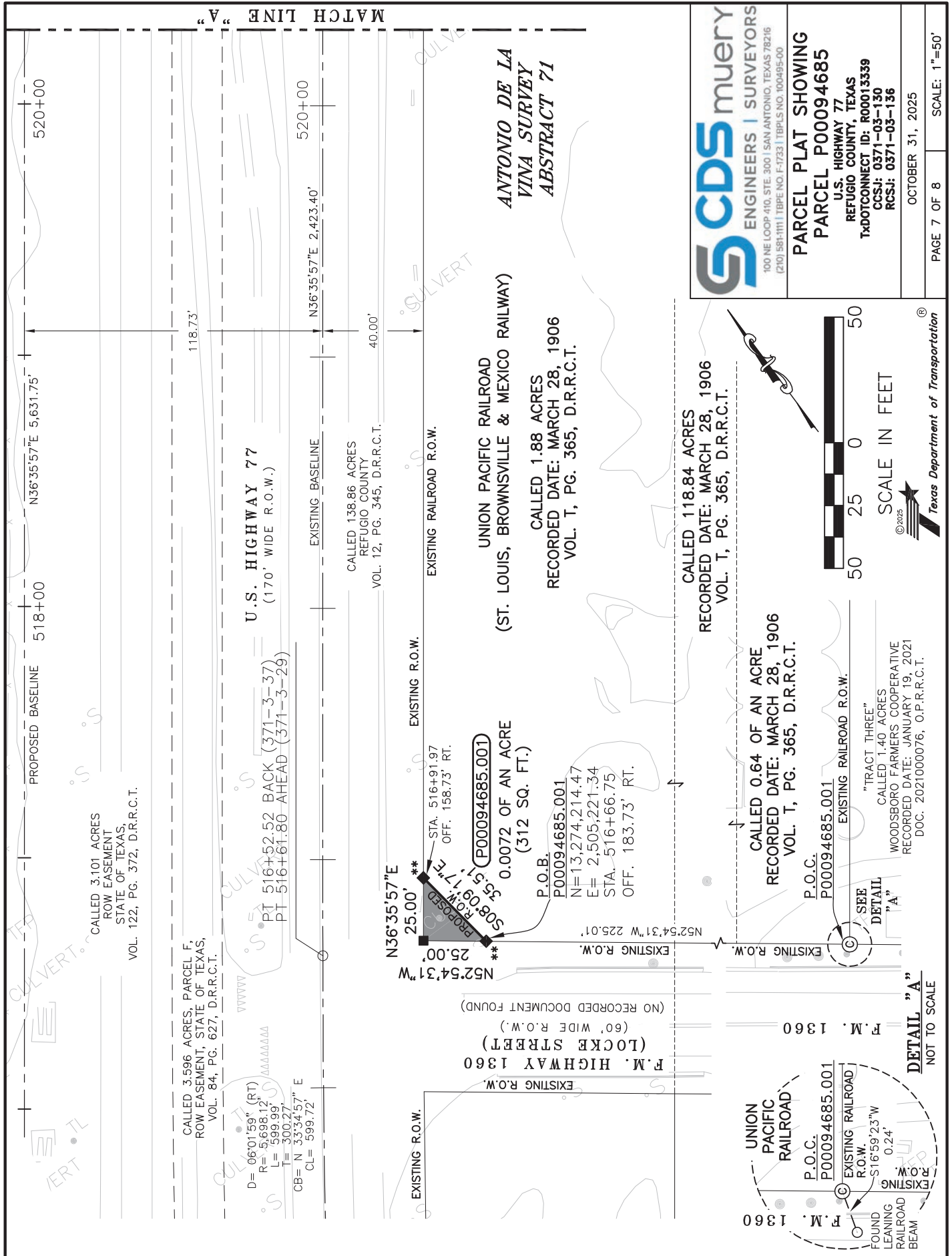
EXISTING ACRES	ACQUISITION ACRES (SQ. FT.)	REMAINDER ACRES
1.88 ACRES	0.0137 ACRES (597 SQ. FT.)	1.87 ACRES (RT.)

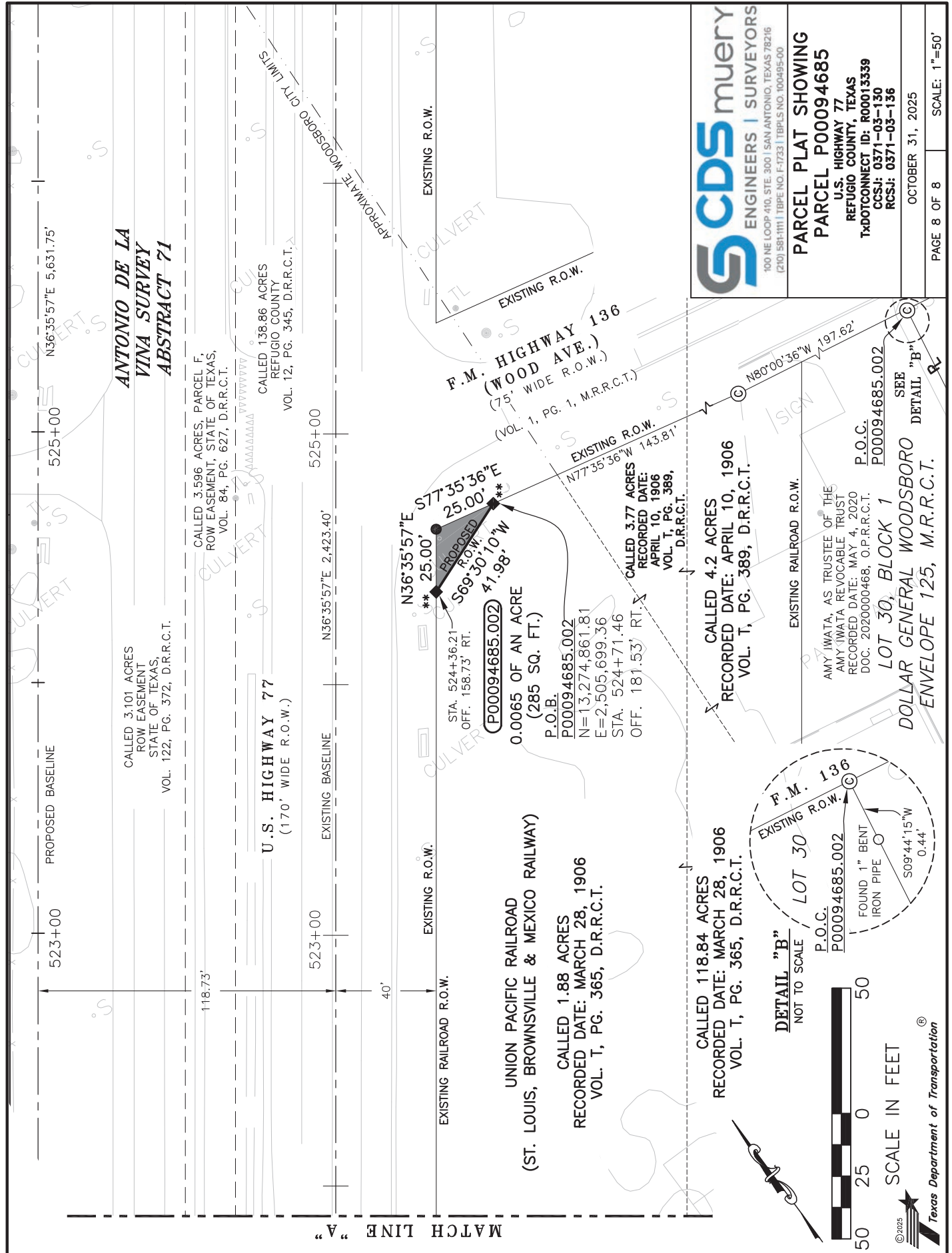
CDS muery
ENGINEERS | SURVEYORS
100 NE LOOP 410, STE. 300 | SAN ANTONIO, TEXAS 78216
(210) 581-1111 | TBPE NO. F-1733 | TBPLS NO. 100495-00

PARCEL PLAT SHOWING
PARCEL P00094685
U.S. HIGHWAY 77
REFUGIO COUNTY, TEXAS
TXDOTCONNECT ID: R00013339
CCSJ: 0371-03-130
RCSJ: 0371-03-136
OCTOBER 31, 2025

PAGE 6 OF 8
SCALE: N.T.S.







Highway: US 77
County: Refugio
ROW Project No. R00013339
CCSJ: 0371-03-130
RCSJ: 0371-03-136

Page 1 of 5
October 31, 2025
TxDOTConnect No. P00094686

Project Limits: From South of Woodsboro to the Railroad South of Refugio

PROPERTY DESCRIPTION FOR PARCEL P00094686

BEING a 0.0065 of an acre (285 square feet) parcel of land lying in the Antonio De La Vina Survey, Abstract 71, Refugio County, Texas, being out of the residue of a called 3.77 acre tract of land described in an instrument from T. D. Wood to Union Pacific Railway (St. Louis Brownsville & Mexico Railway), recorded date: April 10, 1906, recoded in Volume T, Page 389, Deed Records of Refugio County, Texas, the aforementioned 0.0065 of an acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch iron rod, lying in the existing Southeast right-of-way line of U.S. Highway 77 (170 feet wide right-of-way), described as a called 1.916 acre right-of-way easement to the State of Texas, recorded in Volume 122, Page 374, Deed Records of Refugio County, Texas, described as a called 0.556 of an acre right-of-way easement to the State of Texas, recorded in Volume 84, Page 636, Deed Records of Refugio County, Texas, described in a condemnation to Refugio County, recorded in Volume 7, Page 88, Commissioner Court Records of Refugio County, Texas, described as a called 3.101 acre right-of-way easement to the State of Texas, recorded in Volume 122, Page 372, Deed Records of Refugio County, Texas, described as a called 3.596 acre right-of-way easement, "Parcel F", to the State of Texas, recorded in Volume 84, Page 627, Deed Records of Refugio County, Texas, and described as a called 138.86 acre tract of land to Refugio County, recorded in Volume 12, Page 345, Deed Records of Refugio County, Texas, and in the existing Northwest right-of-way line of the Union Pacific Railroad (variable width right-of-way), described as a called 3.77 acre tract of land, a called 4.2 acre tract of land, and a called 3.66 acre tract of land to the St. Louis, Brownsville & Mexico Railway Company, recorded in Volume T, Page 389, Deed Records of Refugio County, Texas, for the Northwest corner of the aforementioned residue of a called 3.77 acre tract and the Southwest corner of a called 1.263 acre tract of land described in an instrument to Roma Realty, LTD., recorded date: January 28, 2015, recorded in Document 2015036435, Official Public Records of Refugio County, Texas;

THENCE, SOUTH 36°35'57" WEST, a distance of 714.62 feet, along the existing Southeast right-of-way line of the aforementioned U.S. Highway 77, the existing Northwest right-of-way line of the aforementioned Union Pacific Railroad, and the Northwest line of the aforementioned residue of a called 3.77 acre tract, to a set TxDOT Type III aluminum disk monument **, lying in the proposed Southeast right-of-way cutback line of U.S. Highway 77, for the **POINT OF BEGINNING** and the North corner of the herein described 0.0065 of an acre parcel, having coordinates of N: 13,274,953.26, E: 2,505,738.87, located 158.73 feet right of the U.S. Highway 77 Proposed Baseline Station: 525+68.43; **

Page 2 of 5
October 31, 2025
TxDOTConnect No. P00094686

- (1) **THENCE**, SOUTH 20°29'50" EAST, a distance of 27.16 feet, along the proposed Southeast right-of-way cutback line of U.S. Highway 77, over and across the aforementioned residue of a called 3.77 acre tract, to a set TxDOT Type III aluminum disk monument **, located 181.53 feet right of the U.S. Highway 77 Proposed Baseline Station: 525+53.68, lying in the existing North right-of-way line of F.M. Highway 136 (Wood Avenue) (75 feet wide right-of-way), dedicated by the Original Townsite of Woodsboro by plat recorded in Book 1, Page 1, Map Records of Refugio County, Texas, for the Southeast corner of the herein described 0.0065 of an acre parcel; **
- (2) **THENCE**, NORTH 77°35'36" WEST, a distance of 25.00 feet, along the existing North right-of-way line of the aforementioned F.M. Highway 136 (Wood Avenue), to a to a set 5/8 inch iron rod with yellow cap stamped "CDS/MUERY S.A. TX.", for the intersection of the existing Southeast right-of-way line of the aforementioned U.S. Highway 77 and the existing North right-of-way line of said F.M. Highway 136 (Wood Avenue) and the Southwest corner of the herein described 0.0065 of an acre parcel;

Page 3 of 5
October 31, 2025
TxDOTConnect No. P00094686

- (3) **THENCE**, NORTH 36°35'57" EAST, a distance of 25.00 feet, along the existing Southeast right-of-way line of the aforementioned U.S. Highway 77, the existing Northwest right-of-way line of the aforementioned Union Pacific Railroad, and the Northwest line of the aforementioned residue of a called 3.77 acre tract, to the **POINT OF BEGINNING** and containing 0.0065 of an acre (285 square feet) of land.

**** Note**

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

Notes:

- All bearings are oriented to Grid North. Coordinates shown are based on a project coordinate system established by applying a surface adjustment factor of 0.99998 to the State Plane Grid Coordinates, Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD83), 2011 adjustment, Epoch: 2010.00.
- All distances and coordinates shown are surface and may be converted to grid by dividing by a surface adjustment factor of 0.99998.
- The unit of measure is U.S. Survey Feet.
- Stationing is based on the proposed U.S. Highway 77 alignment shown on TxDOT's approved Geometric Schematic.
- A parcel plat of even date was prepared in conjunction with this property description.
- Abstracting completed: July 2025
- Field surveying completed: October 2025

THE STATE OF TEXAS X

X KNOWN TO ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR

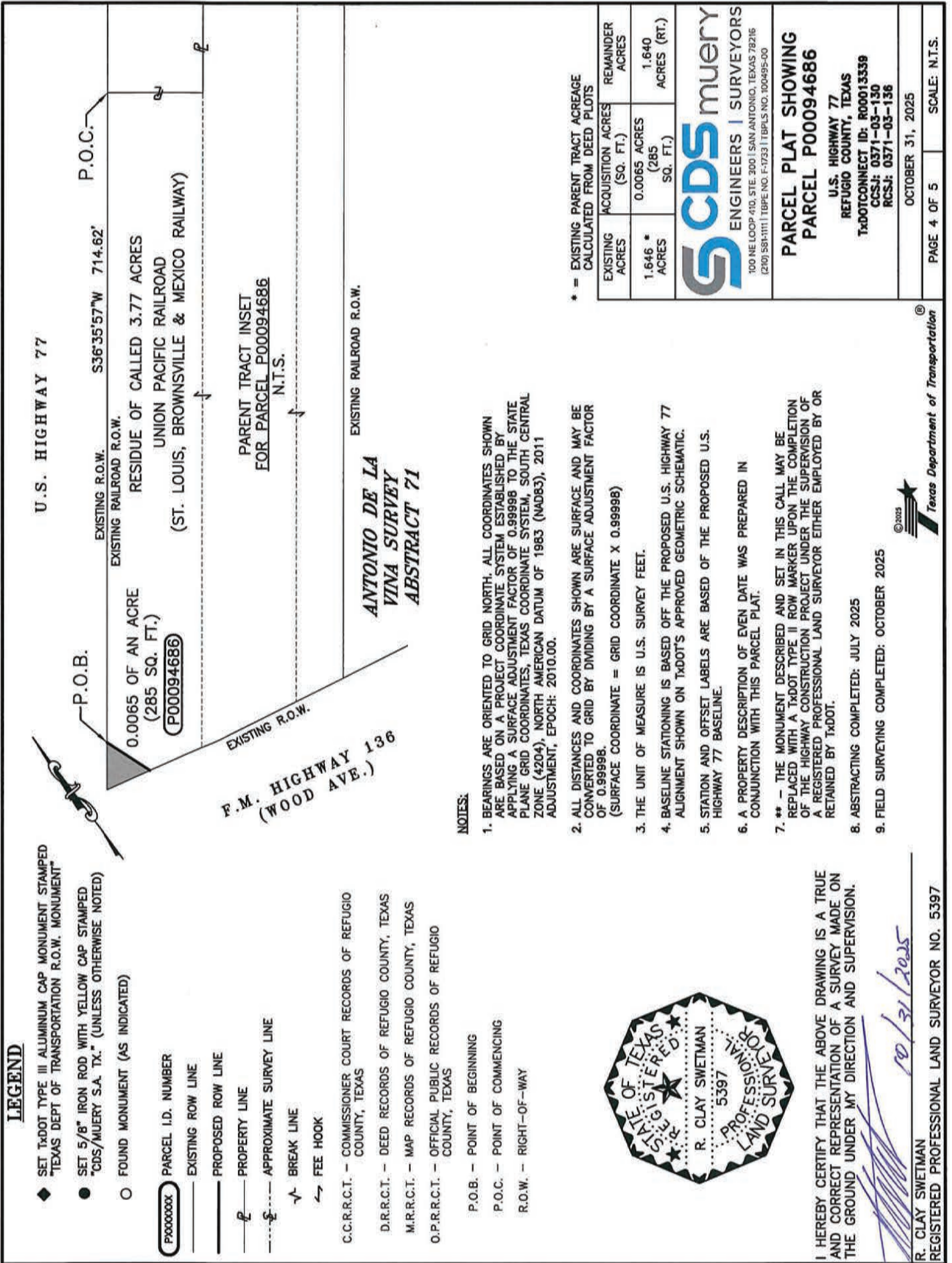
X

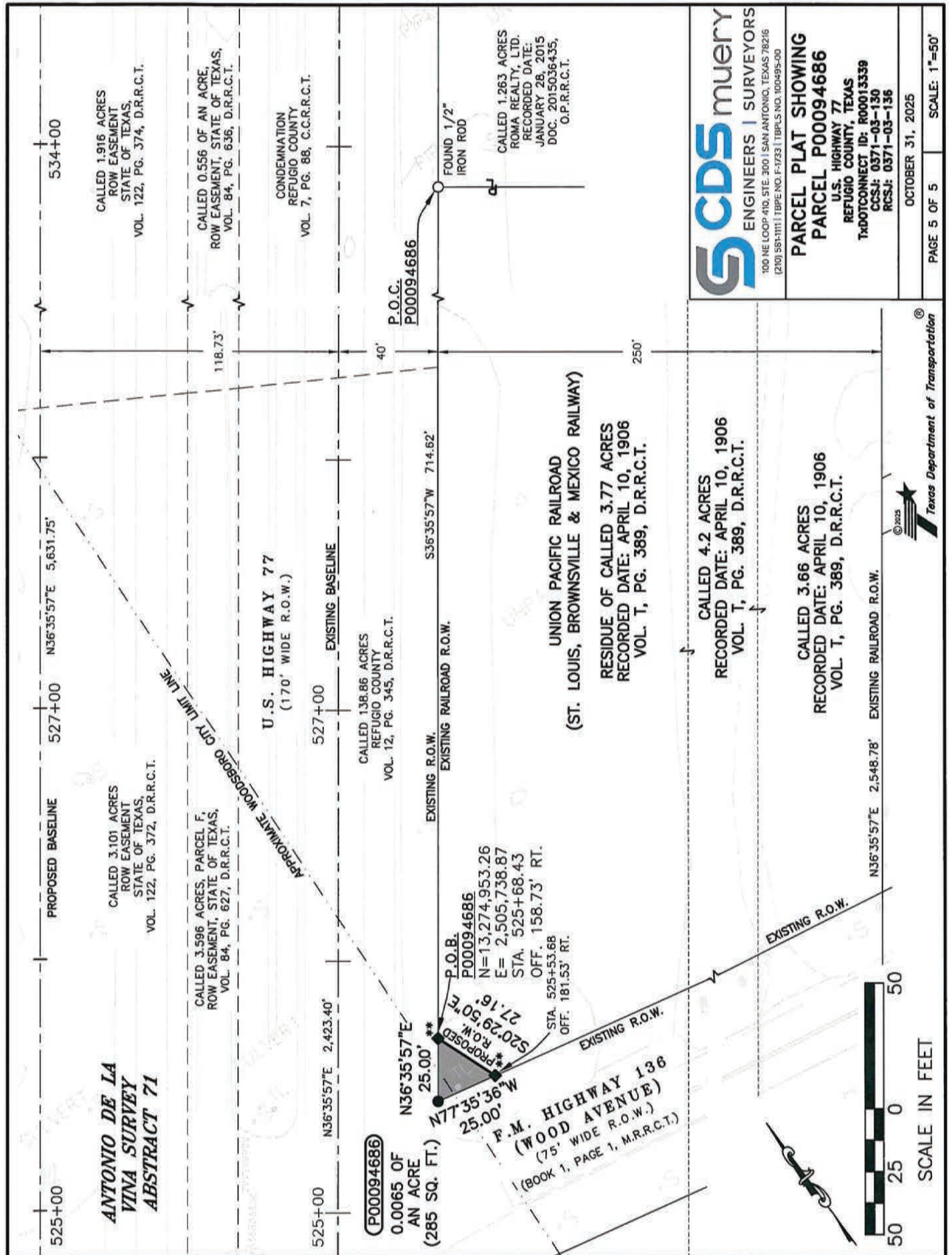
I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 31st day of October, 2025 A.D.

R. Clay Swetman
Registered Professional Land Surveyor
No. 5397 - State of Texas
CDS Muery - 100 NE Loop 410 Ste. 300
San Antonio, Texas 78216
210-581-1111 - TBPLS No. 100495-00







Highway: US 77
County: Refugio
ROW Project No. R00013339
CCSJ: 0371-03-130
RCSJ: 0371-03-136

Page 1 of 5
October 31, 2025
TxDOTConnect No. P00094688

Project Limits: From South of Woodsboro to the Railroad South of Refugio

PROPERTY DESCRIPTION FOR PARCEL P00094688

BEING a 0.0057 of an acre (250 square feet) parcel of land lying in the Dona Anastacia Reojas Survey, Abstract 58, Refugio County, Texas, being out of a called 0.22 of an acre tract of land described in an instrument from Robert L. Bowen and wife, Jennifer Bowen to Suellen West, recorded date: July 23, 1979, recoded in Volume 231, Page 244, Deed Records of Refugio County, Texas, and described in an instrument from Jimmy D. West to Suellen West, recorded date: September 6, 1979, recoded in Volume 232, Page 200, Deed Records of Refugio County, Texas, the aforementioned 0.0057 of an acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a set TxDOT Type II bronze cap monument in concrete lettered "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W.", lying in the existing Southeast right-of-way line of U.S. Highway 77 (180 feet wide right-of-way), described as a called 24.85 acre tract of land to Refugio County, recorded in Volume 12, Page 401, Deed Records of Refugio County, Texas, described as a called 2.885 acre right-of-way easement, "Parcel A", to the State of Texas, recorded in Volume 85, Page 315, Deed Records of Refugio County, Texas, and described as a called 0.322 of an acre tract of land to the State of Texas, recorded in Volume 122, Page 230, Deed Records of Refugio County, Texas, for an angle corner in the Northwest line of a called 0.637 of an acre tract of land described in an instrument to Roma Realty, recorded date: March 19, 1997, recorded in Volume 69, Page 222, Official Public Records of Refugio County, Texas;

THENCE, NORTHEASTERLY, an arc length of 118.41 feet, with a curve to the right, having a radius of 5,679.57 feet, a delta angle of 01°11'23", and a chord which bears North 37°11'47" East, a distance of 118.41 feet, along the existing Southeast right-of-way line of the aforementioned U.S. Highway 77, the Northwest line of the aforementioned called 0.637 of an acre tract, and the Northwest line of the aforementioned 0.22 of an acre tract, to a set magnail with washer stamped "CDS MUERY SA TX" **, lying in the proposed Southeast right-of-way cutback line of U.S. Highway 77, for the **POINT OF BEGINNING** and the Southwest corner of the herein described 0.0057 of an acre parcel, having coordinates of N: 13,276,258.69, E: 2,506,722.32, located 169.96 feet right of the U.S. Highway 77 Proposed Baseline Station: 542+02.81; **

Page 2 of 5
October 31, 2025
TxDOTConnect No. P00094688

- (1) **THENCE**, NORTHEASTERLY, an arc length of 20.00 feet, with a curve to the right, having a radius of 5,679.57 feet, a delta angle of $00^{\circ}12'06''$, and a chord which bears North $37^{\circ}53'40''$ East, a distance of 20.00 feet, continuing along the existing Southeast right-of-way line of the aforementioned U.S. Highway 77 and the Northwest line of the aforementioned called 0.22 of an acre tract, to a set TxDOT Type III aluminum disk monument, for the intersection of the existing Southeast right-of-way line of said U.S. Highway 77 and the existing South right-of-way line of a County Road (80 feet wide right-of-way) (No recorded document found), for the North corner of said called 0.22 acre tract and for the North corner of the herein described 0.0057 of an acre parcel;
- (2) **THENCE**, SOUTH $53^{\circ}23'52''$ EAST (Record - South $61^{\circ}03'$ East), a distance of 25.00 feet, along the existing South right-of-way line of the aforementioned County Road and the Northeast line of the aforementioned called 0.22 of an acre tract, to a set TxDOT Type III aluminum disk monument **, located 195.42 feet right of the U.S. Highway 77 Proposed Baseline Station: 542+22.81, lying in the proposed Southeast right-of-way cutback line of U.S. Highway 77, for the Northeast corner of the of the herein described 0.0057 of an acre parcel;

Page 3 of 5
October 31, 2025
TxDOTConnect No. P00094688

- (3) **THENCE**, SOUTH 88°26'54" WEST, a distance of 32.37 feet, along the proposed Southeast right-of-way cutback line of U.S. Highway 77, over and across the aforementioned called 0.22 of an acre tract, to the **POINT OF BEGINNING** and containing 0.0057 of an acre (250 square feet) of land.

**** Note**

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

Notes:

- All bearings are oriented to Grid North. Coordinates shown are based on a project coordinate system established by applying a surface adjustment factor of 0.99998 to the State Plane Grid Coordinates, Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD83), 2011 adjustment, Epoch: 2010.00.
- All distances and coordinates shown are surface and may be converted to grid by dividing by a surface adjustment factor of 0.99998.
- The unit of measure is U.S. Survey Feet.
- Stationing is based on the proposed U.S. Highway 77 alignment shown on TxDOT's approved Geometric Schematic.
- A parcel plat of even date was prepared in conjunction with this property description.
- Abstracting completed: July 2025
- Field surveying completed: October 2025

THE STATE OF TEXAS X

X KNOWN TO ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR X

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

Date 31st day of October, 2025 A.D.



R. Clay Swetman
Registered Professional Land Surveyor
No. 5397 - State of Texas
CDS Muery - 100 NE Loop 410 Ste. 300
San Antonio, Texas 78216
210-581-1111 - TBPLS No. 100495-00



LEGEND

- SET TxDOT TYPE II BRONZE CAP MONUMENT IN CONCRETE LETTERED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W."
- ◆ SET TxDOT TYPE III ALUMINUM CAP MONUMENT STAMPED "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT"
- SET MAGNAIL WITH WASHER STAMPED "CDS MUERY SA TX"
- FOUND MONUMENT (AS INDICATED)

D.R.R.C.T. - DEED RECORDS OF REFUGIO COUNTY, TEXAS

P.O.B. - POINT OF BEGINNING

P.O.C. - POINT OF COMMENCING

R.O.W. - RIGHT-OF-WAY

(N00°00'00"E) - RECORD CALLS

PARCEL I.D. NUMBER

EXISTING ROW LINE

PROPOSED ROW LINE

PROPERTY LINE

SURVEY ABSTRACT LINE

↪ FEE HOOK

NOTES:

1. BEARINGS ARE ORIENTED TO GRID NORTH. ALL COORDINATES SHOWN ARE BASED ON A PROJECT COORDINATE SYSTEM ESTABLISHED BY APPLYING A SURFACE ADJUSTMENT FACTOR OF 0.99998 TO THE STATE PLANE GRID COORDINATES, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH: 2010.00.

2. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 0.99998.

(SURFACE COORD. = GRID COORD. X 0.99998)

3. THE UNIT OF MEASURE IS U.S. SURVEY FEET.

4. BASELINE STATIONING IS BASED OFF THE PROPOSED U.S. HIGHWAY 77 ALIGNMENT SHOWN ON TxDOT'S APPROVED GEOMETRIC SCHEMATIC.

5. STATION AND OFFSET LABELS ARE BASED OFF THE PROPOSED U.S. HIGHWAY 77 BASELINE.

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

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

8. ABSTRACTING COMPLETED: JULY 2025

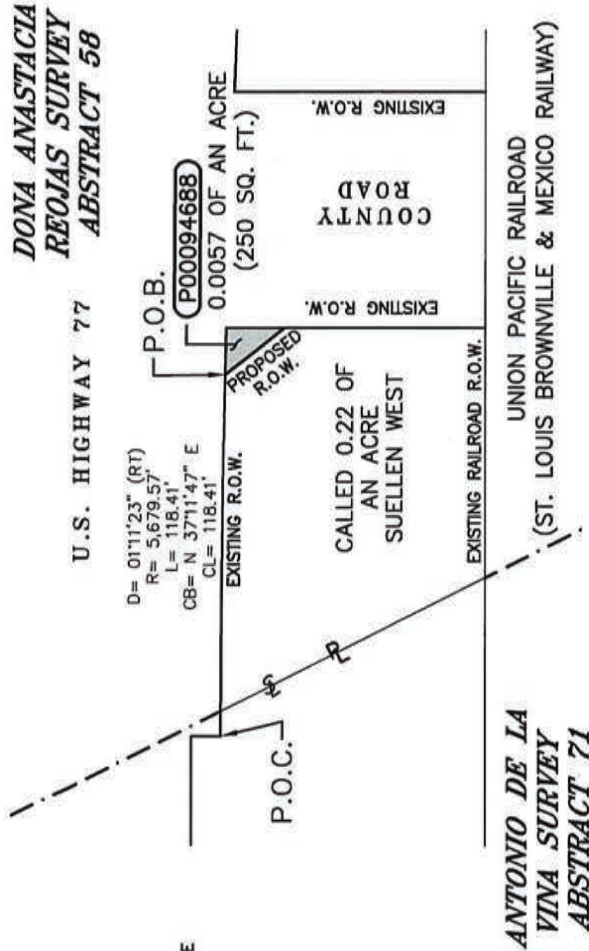
9. FIELD SURVEYING COMPLETED: OCTOBER 2025

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

R. CLAY SWETMAN

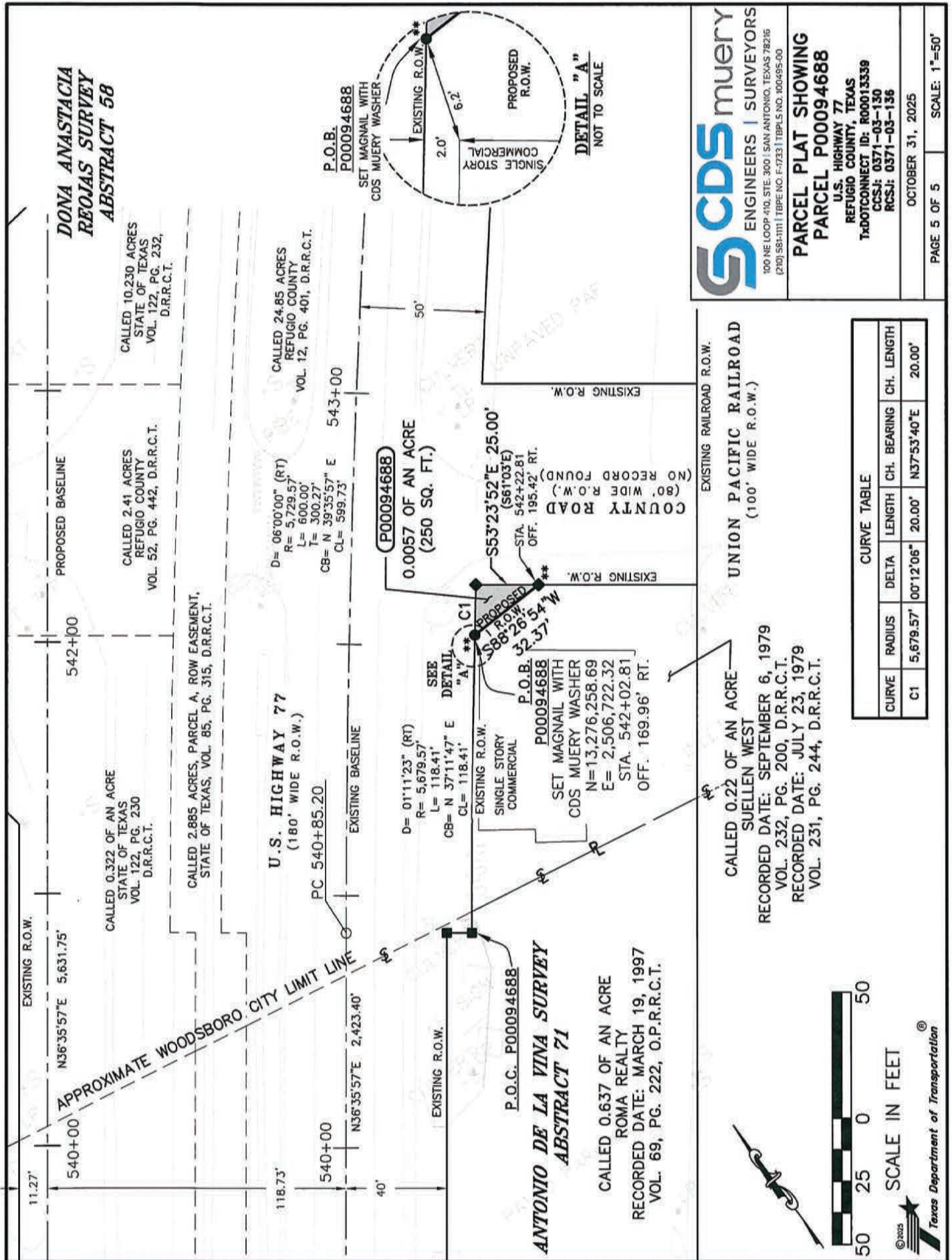
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

10/31/2025



EXISTING ACRES	ACQUISITION ACRES (SQ. FT.)	REMAINDER ACRES
0.22 OF AN ACRE	0.0057 OF AN ACRE (250 SQ. FT.)	0.21 OF AN ACRE (RT.)
S CDS muery ENGINEERS SURVEYORS 100 NE LOOP 410, STE. 300 SAN ANTONIO, TEXAS 78216 (210) 581-1111 TBPE NO. F-1723 TBPLS NO. 100495-00		
PARCEL PLAT SHOWING PARCEL P00094688 U.S. HIGHWAY 77 REFUGIO COUNTY, TEXAS TxDOTCONNECT ID: R00013339 CCSJ: 0371-03-130 RCSJ: 0371-03-136		
OCTOBER 31, 2025		
PAGE 4 OF 5	SCALE: N.T.S.	





Revised: March 26, 2025
September 11, 2023
Parcel ID P00067046.001
Page 1 of 6

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067046.001

BEING 0.5365 acres (23,368 square feet) of land situated in the S.T. Stewart Survey, Abstract No. 907, in the City of Tyler, Smith County, Texas, said 0.5365 acres (23,368 square feet) of land being a portion of the remainder of a called 1.948 acre tract of land described as Lot 1, Block A of Highway 31 Dollar General Addition, an addition to the City of Tyler, Smith County, Texas as recorded in Cabinet F, Slide 363D of the Plat Records of Smith County, Texas, said 0.5365 acres (23,368 square feet) being a portion of a called 1.806 acre tract of land described in Special Warranty Deed with Deed Restriction to Frank Albert Theser, Jr. and Sandra Lea Theser, acting together in their capacity as the sole trustees of the Theser Family Trust, Dated June 18 2009, filed March 9, 2023 and recorded in Instrument No. 202301006544 of the Official Public Records of Smith County, Texas, said 0.5365 acres (23,368 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap stamped "CHANEY RPLS 4057" found for the northwest corner of said Lot 1, said 1/2 inch iron rod with cap stamped "CHANEY RPLS 4057" being the northwest corner of said called 1.806 acre tract of land, said 1/2 inch iron rod with cap stamped "CHANEY RPLS 4057" being an interior ell corner of Lot 2, Block A of said Highway 31 Dollar General Addition;

THENCE, South 00 degrees 41 minutes 06 seconds West, with the west line of said Lot 1, with the west line of said called 1.806 acre tract of land and with the most southerly east line of said Lot 2, a distance of 222.33 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the **POINT OF BEGINNING** and having surface coordinates of N=6,831,945.71 and E=3,004,765.02, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" being the intersection of the west line of said Lot 1, the west line of said called 1.806 acre tract of land and the most southerly east line of said Lot 2 with the proposed northerly right-of-way line of SH 31 (right-of-way width varies), said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" also being 120.53 feet Left of and at right angles to centerline Station 685+36.94 of said SH 31;

Revised: March 26, 2025
September 11, 2023
Parcel ID P00067046.001
Page 2 of 6

- (1) **THENCE**, South 87 degrees 29 minutes 48 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 5.57 feet to a Texas Department of Transportation (TxDOT) Type II concrete monument with 4 inch brass disk stamped “TEXAS DEPARTMENT OF TRANSPORTATION R.O.W.” set for an angle point, said TxDOT Type II concrete monument with 4 inch brass disk stamped “TEXAS DEPARTMENT OF TRANSPORTATION R.O.W.” having surface coordinates of N=6,831,945.47 and E=3,004,770.58 and being 120.00 feet Left of and at right angles to centerline Station 685+42.48 of said SH 31;
- (2) **THENCE**, North 86 degrees 44 minutes 40 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 242.12 feet to a MAG nail with washer stamped “TXDOT ROW” set for an angle point, said MAG nail with washer stamped “TXDOT ROW” having surface coordinates of N=6,831,959.22 and E=3,005,012.31 and being 121.05 feet Left of and at right angles to centerline Station 687+84.59 of said SH 31;
- (3) **THENCE**, North 36 degrees 51 minutes 56 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 128.48 feet to a TxDOT Type II concrete monument with 4 inch brass disk stamped “TEXAS DEPARTMENT OF TRANSPORTATION R.O.W.” set for the intersection of the proposed northerly right-of-way line of said SH 31 with the northeasterly line of said Lot 1 and the northeasterly line of said called 1.806 acre tract of land, said TxDOT Type II concrete monument with 4 inch brass disk stamped “TEXAS DEPARTMENT OF TRANSPORTATION R.O.W.” having surface coordinates of N=6,832,062.01 and E=3,005,089.39 and being 219.65 feet Left of and at right angles to centerline Station 688+66.96 of said SH 31;
- (4) **THENCE**, South 68 degrees 20 minutes 30 seconds East, with the northeasterly line of said Lot 1 and with the northeasterly line of said called 1.806 acre tract of land, a distance of 2.69 feet to a calculated point for the most easterly northeast corner of said called 1.806 acre tract of land, said calculated point being in the northeasterly line of said Lot 1, said calculated point being the northwest corner of a 30 foot right-of-way dedication as shown on plat as recorded in Cabinet F, Slide 363D of said Plat Records of Smith County, Texas, said calculated point also being in the existing northwesterly right-of-way line of CR 24 (right-of-way width varies), from which a 1/2 inch iron rod with cap stamped “CHANEY RPLS 4057” found for reference bears South 83 degrees 54 minutes 29 seconds West, a distance of 0.42 feet;

Revised: March 26, 2025
September 11, 2023
Parcel ID P00067046.001
Page 3 of 6

- (5) **THENCE**, South 27 degrees 03 minutes 31 seconds West, with the most southerly southeasterly line of said called 1.806 acre tract of land, with the northwesterly line of said 30 foot right-of-way dedication and with the existing northwesterly right-of-way line of said CR 24, a distance of 212.57 feet to a calculated point for the southeast corner of said called 1.806 acre tract of land, said calculated point being the southwest corner of said 30 foot right-of-way dedication, said calculated point being the intersection of the existing northwesterly right-of-way line of said CR 24 with the southerly line of said Lot 1, the northerly line of a called 0.456 acre tract of land described as Parcel No. 2 in deed to the State of Texas as recorded in Volume 962, Page 403 of the Deed Records of Smith County, Texas and the existing northerly right-of-way line of SH 31 (right-of-way width varies) from which a 1/2 inch iron rod found for reference bears South 70 degrees 19 minutes 29 seconds East, a distance of 0.88 feet;
- (6) **THENCE**, South 86 degrees 59 minutes 20 seconds West, with the southerly line of said Lot 1, with the southerly line of said called 1.806 acre tract of land, with the northerly line of said called 0.456 acre tract of land and with the existing northerly right-of-way line of said SH 31, passing at a distance of 51.28 feet, a calculated point for the northwest corner of said called 0.456 acre tract of land and the northeast corner of a called 2.906 acre tract of land described in deed to the State of Texas as recorded in Volume 961, Page 637 of said Deed Records of Smith County, Texas, in all, a distance of 231.53 feet to a 1/2 inch iron rod with cap stamped "CHANEY RPLS 4057" found for the southwest corner of said Lot 1, said 1/2 inch iron rod with cap stamped "CHANEY RPLS 4057" being the southwest corner of said called 1.806 acre tract of land, said 1/2 inch iron rod with cap stamped "CHANEY RPLS 4057" being the most southerly southeast corner of said Lot 2, said 1/2 inch iron rod with cap stamped "CHANEY RPLS 4057" being the southeast corner of a called 2 acre tract of land described in deed to Marilyn Mosley and Roni Black as recorded in Instrument No. 20160100037671 of said Official Public Records of Smith County, Texas, said 1/2 inch iron rod with cap stamped "CHANEY RPLS 4057" being in the northerly line of said called 2.906 acre tract of land, said 1/2 inch iron rod with cap stamped "CHANEY RPLS 4057" also being in the existing northerly right-of-way line of said SH 31;
- (7) **THENCE**, North 00 degrees 41 minutes 06 seconds East, with the west line of said Lot 1, with the west line of said called 1.806 acre tract of land and with the most southerly east line of said Lot 2, a distance of 86.17 feet to the **POINT OF BEGINNING** and containing 0.5365 acres (23,368 square feet) of land.

Revised: March 26, 2025
September 11, 2023
Parcel ID P00067046.001
Page 4 of 6

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 3/26/25

Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorron dona & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 5 OF 6

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND:

APPROXIMATE SURVEY LINE	-----S-----
EXISTING R.O.W. LINE	-----P-----
LOT LINE	-----P-----
PROPERTY LINE	-----P-----
PROPOSED CENTERLINE	-----P-----
PROPOSED R.O.W.	-----P-----
EXISTING EASEMENT LINE	-----P-----
BROKEN LINE	-----P-----
LAND HOOK (SAME OWNER)	-----P-----
TXDOT TYPE I CONCRETE MONUMENT FOUND	■
TXDOT TYPE II CONCRETE MONUMENT FOUND	■
TXDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." SET (UNLESS OTHERWISE NOTED)	■
MONUMENT FOUND (SIZE & TYPE NOTED)	●
CALCULATED POINT	△
5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET (UNLESS OTHERWISE NOTED)	○
ACRES	AC.
COUNTY ROAD	CR.
DEED RECORDS OF SMITH COUNTY, TEXAS	D.R.S.C.T.
FARM TO MARKET ROAD	FM
LEFT	LT.
OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS	O.P.R.S.C.T.
PLAT RECORDS OF SMITH COUNTY, TEXAS	P.R.S.C.T.
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.
RIGHT	RT.
RIGHT-OF-WAY	R.O.W.
STATE HIGHWAY	SH
STATE HIGHWAY LOOP	SL
SQUARE FEET	SQ. FT.

I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris T. Abbott 3/26/25
CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900



ADJOINING PROPERTY OWNER INFORMATION

- 1 OWNERS:
MARILYN MOSLEY AND RONI BLACK
INSTRUMENT NO. 20160100037671
O.P.R.S.C.T.
REMAINDER OF
CALLED 2 ACRES
FILED: SEPTEMBER 14, 2016
- 2 OWNERS:
RONI BLACK AND MARILYN MOSLEY
INSTRUMENT NO. 20160100009426
O.P.R.S.C.T.
TRACT 3
FILED: MARCH 3, 2016
FURTHER DESCRIBED IN
VOLUME 3951, PAGE 311
O.P.R.S.C.T.
REMAINDER OF
CALLED 10.08 ACRES
FILED: MAY 7, 1997
- 3 OWNERS:
M.J. MOSLEY, BETTY JONES, LENA
MOSLEY BROADNAX, CLYDE HORDGE,
KENNETH HORDGE, LURETHA BRITTON,
JEANETTE VARDIMAN, JIMMIE HORDGE,
JOYCE DUNLAP AND KENDALL HORDGE
INSTRUMENT NO. 20160100049448
O.P.R.S.C.T.
FILED: DECEMBER 8, 2016
FURTHER DESCRIBED IN
VOLUME 1111, PAGE 81
REMAINDER OF
CALLED 3 ACRES
TRACT ONE
FILED: MARCH 27, 1964
- 4 OWNERS:
MYRTLE F. MOSLEY AND RONI BLACK
INSTRUMENT NO. 20160100009426
O.P.R.S.C.T.
TRACT 4
FILED: MARCH 3, 2016
FURTHER DESCRIBED IN
INSTRUMENT NO. 2006-R00058252
O.P.R.S.C.T.
REMAINDER OF
CALLED 0.389 ACRES
FILED: DECEMBER 4, 2006
- 5 OWNERS:
RONI BLACK AND MARILYN MOSLEY
INSTRUMENT NO. 20160100009426
O.P.R.S.C.T.
TRACT 3
FILED: MARCH 3, 2016
FURTHER DESCRIBED IN
VOLUME 3951, PAGE 311
O.P.R.S.C.T.
REMAINDER OF
CALLED 10.08 ACRES
FILED: MAY 7, 1997

PLANIMETRICS LEGEND

—	DOWN GUY
×—×	FENCE LINE
—○—	FIRE HYDRANT
—□—	MAIL BOX
—○—	MANHOLE (UTILITY)
—OP—OP—	OVERHEAD ELECTRIC SIGN
—○—	UTILITY POLE

REVISED: 03/26/2025
09/11/2023

*DENOTES A CALCULATED AREA

© 2025

PARCEL PLAT SHOWING
PARCEL P00067046.001FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10SCALE
1" = 50'FILE
042401059-P00067046.001-PG05R.O.W. -C.S.J. NO.
0424-01-059COUNTY
SMITHPARCEL
NUMBER

P00067046.001

ACRES SQUARE FEET

ACQUISITION 0.5365 23,368

PARENT AREA 1.806 *78,669

REMAINDER AREA LT. *1.270 *55,301

S.T. STEWART SURVEY EXHIBIT "A"
ABSTRACT NO. 907

CITY OF TYLER
SMITH COUNTY, TEXAS

P.O.C. PARCEL
P00067046.001

FOUND 1/2" IRON
ROD WITH CAP STAMPED
"RB CHANEY RPLS 4057"
LOT 1
BLOCK A
HIGHWAY 31 DOLLAR
GENERAL ADDITION
CABINET F, SLIDE 363D
P.R.S.C.T.
REMAINDER OF
CALLED 1.948 ACRES

OWNERS:
FRANK ALBERT THERER, JR.
AND SANDREA LEA THERER,
ACTING TOGETHER IN THEIR
CAPACITY AS THE SOLE TRUSTEES
OF THE THERER FAMILY TRUST,
DATED JUNE 18 2009
INSTRUMENT NO. 202301006544
O.P.R.S.C.T.
CALLED 1.806 ACRES
FILED: MARCH 9, 2023

DOLLAR GENERAL
1 STORY BUILDING

DOLLAR GENERAL
CONCRETE
PARKING LOT

PROPOSED R.O.W.

N=6,831,945.47
E=3,004,770.58
STA. 685+42.48
120.00' LT.

N 86° 44' 40" E 242.12'

P.O.B. PARCEL
P00067046.001

N=6,831,945.71
E=3,004,765.02
STA. 685+36.94
120.53' LT.

P00067046.001

SET MAG NAIL WITH
WASHER STAMPED
"TXDOT ROW"
N=6,831,959.22
E=3,005,012.31
STA. 687+84.59
121.05' LT.

FOUND 5/8" IRON ROD
WITH CAP STAMPED
"RB CHANEY RPLS 4057"

S 86° 59' 20" W 231.53'

PROPOSED
CENTERLINE

N 86° 59' 35" E 5,682.64'
SH 31
(R.O.W. WIDTH VARIES)

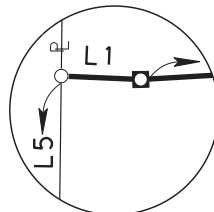
STATE OF TEXAS
VOLUME 961, PAGE 637
D.R.S.C.T.
CALLED 2.906 ACRES
FILED: OCTOBER 30, 1959

30' EASEMENT AND RIGHT OF WAY
TO TEXAS POWER & LIGHT COMPANY
VOLUME 2723, PAGE 264
D.R.S.C.T.
FILED: SEPTEMBER 14, 1987

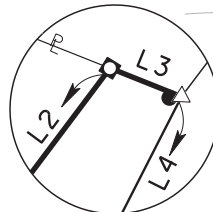
OWNER:
WILLIAM MARCH
INSTRUMENT NO.
2006-R00047619
O.P.R.S.C.T.
CALLED 0.73 ACRES
FILED:
SEPTEMBER 26, 2006
FURTHER DESCRIBED IN
VOLUME 1319,
PAGE 424
D.R.S.C.T.

STATE OF TEXAS
VOLUME 962, PAGE 403
D.R.S.C.T.
CALLED 0.456 ACRES
- PARCEL NO. 2
FILED:
NOVEMBER 5, 1959

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87° 29' 48" E	5.57'
L2	N 36° 51' 56" E	128.48'
L3	S 68° 20' 30" E	2.69'
L4	S 27° 03' 31" W	212.57'
L5	N 00° 41' 06" E	86.17'



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE

SEE PAGE 5
FOR ADJOINING
PROPERTY OWNER
INFORMATION

*DENOTES A CALCULATED AREA



REVISED: 03/26/2025
09/11/2023

© 2025



PARCEL PLAT SHOWING
PARCEL P00067046.001

FEDERAL AID PROJECT NO.
N/A

SCALE
1" = 50'

SH 31

FILE
042401059-P00067046.001-PG06

STATE DISTRICT NO.
10

COUNTY
SMITH

PARCEL
NUMBER

P00067046.001

ACQUISITION

ACRES SQUARE FEET

PARENT AREA

0.5365 23,368

REMAINDER AREA

1.806 *78,669

LT. *1.270 *55,301

September 11, 2023
Parcel ID P00067047.001
Page 1 of 8

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067047.001

BEING 0.4740 acres (20,647 square feet) of land situated in the S.T. Stewart Survey, Abstract No. 907, in the City of Tyler, Smith County, Texas, said 0.4740 acres (20,647 square feet) of land being a portion of a called 0.73 acre tract of land described in Warranty Deed with Vendor's Lien to William March, filed September 26, 2006 and recorded in Instrument No. 2006-R00047619 of the Official Public Records of Smith County, Texas and being further described in Volume 1319, Page 424 of the Deed Records of Smith County, Texas, said 0.4740 acres (20,647 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch square iron rod found for the northeast corner of called 0.5 acre tract of land described as Tract No. 2 in deed to J. D. Davis as recorded in Volume 1860, Page 728 of said Deed Records of Smith County, Texas, said 1/2 inch square iron rod being the southeast corner of a called 0.24 acre tract of land described as Tract No. 1 in deed to J. D. Davis as recorded in Volume 1860, Page 728 of said Deed Records of Smith County, Texas, said 1/2 inch square iron rod being the southwest corner of a called 1 acre tract of land described in deed to Vicki Washington as recorded in Volume 7593, Page 584 of said Official Public Records of Smith County, Texas, said 1/2 inch square iron rod also being the northwest corner of called 1 acre tract of land described in deed to E. L. Ross and wife, Annette Ross as recorded in Volume 1673, Page 744 of said Deed Records of Smith County, Texas;

September 11, 2023
Parcel ID P00067047.001
Page 2 of 8

THENCE, South 87 degrees 02 minutes 29 seconds West, with the north line of said called 0.5 acre tract of land and with the south line of said called 0.24 acre tract of land, a distance of 105.99 feet to a calculated point for the northwest corner of said called 0.5 acre tract of land, said calculated point being the northeast corner of a tract of land described in deed to James Douglas Johnson, Eva Doris Johnson Townes and Willie Carl Johnson as recorded in Instrument No. 20200100035407 of said Official Public Records of Smith County, Texas and being further described as a called 1.000 acre tract of land as recorded in Volume 1220, Page 529 of said Deed Records of Smith County, Texas, said calculated point being the southeast corner of a tract of land described in deed to James Douglas Johnson, Eva Doris Johnson Townes and Willie Carl Johnson as recorded in Instrument No. 20200100035407 of said Official Public Records of Smith County, Texas and being further described as a called 0.982 acre tract of land as recorded in Volume 1245, Page 206 of said Deed Records of Smith County, Texas, said calculated point also being the southwest corner of said called 0.24 acre tract of land;

THENCE, South 87 degrees 55 minutes 17 seconds West, with the north line of said called 1.000 acre tract of land and with the south line of said called 0.982 acre tract of land, a distance of 207.83 feet to a 3/4 inch iron pipe found for the northwest corner of said called 1.000 acre tract of land, said 3/4 inch iron pipe being the northeast corner of said called 0.73 acre tract of land, said 3/4 inch iron pipe being the southeast corner of a tract of land described in deed to M. J. Mosley, Betty Jones, Lena Mosley Broadnax, Clyde Hordge, Kenneth Hordge, Luretha Britton, Jeanette Vardiman, Jimmie Hordge, Joyce Dunlap and Kendall Hordge as recorded in Instrument No. 20160100049448 of said Official Public Records of Smith County, Texas and being further described as a called 3 acre tract of land described as Tract One as recorded in Volume 1111, Page 81 of said Deed Records of Smith County, Texas, said 3/4 inch iron pipe also being the southwest corner of said called 0.982 acre tract of land, from which a 5/8 inch iron rod found for reference bears South 37 minutes 23 seconds 59 minutes West, a distance of 4.76 feet;

THENCE, South 02 degrees 10 minutes 05 seconds East, with the east line of said called 0.73 acre tract of land and the west line of said called 1.000 acre tract of land, a distance of 124.27 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the **POINT OF BEGINNING** and having surface coordinates of N=6,831,971.82 and E=3,005,233.85, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" being the intersection of the east line of said called 0.73 acre tract of land and the west line of said called 1.000 acre tract of land with the proposed northerly right-of-way line of SH 31 (right-of-way width varies), said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" also being 122.01 feet Left of and at right angles to centerline Station 690+06.49 of said SH 31;

September 11, 2023
Parcel ID P00067047.001
Page 3 of 8

- (1) **THENCE**, South 02 degrees 10 minutes 05 seconds East, with the east line of said called 0.73 acre tract of land and the west line of said called 1.000 acre tract of land, a distance of 87.44 feet to a calculated point for the southeast corner of said called 0.73 acre tract of land, said calculated point being the southwest corner of said called 1.000 acre tract of land, said calculated point being the northwest corner of a called 1.204 acre tract of land described in deed to the State of Texas as recorded in Volume 960, Page 21 of said Deed Records of Smith County, Texas, said calculated point being the northeast corner of a called 0.456 acre tract of land described as Parcel No. 2 in deed to the State of Texas as recorded in Volume 962, Page 403 of said Deed Records of Smith County, Texas, said calculated point also being in the existing northerly right-of-way line of SH 31 (right-of-way width varies);
- (2) **THENCE**, South 86 degrees 59 minutes 20 seconds West, with the southerly line of said called 0.73 acre tract of land, with the northerly line of said called 0.456 acre tract of land and with the existing northerly right-of-way line of said SH 31, passing at a distance of 181.65 feet, a calculated point for the intersection of the southerly line of said called 0.73 acre tract of land, the northerly line of said called 0.456 acre tract of land and the existing northerly right-of-way line of said SH 31 with the apparent existing southeasterly right-of-way line of CR 24 (right-of-way width varies), in all, a distance of 207.63 feet to a calculated point for the southwest corner of said called 0.73 acre tract of land, said calculated point being the southeast corner of Lot 1, Block A of Highway 31 Dollar General Addition, an addition to the City of Tyler, Smith County, Texas as recorded in Cabinet F, Slide 363D of the Plat Records of Smith County, Texas, said calculated point being the southeast corner of a 30 foot right-of-way dedication as shown on plat of said Highway 31 Dollar General Addition, said calculated point being in the northerly line of said called 0.456 acre tract of land, said calculated point also being in the existing northerly right-of-way line of said SH 31;
- (3) **THENCE**, North 27 degrees 03 minutes 31 seconds East, with the northwesterly line of said called 0.73 acre tract of land, with the most easterly southeasterly line of said Lot 1 and with the southeasterly line of said 30 foot right-of-way dedication, passing at a distance of 198.03 feet, a calculated point for the most easterly northeast corner of said Lot 1 and the northeast corner of said 30 foot right-of-way dedication, in all, a distance of 234.22 feet to a calculated point in the northwesterly line of said called 0.73 acre tract of land;

September 11, 2023
Parcel ID P00067047.001
Page 4 of 8

- (4) **THENCE**, South 63 degrees 27 minutes 20 seconds East, passing at a distance of 20.50 feet, a Texas Department of Transportation (TxDOT) Type II concrete monument with 4 inch brass disk stamped “TEXAS DEPARTMENT OF TRANSPORTATION R.O.W.” set for the intersection of the apparent existing southeasterly right-of-way line of said CR 24 with the proposed northerly right-of-way line of said SH 31, said TxDOT Type II concrete monument with 4 inch brass disk stamped “TEXAS DEPARTMENT OF TRANSPORTATION R.O.W.” having surface coordinates of N=6,832,072.95 and E=3,005,154.70 and being 227.16 feet Left of and at right angles to centerline Station 689+32.76 of said SH 31, in all, a distance of 29.40 feet to a calculated point for an angle point in the proposed northerly right-of-way line of said SH 31, said calculated point having surface coordinates of N=6,832,068.98 and E=3,005,162.66 and being 222.77 feet Left of and at right angles to centerline Station 689+40.50 of said SH 31; **
- (5) **THENCE**, South 17 degrees 51 minutes 44 seconds West, with the proposed northerly right-of-way line of said SH 31, a distance of 108.32 feet to a calculated point for an angle point, said calculated point having surface coordinates of N=6,831,965.88 and E=3,005,129.43 and being 121.56 feet Left of and at right angles to centerline Station 689+01.91 of said SH 31; **
- (6) **THENCE**, North 86 degrees 44 minutes 40 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 104.58 feet to the **POINT OF BEGINNING** and containing 0.4740 acres (20,647 square feet) of land.

September 11, 2023
Parcel ID P00067047.001
Page 5 of 8

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 9/11/23

Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorronдона & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 6 OF 8

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

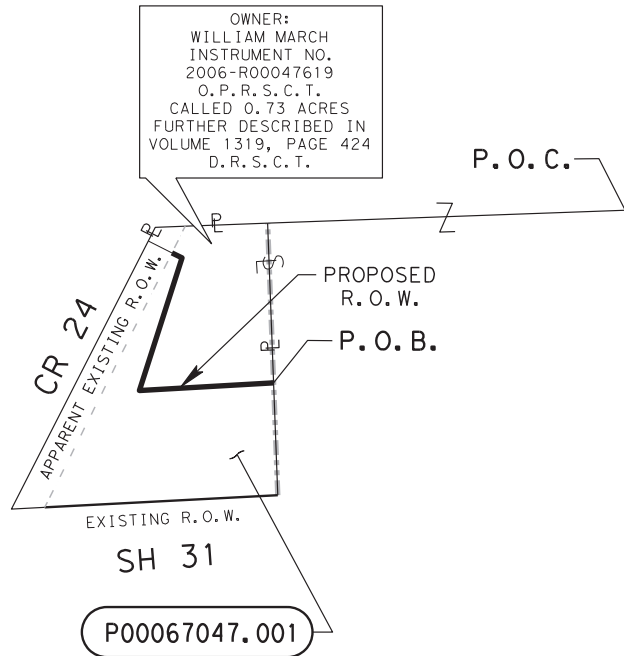
7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND:

APPROXIMATE SURVEY LINE	----
EXISTING R.O.W. LINE	----
LOT LINE	----
PROPERTY LINE	----
PROPOSED CENTERLINE	----
PROPOSED R.O.W.	----
EXISTING EASEMENT LINE	----
BROKEN LINE	----
LAND HOOK (SAME OWNER)	----
TXDOT TYPE I CONCRETE MONUMENT FOUND	■
TXDOT TYPE II CONCRETE MONUMENT FOUND	■
TXDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." SET (UNLESS OTHERWISE NOTED)	■
MONUMENT FOUND (SIZE & TYPE NOTED)	●
CALCULATED POINT	△
5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET (UNLESS OTHERWISE NOTED)	○
ACRES	AC.
COUNTY ROAD	CR
DEED RECORDS OF SMITH COUNTY, TEXAS	D.R.S.C.T.
FARM TO MARKET ROAD	FM
LEFT	LT.
OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS	O.P.R.S.C.T.
PLAT RECORDS OF SMITH COUNTY, TEXAS	P.R.S.C.T.
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.
RIGHT	RT.
RIGHT-OF-WAY	R.O.W.
STATE HIGHWAY	SH
STATE HIGHWAY LOOP	SL
SQUARE FEET	SQ. FT.

I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris T. Abbott 9/11/23
CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900

WHOLE PROPERTY SKETCH
(NOT TO SCALE)

PLANIMETRICS LEGEND

—	DOWN GUY
× — ×	FENCE LINE
○	FIRE HYDRANT
□	MAIL BOX
○	MANHOLE (UTILITY)
— OP — OP —	OVERHEAD ELECTRIC
○	SIGN
○	UTILITY POLE

*DENOTES A CALCULATED AREA 09/11/2023

© 2023

PARCEL PLAT SHOWING
PARCEL P00067047.001FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10PARCEL
NUMBER

P00067047.001

SCALE
1" = 50'FILE
042401059-P00067047.001_PG06R.O.W. - C.S.J. NO.
0424-01-059COUNTY
SMITH

ACQUISITION

ACRES

SQUARE FEET

PARENT AREA

0.4740

20,647

REMAINDER AREA

0.73

*31,799

LT. *0.26

*11,152

EXHIBIT "A"

PAGE 7 OF 8

SEE PAGE 8 OF 8

OWNERS:
JAMES DOUGLAS JOHNSON,
EVA DORIS JOHNSON TOWNES
AND WILLIE CARL JOHNSON
INSTRUMENT NO. 20200100035407
O.P.R.S.C.T.
FILED: SEPTEMBER 22, 2020
FURTHER DESCRIBED IN
VOLUME 1245, PAGE 206
D.R.S.C.T.
CALLED 0.982 ACRES
FILED: OCTOBER 16, 1967

OWNER:
J. D. DAVIS
VOLUME 1860, PAGE 728
D.R.S.C.T.
CALLED 0.24 ACRES
TRACT NO. 1
FILED: MARCH 12, 1981

OWNER:
VICKI WASHINGTON
VOLUME 7593, PAGE 584
O.P.R.S.C.T.
CALLED 1 ACRE
FILED:
AUGUST 24, 2004

OWNERS:
SLEETIE LYNCH
AND ROY LYNCH
VOLUME 3888, PAGE 527
O.P.R.S.C.T.
REMAINDER OF
CALLED 3.087 ACRES
FILED: DECEMBER 5, 1996
FURTHER DESCRIBED IN
VOLUME 2322, PAGE 165
D.R.S.C.T.
FILED: OCTOBER 10, 1984

OWNERS:
JAMES DOUGLAS JOHNSON,
EVA DORIS JOHNSON TOWNES
AND WILLIE CARL JOHNSON
INSTRUMENT NO. 20200100035407
O.P.R.S.C.T.
FILED: SEPTEMBER 22, 2020
FURTHER DESCRIBED IN
VOLUME 1220, PAGE 529
D.R.S.C.T.
CALLED 1.000 ACRE
FILED: FEBRUARY 17, 1967

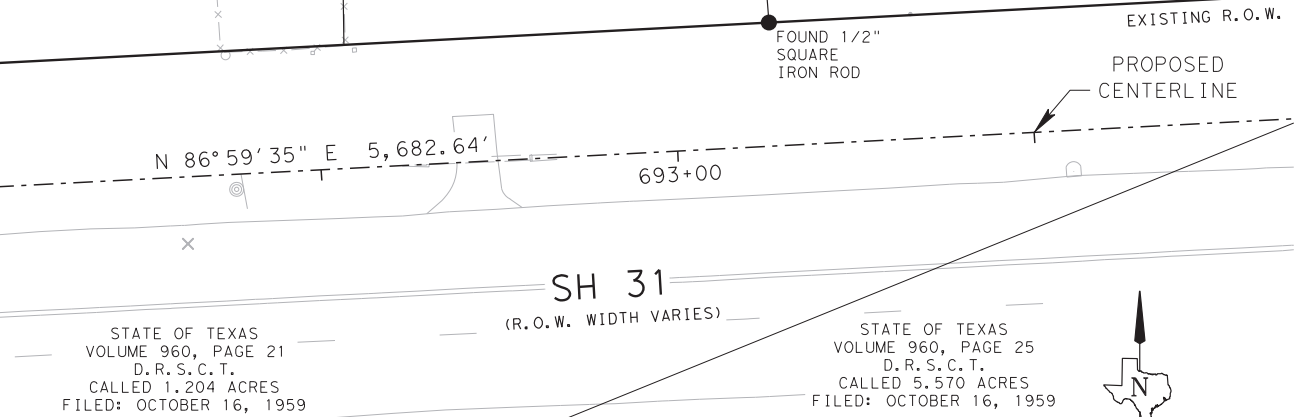
OWNER:
J. D. DAVIS
VOLUME 1860, PAGE 728
D.R.S.C.T.
CALLED 0.5 ACRES
TRACT NO. 2
FILED: MARCH 12, 1981

P.O.C. PARCEL
P00067047.001

FOUND 1/2"
SQUARE
IRON ROD

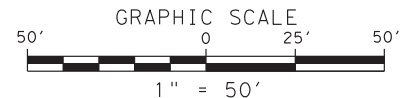
OWNERS:
E. L. ROSS
AND WIFE, ANNETTE ROSS
VOLUME 1673, PAGE 744
D.R.S.C.T.
CALLED 1 ACRE
FILED: APRIL 17, 1978

JAMES A.
CHAFFIN SURVEY
ABSTRACT NO. 265
CITY OF TYLER
SMITH COUNTY, TEXAS



STATE OF TEXAS
VOLUME 960, PAGE 21
D.R.S.C.T.
CALLED 1.204 ACRES
FILED: OCTOBER 16, 1959

STATE OF TEXAS
VOLUME 960, PAGE 25
D.R.S.C.T.
CALLED 5.570 ACRES
FILED: OCTOBER 16, 1959



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87° 02' 29" W	105.99'

*DENOTES A CALCULATED AREA 09/11/2023

© 2023



PARCEL PLAT SHOWING
PARCEL P00067047.001

FEDERAL AID PROJECT NO.
N/A

SCALE
1" = 50'

SH 31

FILE
042401059-P00067047.001-PG07

STATE DISTRICT NO.
10

R.O.W. - C.S.J. NO.
0424-01-059

COUNTY
SMITH

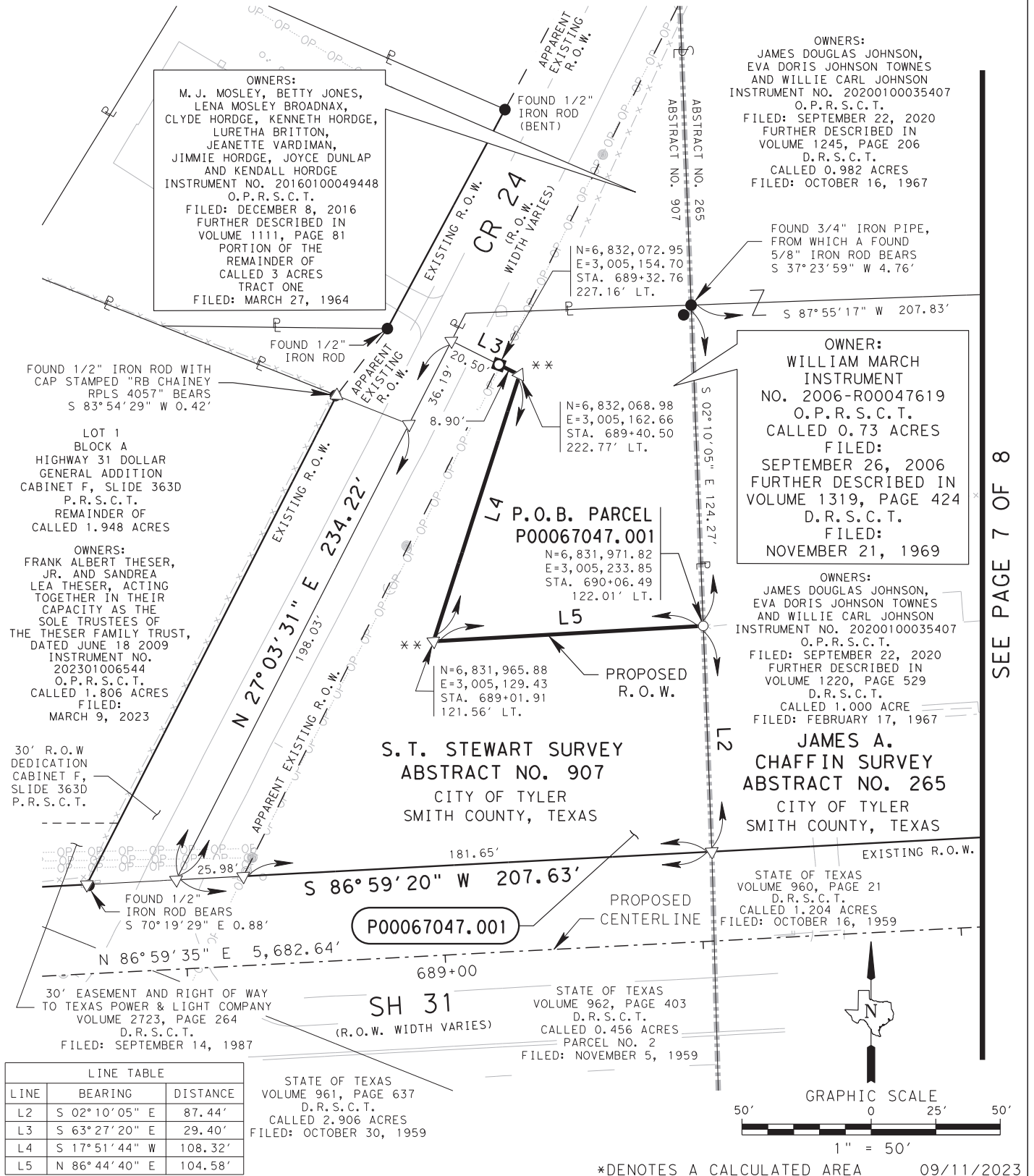
PARCEL
NUMBER

P00067047.001

	ACRES	SQUARE FEET
ACQUISITION	0.4740	20,647
PARENT AREA	0.73	*31,799
REMAINDER AREA	LT. *0.26	*11,152

EXHIBIT "A"

PAGE 8 OF 8



PARCEL PLAT SHOWING PARCEL P00067047.001				PARCEL NUMBER	P00067047.001	
FEDERAL AID PROJECT NO. N/A	SH 31			ACQUISITION PARENT AREA REMAINDER AREA	ACRES	SQUARE FEET
SCALE 1" = 50'	FILE 042401059-P00067047.001-PG08	R.O.W.-C.S.J NO. 0424-01-059	STATE DISTRICT NO. 10		0.4740	20,647
		COUNTY SMITH			0.73	*31,799
					LT. *0.26	*11,152

SEE PAGE 7 OF 8

September 11, 2023
Parcel ID P00067048.001
Page 1 of 6

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067048.001

BEING 0.4115 acres (17,927 square feet) of land situated in the James A. Chaffin Survey, Abstract No. 265, in the City of Tyler, Smith County, Texas, said 0.4115 acres (17,927 square feet) of land being a portion of a tract of land described in Affidavit of Heirship to James Douglas Johnson, Eva Doris Johnson Townes and Willie Carl Johnson, filed September 22, 2020 and recorded in Instrument No. 20200100035407 of the Official Public Records of Smith County, Texas and being further described as a called 1.000 acre tract of land as recorded in Volume 1220, Page 529 of the Deed Records of Smith County, Texas, said 0.4115 acres (17,927 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch square iron rod found for the northeast corner of said called 0.5 acre tract of land described as Tract No. 2 in deed to J. D. Davis as recorded in Volume 1860, Page 728 of said Deed Records of Smith County, Texas, said 1/2 inch square iron rod being the southeast corner of a called 0.24 acre tract of land described as Tract No. 1 in deed to J. D. Davis as recorded in Volume 1860, Page 728 of said Deed Records of Smith County, Texas, said 1/2 inch square iron rod being the southwest corner of a called 1 acre tract of land described in deed to Vicki Washington as recorded in Volume 7593, Page 584 of said Official Public Records of Smith County, Texas, said 1/2 inch square iron rod also being the northwest corner of called 1 acre tract of land described in deed to E. L. Ross and wife, Annette Ross as recorded in Volume 1673, Page 744 of said Deed Records of Smith County, Texas;

THENCE, South 87 degrees 02 minutes 29 seconds West, with the north line of said called 0.5 acre tract of land and with the south line of said called 0.24 acre tract of land, a distance of 105.99 feet to a calculated point for the northwest corner of said called 0.5 acre tract of land, said calculated point being the northeast corner of said called 1.000 acre tract of land, said calculated point being the southeast corner of a tract of land described in deed to James Douglas Johnson, Eva Doris Johnson Townes and Willie Carl Johnson as recorded in Instrument No. 20200100035407 of said Official Public Records of Smith County, Texas and being further described as a called 0.982 acre tract of land as recorded in Volume 1245, Page 206 of said Deed Records of Smith County, Texas, said calculated point also being the southwest corner of said called 0.24 acre tract of land;

September 11, 2023
Parcel ID P00067048.001
Page 2 of 6

THENCE, South 87 degrees 55 minutes 17 seconds West, with the north line of said called 1.000 acre tract of land and with the south line of said called 0.982 acre tract of land, a distance of 207.83 feet to a 3/4 inch iron pipe found for the northwest corner of said called 1.000 acre tract of land, said 3/4 inch iron pipe being the northeast corner of a called 0.73 acre tract of land described in deed to William March as recorded in Instrument No. 2006-R00047619 of said Official Public Records of Smith County, Texas and being further described in Volume 1319, Page 424 of said Deed Records of Smith County, Texas, said 3/4 inch iron pipe being the southeast corner of a tract of land described in deed to M. J. Mosley, Betty Jones, Lena Mosley Broadnax, Clyde Hordge, Kenneth Hordge, Luretha Britton, Jeanette Vardiman, Jimmie Hordge, Joyce Dunlap and Kendall Hordge as recorded in Instrument No. 20160100049448 of said Official Public Records of Smith County, Texas and being further described as a called 3 acre tract of land described as Tract One as recorded in Volume 1111, Page 81 of said Deed Records of Smith County, Texas, said 3/4 inch iron pipe also being the southwest corner of said called 0.982 acre tract of land, from which a 5/8 inch iron rod found for reference bears South 37 minutes 23 seconds 59 minutes West, a distance of 4.76 feet;

THENCE, South 02 degrees 10 minutes 05 seconds East, with the west line of said called 1.000 acre tract of land and with the east line of said called 0.73 acre tract of land, a distance of 124.27 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the **POINT OF BEGINNING** and having surface coordinates of N=6,831,971.82 and E=3,005,233.85, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" being the intersection of the west line of said called 1.000 acre tract of land and the east line of said called 0.73 acre tract of land with the proposed northerly right-of-way line of SH 31 (right-of-way width varies), said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" also being 122.01 feet Left of and at right angles to centerline Station 690+06.49 of said SH 31;

- (1) **THENCE**, North 86 degrees 44 minutes 40 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 205.07 feet to a calculated point for the intersection of the proposed northerly right-of-way line of said SH 31 with the east line of said called 1.000 acre tract of land and the west line of said called 0.5 acre tract of land, said calculated point having surface coordinates of N=6,831,983.47 and E=3,005,438.59 and being 122.90 feet Left of and at right angles to centerline Station 692+11.56 of said SH 31; *

September 11, 2023
Parcel ID P00067048.001
Page 3 of 6

- (2) **THENCE**, South 00 degrees 50 minutes 01 seconds East, with the east line of said called 1.000 acre tract of land and with the west line of said called 0.5 acre tract of land, a distance of 88.37 feet to a calculated point for the southeast corner of said called 1.000 acre tract of land, said calculated point being the southwest corner of said called 0.5 acre tract of land, said calculated point being in the northerly line of a called 1.204 acre tract of land described in deed to the State of Texas as recorded in Volume 960, Page 21 of said Deed Records of Smith County, Texas, said calculated point also being in the existing northerly right-of-way line of SH 31 (right-of-way width varies);
- (3) **THENCE**, South 86 degrees 59 minutes 20 seconds West, with the southerly line of said called 1.000 acre tract of land, with the northerly line of said called 1.204 acre tract of land and with the existing northerly right-of-way line of said SH 31, a distance of 203.00 feet to a calculated point for the southwest corner of said called 1.000 acre tract of land, said calculated point being the northwest corner of said called 1.204 acre tract of land, said calculated point being the northeast corner of a called 0.456 acre tract of land described as Parcel No. 2 in deed to the State of Texas as recorded in Volume 962, Page 403 of said Deed Records of Smith County, Texas, said calculated point being the southeast corner of said called 0.73 acre tract of land, said calculated point also being in the existing northerly right-of-way line of said SH 31;
- (4) **THENCE**, North 02 degrees 10 minutes 05 seconds West, with the west line of said called 1.000 acre tract of land and with the east line of said called 0.73 acre tract of land, a distance of 87.44 feet to the **POINT OF BEGINNING** and containing 0.4115 acres (17,927 square feet) of land.

September 11, 2023
Parcel ID P00067048.001
Page 4 of 6

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 9/11/23

Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorronдона & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 5 OF 6

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

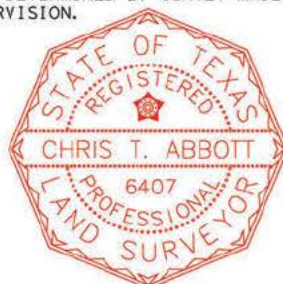
7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND:

APPROXIMATE SURVEY LINE	
EXISTING R.O.W. LINE	
LOT LINE	
PROPERTY LINE	
PROPOSED CENTERLINE	
PROPOSED R.O.W.	
EXISTING EASEMENT LINE	
BROKEN LINE	
LAND HOOK (SAME OWNER)	
TxDOT TYPE I CONCRETE MONUMENT FOUND	
TxDOT TYPE II CONCRETE MONUMENT FOUND	
TxDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." SET (UNLESS OTHERWISE NOTED)	
MONUMENT FOUND (SIZE & TYPE NOTED)	
CALCULATED POINT	
5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET (UNLESS OTHERWISE NOTED)	
ACRES	AC.
COUNTY ROAD	CR
DEED RECORDS OF SMITH COUNTY, TEXAS	D.R.S.C.T.
FARM TO MARKET ROAD	FM
LEFT	LT.
OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS	O.P.R.S.C.T.
PLAT RECORDS OF SMITH COUNTY, TEXAS	P.R.S.C.T.
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.
RIGHT	RT.
RIGHT-OF-WAY	R.O.W.
STATE HIGHWAY	SH
STATE HIGHWAY LOOP	SL
SQUARE FEET	SQ. FT.

I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

 9/11/23
CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900



PLANIMETRICS LEGEND

	DOWN GUY
	FENCE LINE
	FIRE HYDRANT
	MAIL BOX
	MANHOLE (UTILITY)
	OVERHEAD ELECTRIC SIGN
	UTILITY POLE

*DENOTES A CALCULATED AREA

09/11/2023

© 2023

PARCEL PLAT SHOWING
PARCEL P00067048.001FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10PARCEL
NUMBER

P00067048.001

SCALE
1" = 50'FILE
042401059_P00067048.001_PG05R.O.W.-C.S. J. NO.
0424-01-059COUNTY
SMITH

ACQUISITION

ACRES

SQUARE FEET

PARENT AREA

1.000

*43,560

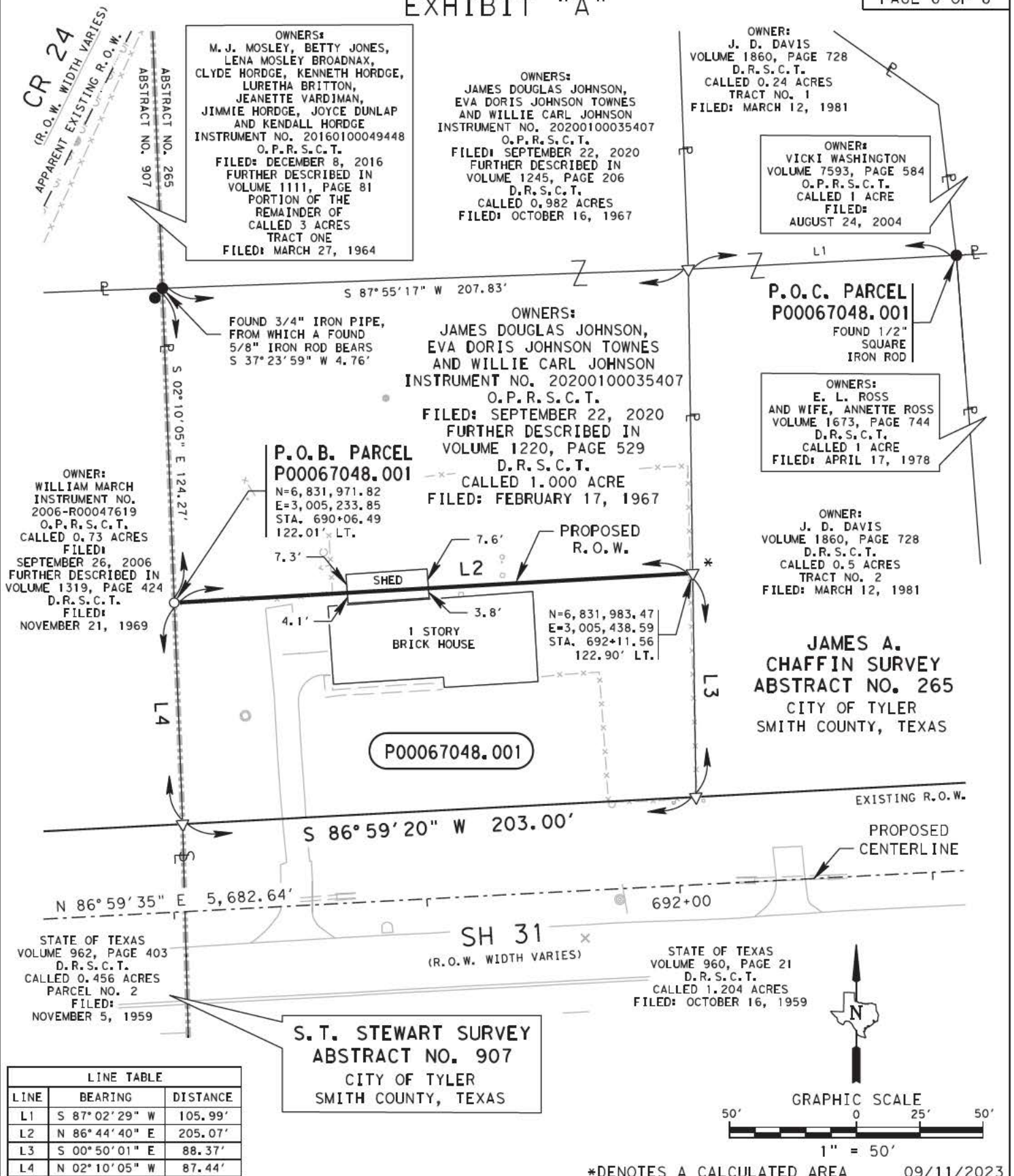
REMAINDER AREA

LT. *0.589

*25,633

EXHIBIT "A"

PAGE 6 OF 6



© 2023

PARCEL PLAT SHOWING
PARCEL P00067048.001FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10PARCEL
NUMBER

P00067048.001

SCALE
1" = 50'FILE
042401059_P00067048.001_PG06R.O.W.-C.S.J. NO.
0424-01-059COUNTY
SMITH

ACQUISITION

ACRES

SQUARE FEET

PARENT AREA

1.000

*43,560

REMAINDER AREA

LT. *0.589

*25,633

County: Smith
Highway: SH 31
Project Limits: from SL 323, in Tyler, E to CR 236, MPO BNDRY, 1.6 MI E of
FM 757
RCSJ No: 0424-01-059
Parcel ID: P00067048

CATEGORY I BISECTION CLAUSE

AND IN ADDITION THERETO:

Title to all of that Canopy 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 improvements.

Revised: February 27, 2024
September 11, 2023
Parcel ID P00067049.001
Page 1 of 5

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067049.001

BEING 0.2366 acres (10,306 square feet) of land situated in the James A. Chaffin Survey, Abstract No. 265, in the City of Tyler, Smith County, Texas, said 0.2366 acres (10,306 square feet) of land being a portion of a called 0.5 acre tract of land described as Tract No. 2 in Warranty Deed to J. D. Davis, filed March 12, 1981 and recorded in Volume 1860, Page 728 of the Deed Records of Smith County, Texas, said 0.2366 acres (10,306 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch square iron rod found for the northeast corner of said called 0.5 acre tract of land, said 1/2 inch square iron rod being the southeast corner of a called 0.24 acre tract of land described as Tract No. 1 in deed to J. D. Davis as recorded in Volume 1860, Page 728 of said Deed Records of Smith County, Texas, said 1/2 inch square iron rod being the southwest corner of a called 1 acre tract of land described in deed to Vicki Washington as recorded in Volume 7593, Page 584 of said Official Public Records of Smith County, Texas, said 1/2 inch square iron rod also being the northwest corner of a called 1 acre tract of land described in deed to E. L. Ross and wife, Annette Ross as recorded in Volume 1673, Page 744 of said Deed Records of Smith County, Texas;

THENCE, South 04 degrees 28 minutes 01 seconds East, with the east line of said called 0.5 acre tract of land and with the west line of said called 1 acre tract of land as recorded in Volume 1673, Page 744, a distance of 119.45 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the **POINT OF BEGINNING** and having surface coordinates of N=6,831,989.92 and E=3,005,551.99, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" being the intersection of the east line of said called 0.5 acre tract of land and the west line of said called 1 acre tract of land as recorded in Volume 1673, Page 744 with the proposed northerly right-of-way line of SH 31 (right-of-way width varies), said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" also being 123.39 feet Left of and at right angles to centerline Station 693+25.15 of said SH 31;

Revised: February 27, 2024
September 11, 2023
Parcel ID P00067049.001
Page 2 of 5

- (1) **THENCE**, South 04 degrees 28 minutes 01 seconds East, with the east line of said called 0.5 acre tract of land and with the west line of said called 1 acre tract of land as recorded in Volume 1673, Page 744, a distance of 88.82 feet to a 1/2 inch square iron rod found for the southeast corner of said called 0.5 acre tract of land, said 1/2 inch square iron rod being the southwest corner of said called 1 acre tract of land as recorded in Volume 1673, Page 744, said 1/2 inch square iron rod being in the northerly line of a called 1.204 acre tract of land described in deed to the State of Texas as recorded in Volume 960, Page 21 of said Deed Records of Smith County, Texas, said 1/2 inch square iron rod also being in the existing northerly right-of-way line of SH 31 (right-of-way width varies);
- (2) **THENCE**, South 86 degrees 59 minutes 20 seconds West, with the southerly line of said called 0.5 acre tract of land, with the northerly line of said called 1.204 acre tract of land and with the existing northerly right-of-way line of said SH 31, a distance of 119.20 feet to a calculated point for the southwest corner of said called 0.5 acre tract of land, said calculated point being the southeast corner of a tract of land described in deed to James Douglas Johnson, Eva Doris Johnson Townes and Willie Carl Johnson as recorded in Instrument No. 20200100035407 of said Official Public Records of Smith County, Texas and being further described as a called 1.000 acre tract of land in Volume 1220, Page 529 of said Deed Records of Smith County, Texas, said calculated point being in the northerly line of said called 1.204 acre tract of land, said calculated point also being in the existing northerly right-of-way line of said SH 31;
- (3) **THENCE**, North 00 degrees 50 minutes 01 seconds West, with the west line of said called 0.5 acre tract of land and with the east line of said called 1.000 acre tract of land, a distance of 88.37 feet to a calculated point for the intersection of the west line of said called 0.5 acre tract of land and the east line of said called 1.000 acre tract of land with the proposed northerly right-of-way line of said SH 31, said calculated point having surface coordinates of N=6,831,983.47 and E=3,005,438.59 and being 122.90 feet Left of and at right angles to centerline Station 692+11.56 of said SH 31; *
- (4) **THENCE**, North 86 degrees 44 minutes 40 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 113.59 feet to the **POINT OF BEGINNING** and containing 0.2366 acres (10,306 square feet) of land.

Revised: February 27, 2024
September 11, 2023
Parcel ID P00067049.001
Page 3 of 5

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 2/27/24

Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorron dona & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 4 OF 5

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND:

APPROXIMATE SURVEY LINE	
EXISTING R.O.W. LINE	
LOT LINE	
PROPERTY LINE	
PROPOSED CENTERLINE	
PROPOSED R.O.W.	
EXISTING EASEMENT LINE	
BROKEN LINE	
LAND HOOK (SAME OWNER)	
TxDOT TYPE I CONCRETE MONUMENT FOUND	
TxDOT TYPE II CONCRETE MONUMENT FOUND	
TxDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." SET (UNLESS OTHERWISE NOTED)	
MONUMENT FOUND (SIZE & TYPE NOTED)	
CALCULATED POINT	
5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET (UNLESS OTHERWISE NOTED)	
ACRES	AC.
COUNTY ROAD	CR
DEED RECORDS OF SMITH COUNTY, TEXAS	D.R.S.C.T.
FARM TO MARKET ROAD	FM
LEFT	LT.
OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS	O.P.R.S.C.T.
PLAT RECORDS OF SMITH COUNTY, TEXAS	P.R.S.C.T.
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.
RIGHT	RT.
RIGHT-OF-WAY	R.O.W.
STATE HIGHWAY	SH
STATE HIGHWAY LOOP	SL
SQUARE FEET	SQ. FT.

I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.


CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900



PLANIMETRICS LEGEND

	DOWN GUY
	FENCE LINE
	FIRE HYDRANT
	MAIL BOX
	MANHOLE (UTILITY)
	OVERHEAD ELECTRIC SIGN
	UTILITY POLE

REVISED: 02/27/2024
*DENOTES A CALCULATED AREA 09/11/2023

© 2024

PARCEL PLAT SHOWING
PARCEL P00067049.001

FEDERAL AID PROJECT NO.
N/A
SCALE
1" = 50'

SH 31
FILE
042401059_P00067049.001_PG04

R.O.W.-C.S. J NO.
0424-01-059

STATE DISTRICT NO.
10
COUNTY
SMITH

PARCEL
NUMBER

P00067049.001

ACQUISITION
PARENT AREA
REMAINDER AREA

ACRES	SQUARE FEET
0.2366	10,306
0.5	*21,780
LT. *0.2634	*11,474

EXHIBIT "A"

PAGE 5 OF 5

OWNERS:
JAMES DOUGLAS JOHNSON,
EVA DORIS JOHNSON TOWNES
AND WILLIE CARL JOHNSON
INSTRUMENT NO. 20200100035407
O.P.R.S.C.T.
FILED: SEPTEMBER 22, 2020
FURTHER DESCRIBED IN
VOLUME 1245, PAGE 206
D.R.S.C.T.
CALLED 0.982 ACRES
FILED: OCTOBER 16, 1967

OWNER:
J. D. DAVIS
VOLUME 1860, PAGE 728
D.R.S.C.T.
CALLED 0.24 ACRES
TRACT NO. 1
FILED: MARCH 12, 1981

OWNER:
VICKI WASHINGTON
VOLUME 7593, PAGE 584
O.P.R.S.C.T.
CALLED 1 ACRE
FILED:
AUGUST 24, 2004

OWNERS:
SLEETIE LYNCH
AND ROY LYNCH
VOLUME 3888, PAGE 527
O.P.R.S.C.T.
REMAINDER OF
CALLED 3.087 ACRES
FILED: DECEMBER 5, 1996
FURTHER DESCRIBED IN
VOLUME 2322, PAGE 165
D.R.S.C.T.
FILED: OCTOBER 10, 1984

P.O.C. PARCEL
P00067049.001

FOUND 1/2"
SQUARE
IRON ROD

FOUND 1/2"
IRON ROD

OWNERS:
JAMES DOUGLAS JOHNSON,
EVA DORIS JOHNSON TOWNES
AND WILLIE CARL JOHNSON
INSTRUMENT NO. 20200100035407
O.P.R.S.C.T.
FILED: SEPTEMBER 22, 2020
FURTHER DESCRIBED IN
VOLUME 1220, PAGE 529
D.R.S.C.T.
CALLED 1.000 ACRE
FILED: FEBRUARY 17, 1967

OWNER:
J. D. DAVIS
VOLUME 1860, PAGE 728
D.R.S.C.T.
CALLED 0.5 ACRES
TRACT NO. 2
FILED: MARCH 12, 1981

OWNERS:
E. L. ROSS
AND WIFE, ANNETTE ROSS
VOLUME 1673, PAGE 744
D.R.S.C.T.
CALLED 1 ACRE
FILED: APRIL 17, 1978

P.O.B. PARCEL
P00067049.001

N=6,831,989.92
E=3,005,551.99
STA. 693+25.15
123.39' LT.

N=6,831,983.47
E=3,005,438.59
STA. 692+11.56
122.90' LT.

PROPOSED
R.O.W.

L4

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
VOLUME 1577, PAGE 640
D.R.S.C.T.
FILED: JUNE 14, 1976
(BLANKET IN NATURE)

P00067049.001

JAMES A. CHAFFIN SURVEY
ABSTRACT NO. 265

CITY OF TYLER
SMITH COUNTY, TEXAS

EXISTING R.O.W.

FOUND 1/2"
SQUARE
IRON ROD

L2

PROPOSED
CENTERLINE

N 86° 59' 35" E 5,682.64'

692+00

STATE OF TEXAS
VOLUME 960, PAGE 21
D.R.S.C.T.
CALLED 1.204 ACRES
FILED: OCTOBER 16, 1959

SH 31
(R.O.W. WIDTH VARIES)

STATE OF TEXAS
VOLUME 960, PAGE 25
D.R.S.C.T.
CALLED 5.570 ACRES
FILED: OCTOBER 16, 1959

GRAPHIC SCALE

50' 0 25' 50'

1" = 50'

REVISED: 02/27/2024
09/11/2023

*DENOTES A CALCULATED AREA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 04° 28' 01" E	88.82'
L2	S 86° 59' 20" W	119.20'
L3	N 00° 50' 01" W	88.37'
L4	N 86° 44' 40" E	113.59'



PARCEL PLAT SHOWING
PARCEL P00067049.001

FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10

PARCEL
NUMBER

P00067049.001

SCALE
1" = 50'

FILE
042401059_P00067049.001_PG05

R.O.W.-C.S. J NO.
0424-01-059

COUNTY
SMITH

ACQUISITION

ACRES SQUARE FEET

PARENT AREA

0.2366 10,306

REMAINDER AREA

LT. *0.2634 *11,474

September 11, 2023
Parcel ID P00067050.001
Page 1 of 6

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067050.001

BEING 0.4273 acres (18,611 square feet) of land situated in the James A. Chaffin Survey, Abstract No. 265, in the City of Tyler, Smith County, Texas, said 0.4273 acres (18,611 square feet) of land being a portion of a called 1 acre tract of land described in Warranty Deed to E. L. Ross and wife, Annette Ross, filed April 17, 1978 and recorded in Volume 1673, Page 744 of the Deed Records of Smith County, Texas, said 0.4273 acres (18,611 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch square iron rod found for the northwest corner of said called 1 acre tract of land, said 1/2 inch square iron rod being the northeast corner of a called 0.5 acre tract of land described as Tract No. 2 in deed to J. D. Davis as recorded in Volume 1860, Page 728 of said Deed Records of Smith County, Texas, said 1/2 inch square iron rod being the southeast corner of a called 0.24 acre tract of land described as Tract No. 1 in deed to J. D. Davis as recorded in Volume 1860, Page 728 of said Deed Records of Smith County, Texas, said 1/2 inch square iron rod also being the southwest corner of a called 1 acre tract of land described in deed to Vicki Washington as recorded in Volume 7593, Page 584 of the Official Public Records of Smith County, Texas;

THENCE, South 04 degrees 28 minutes 01 seconds East, with the west line of said called 1 acre tract of land as recorded in Volume 1673, Page 744 and with the east line of said called 0.5 acre tract of land, a distance of 119.45 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the **POINT OF BEGINNING** and having surface coordinates of N=6,831,989.92 and E=3,005,551.99, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" being the intersection of the west line of said called 1 acre tract of land as recorded in Volume 1673, Page 744 and the east line of said called 0.5 acre tract of land with the proposed northerly right-of-way line of SH 31 (right-of-way width varies), said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" also being 123.39 feet Left of and at right angles to centerline Station 693+25.15 of said SH 31;

September 11, 2023
Parcel ID P00067050.001
Page 2 of 6

- (1) **THENCE**, North 86 degrees 44 minutes 40 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 208.37 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the intersection of the proposed northerly right-of-way line of said SH 31 with the east line of said called 1 acre tract of land as recorded in Volume 1673, Page 744 and the west line of a called 1.429 acre tract of land described as Tract Two in deed to Alice Marie Mauldin, Mattye M. Mauldin, Willa R. Mauldin, James W. Mauldin, Jesse H. Mauldin, and Johnny H. Mauldin as recorded in Instrument No. 2007-R00045286 of said Official Public Records of Smith County, Texas, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" having surface coordinates of N=6,832,001.75 and E=3,005,760.02 and being 124.30 feet Left of and at right angles to centerline Station 695+33.51 of said SH 31, from which a 5/8 inch bolt found for the northeast corner of said called 1 acre tract of land as recorded in Volume 1673, Page 744 bears North 04 degrees 41 minutes 46 seconds West, a distance of 119.09 feet, said 5/8 inch bolt being the most southerly southeast corner of a called 3.087 acre tract of land described in deed to Sleetie Lynch and Roy Lynch as recorded in Volume 3888, Page 527 of said Official Public Records of Smith County, Texas and being further described in Volume 2322, Page 165 of said Deed Records of Smith County, Texas, said 5/8 inch bolt also being in the west line of said called 1.429 acre tract of land, from which a 1/2 inch square iron rod found for reference bears North 50 degrees 43 minutes 26 seconds East, a distance of 0.11 feet;
- (2) **THENCE**, South 04 degrees 41 minutes 46 seconds East, with the east line of said called 1 acre tract of land as recorded in Volume 1673, Page 744 and with the west line of said called 1.429 acre tract of land, a distance of 89.72 feet to a calculated point for the southeast corner of said called 1 acre tract of land as recorded in Volume 1673, Page 744, said calculated point being the southwest corner of said called 1.429 acre tract of land, said calculated point being in the northerly line of a called 1.204 acre tract of land described in deed to the State of Texas as recorded in Volume 960, Page 21 of said Deed Records of Smith County, Texas, said calculated point also being in the existing northerly right-of-way line of SH 31 (right-of-way width varies), from which a 5/8 inch iron pipe found for reference bears North 04 degrees 41 minutes 46 seconds West, a distance of 0.61 feet;

September 11, 2023
Parcel ID P00067050.001
Page 3 of 6

- (3) **THENCE**, South 86 degrees 59 minutes 20 seconds West, with the southerly line of said called 1 acre tract of land as recorded in Volume 1673, Page 744, with the northerly line of said called 1.204 acre tract of land and with the existing northerly right-of-way line of said SH 31, a distance of 208.75 feet to a 1/2 inch square iron rod found for the southwest corner of said called 1 acre tract of land as recorded in Volume 1673, Page 744, said 1/2 inch square iron rod being the southeast corner of said called 0.5 acre tract of land, said 1/2 inch square iron rod being in the northerly line of said called 1.204 acre tract of land, said 1/2 inch square iron rod also being in the existing northerly right-of-way line of said SH 31;
- (4) **THENCE**, North 04 degrees 28 minutes 01 seconds West, with the west line of said called 1 acre tract of land as recorded in Volume 1673, Page 744 and with the east line of said called 0.5 acre tract of land, a distance of 88.82 feet to the **POINT OF BEGINNING** and containing 0.4273 acres (18,611 square feet) of land.

September 11, 2023
Parcel ID P00067050.001
Page 4 of 6

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

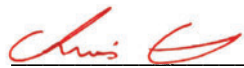
A parcel plat of even date was prepared in conjunction with this property description.

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 9/11/23

Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorronдона & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 5 OF 6

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND:

APPROXIMATE SURVEY LINE	
EXISTING R.O.W. LINE	
LOT LINE	
PROPERTY LINE	
PROPOSED CENTERLINE	
PROPOSED R.O.W.	
EXISTING EASEMENT LINE	
BROKEN LINE	
LAND HOOK (SAME OWNER)	
TxDOT TYPE I CONCRETE MONUMENT FOUND	
TxDOT TYPE II CONCRETE MONUMENT FOUND	
TxDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." SET (UNLESS OTHERWISE NOTED)	
MONUMENT FOUND (SIZE & TYPE NOTED)	
CALCULATED POINT	
5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET (UNLESS OTHERWISE NOTED)	
ACRES	AC.
COUNTY ROAD	CR
DEED RECORDS OF SMITH COUNTY, TEXAS	D.R.S.C.T.
FARM TO MARKET ROAD	FM
LEFT	LT.
OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS	O.P.R.S.C.T.
PLAT RECORDS OF SMITH COUNTY, TEXAS	P.R.S.C.T.
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.
RIGHT	RT.
RIGHT-OF-WAY	R.O.W.
STATE HIGHWAY	SH
STATE HIGHWAY LOOP	SL
SQUARE FEET	SQ. FT.

I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.


CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900



PLANIMETRICS LEGEND

	DOWN GUY
	FENCE LINE
	FIRE HYDRANT
	MAIL BOX
	MANHOLE (UTILITY)
	OVERHEAD ELECTRIC SIGN
	UTILITY POLE

*DENOTES A CALCULATED AREA

09/11/2023

© 2023

PARCEL PLAT SHOWING
PARCEL P00067050.001FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10PARCEL
NUMBER

P00067050.001

SCALE
1" = 50'FILE
042401059_P00067050.001_PG05R.O.W.-C.S. J. NO.
0424-01-059COUNTY
SMITH

ACQUISITION

ACRES

SQUARE FEET

PARENT AREA

0.4273

18,611

REMAINDER AREA

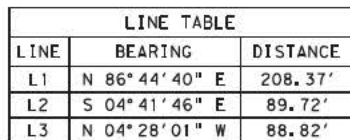
1

*43,560

LT. *0.5727

*24,949

PAGE 6 OF 6



DETAIL "A"
NOT TO SCALE

*DENOTES A CALCULATED AREA

09/11/2023

County: Smith
Highway: SH 31
Project Limits: from SL 323, in Tyler, E to CR 236, MPO BNDRY, 1.6 MI E of
FM 757
RCSJ No: 0424-01-059
Parcel ID: P00067050

CATEGORY I BISECTION CLAUSE

AND IN ADDITION THERETO:

Title to all of that 2,419 square foot wood framed single family residence located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed 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: February 27, 2024
September 11, 2023
Parcel ID P00067051.001
Page 1 of 7

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067051.001

BEING 0.6818 acres (29,699 square feet) of land situated in the James A. Chaffin Survey, Abstract No. 265, in the City of Tyler, Smith County, Texas, said 0.6818 acres (29,699 square feet) of land being a portion of the remainder of a called one acre tract of land described as Tract One and being a portion of a called 1.429 acre tract of land described as Tract Two in Warranty Deed to Alice Marie Mauldin, Mattye M. Mauldin, Willa R. Mauldin, James W. Mauldin, Jesse H. Mauldin, and Johnny H. Mauldin, filed September 4, 2007 and recorded in Instrument No. 2007-R00045286 of the Official Public Records of Smith County, Texas, said 0.6818 acres (29,699 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch bolt found for the northeast corner of a called 1 acre tract of land described in deed to E. L. Ross and wife, Annette Ross as recorded in Volume 1673, Page 744 of the Deed Records of Smith County, Texas, said 5/8 inch bolt being the most southerly southeast corner of a called 3.087 acre tract of land described in deed to Sleetie Lynch and Roy Lynch as recorded in Volume 3888, Page 527 of said Official Public Records of Smith County, Texas and being further described in Volume 2322, Page 165 of said Deed Records of Smith County, Texas, said 5/8 inch bolt also being in the west line of said called 1.429 acre tract of land, from which a 1/2 inch square iron rod found for reference bears North 50 degrees 43 minutes 26 seconds East, a distance of 0.11 feet, and from which a 1/2 inch iron rod found for the most southerly southwest corner of said called 3.087 acre tract of land bears South 86 degrees 50 minutes 53 seconds West, a distance of 172.68 feet, said 1/2 inch iron rod being the southeast corner of a called 1 acre tract of land described in deed to Vicki Washington as recorded in Volume 7593, Page 584 of said Official Public Records of Smith County, Texas, said 1/2 inch iron rod also being in the north line of said called 1 acre tract of land as recorded in Volume 1673, Page 744;

Revised: February 27, 2024
September 11, 2023
Parcel ID P00067051.001
Page 2 of 7

THENCE, South 04 degrees 41 minutes 46 seconds East, with the west line of said called 1.429 acre tract of land and with the east line of said called 1 acre tract of land as recorded in Volume 1673, Page 744, a distance of 119.09 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the **POINT OF BEGINNING** and having surface coordinates of N=6,832,001.75 and E=3,005,760.02, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" being the intersection of the west line of said called 1.429 acre tract of land and the east line of said called 1 acre tract of land as recorded in Volume 1673, Page 744 with the proposed northerly right-of-way line of SH 31 (right-of-way width varies), said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" also being 124.30 feet Left of and at right angles to centerline Station 695+33.51 of said SH 31;

- (1) **THENCE**, North 86 degrees 44 minutes 40 seconds East, with the proposed northerly right-of-way line of said SH 31, passing at a distance of 225.93 feet, a calculated point in the east line of said called 1.429 acre tract of land and the west line of said called one acre tract of land, in all, a distance of 330.56 feet to a calculated point for the intersection of the proposed northerly right-of-way line of said SH 31 with the west line of a called 0.501 acre tract of land described in deed to Kevin Lamons Goss and wife, Gatha Wallace Goss as recorded in Instrument No. 20140100047917 of said Official Public Records of Smith County, Texas, said calculated point having surface coordinates of N=6,832,020.52 and E=3,006,090.05 and being 125.73 feet Left of and at right angles to centerline Station 698+64.07 of said SH 31; *
- (2) **THENCE**, South 03 degrees 15 minutes 12 seconds East, with the west line of said called 0.501 acre tract of land, a distance of 88.31 feet to a calculated point for the southwest corner of said called 0.501 acre tract of land, said calculated point being in the southerly line of said called one acre tract of land, said calculated point being in the northerly line of a called 5.570 acre tract of land described in deed to the State of Texas as recorded in Volume 960, Page 25 of said Deed Records of Smith County, Texas, said calculated point also being in the existing northerly right-of-way line of SH 31 (right-of-way width varies);
- (3) **THENCE**, South 84 degrees 07 minutes 20 seconds West, with the southerly line of said called one acre tract of land, with the northerly line of said called 5.570 acre tract of land and with the existing northerly right-of-way line of said SH 31, a distance of 55.52 feet to a calculated point for an angle point;

Revised: February 27, 2024
September 11, 2023
Parcel ID P00067051.001
Page 3 of 7

- (4) **THENCE**, South 86 degrees 59 minutes 20 seconds West, with the southerly line of said called one acre tract of land, with the northerly line of said called 5.570 acre tract of land and with the existing northerly right-of-way line of said SH 31, passing at a distance of 49.18 feet, a calculated point for the southwest corner of said called one acre tract of land and the southeast corner of said called 1.429 acre tract of land, passing at a distance of 232.66 feet, a calculated point for the northwest corner of said called 5.570 acre tract of land and the east corner of a called 1.204 acre tract of land described in deed to the State of Texas as recorded in Volume 960, Page 21 of said Deed Records of Smith County, Texas, in all, a distance of 272.85 feet to a calculated point for the southwest corner of said called 1.429 acre tract of land, said calculated point being the southeast corner of said called 1 acre tract of land as recorded in Volume 1673, Page 744, said calculated point being in the northerly line of said called 1.204 acre tract of land, said calculated point also being in the existing northerly right-of-way line of said SH 31;
- (5) **THENCE**, North 04 degrees 41 minutes 46 seconds West, with the west line of said called 1.429 acre tract of land and with the east line of said called 1 acre tract of land as recorded in Volume 1673, Page 744, a distance of 89.72 feet to the **POINT OF BEGINNING** and containing 0.6818 acres (29,699 square feet) of land.

Revised: February 27, 2024
September 11, 2023
Parcel ID P00067051.001
Page 4 of 7

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 2/27/24

Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorronzona & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 5 OF 7

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND:

APPROXIMATE SURVEY LINE

EXISTING R.O.W. LINE

LOT LINE

PROPERTY LINE

PROPOSED CENTERLINE

PROPOSED R.O.W.

EXISTING EASEMENT LINE

BROKEN LINE

LAND HOOK (SAME OWNER)

TxDOT TYPE I CONCRETE MONUMENT FOUND

TxDOT TYPE II CONCRETE MONUMENT FOUND

TxDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS

DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION

R.O.W." SET (UNLESS OTHERWISE NOTED)

MONUMENT FOUND (SIZE & TYPE NOTED)

CALCULATED POINT

5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK

STAMPED "TX DEPT OF TRANSPORTATION PROPERTY

CORNER" SET (UNLESS OTHERWISE NOTED)

ACRES

COUNTY ROAD

DEED RECORDS OF SMITH COUNTY, TEXAS

FARM TO MARKET ROAD

LEFT

OFFICIAL PUBLIC RECORDS

OF SMITH COUNTY, TEXAS

PLAT RECORDS OF SMITH COUNTY, TEXAS

POINT OF BEGINNING

POINT OF COMMENCING

RIGHT

RIGHT-OF-WAY

STATE HIGHWAY

STATE HIGHWAY LOOP

SQUARE FEET

SH 31

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

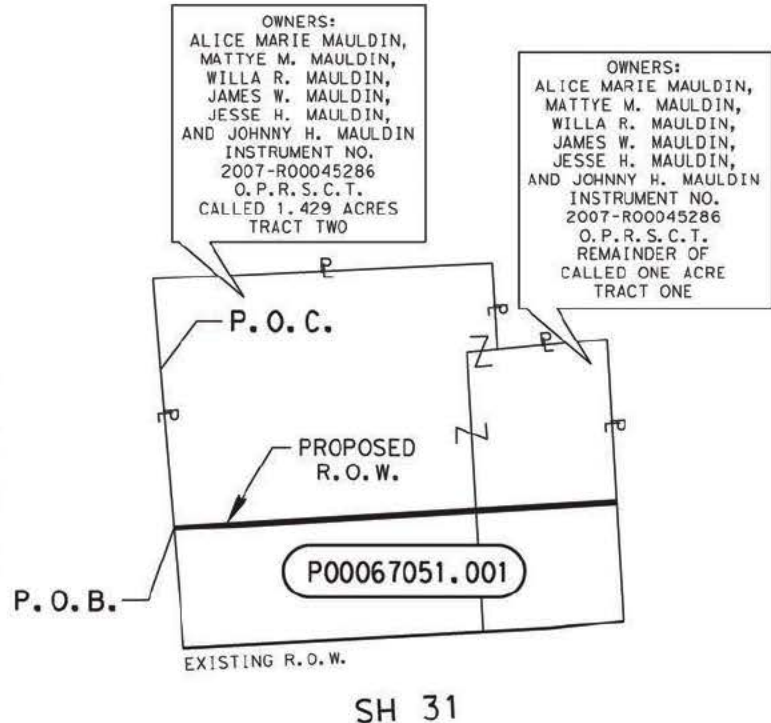
P.O.C.

P.O.B.

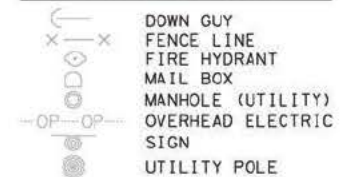
P.O.C.

P.O.B.

P.O.C.

WHOLE PROPERTY SKETCH
(NOT TO SCALE)

PLANIMETRICS LEGEND



I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris T. Abbott 2/27/24
CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900



REVISED: 02/27/2024
*DENOTES A CALCULATED AREA 09/11/2023

© 2024

PARCEL PLAT SHOWING
PARCEL P00067051.001FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10SCALE
1" = 50'FILE
042401059_P00067051.001_PG05R.O.W.-C.S.J. NO.
0424-01-059COUNTY
SMITHPARCEL
NUMBER

P00067051.001

ACQUISITION

ACRES

SQUARE FEET

PARENT AREA

*1.974

*85,987

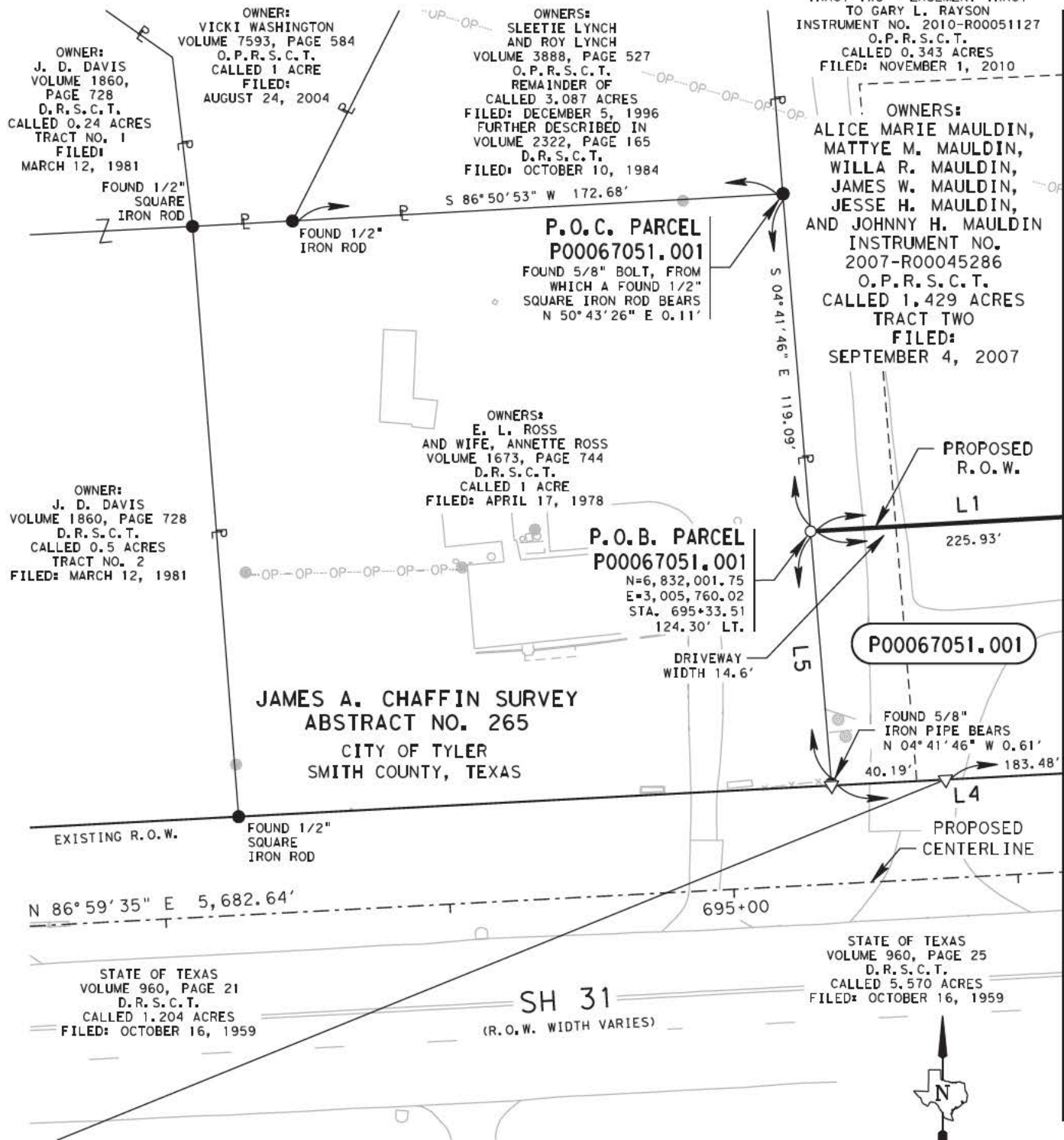
REMAINDER AREA

LT. *1.292

*56,288

EXHIBIT "A"

PAGE 6 OF 7



SEE PAGE 7 OF 7

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86° 44' 40" E	330.56'
L4	S 86° 59' 20" W	272.85'
L5	N 04° 41' 46" W	89.72'

PARCEL PLAT SHOWING
PARCEL P00067051.001FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10SCALE
1" = 50'FILE
042401059_P00067051.001_PG06R.O.W.-C.S. J NO.
0424-01-059COUNTY
SMITHPARCEL
NUMBER

P00067051.001

ACQUISITION

ACRES

SQUARE FEET

PARENT AREA

*1.974

*85,987

REMAINDER AREA

LT. *1.292

*56,288

EXHIBIT "A"

PAGE 7 OF 7

TRACT TWO - EASEMENT TRACT
TO GARY L. RAYSON
INSTRUMENT NO. 2010-R00051127
O.P.R.S.C.T.
CALLED 0.343 ACRES
FILED: NOVEMBER 1, 2010

RIGHT-OF-WAY EASEMENT
TO JODIE BROWNING
INSTRUMENT NO. 2007-R00035082
O.P.R.S.C.T.
TRACT 2
FILED: JULY 18, 2007
FURTHER DESCRIBED IN
VOLUME 2465, PAGE 104
D.R.S.C.T.
FILED: OCTOBER 11, 1985

OWNERS:
SLEETIE LYNCH AND
ROY L. LYNCH
VOLUME 3751, PAGE 709
O.P.R.S.C.T.
CALLED 2.537 ACRES
FILED: JANUARY 22, 1996

FOUND 5/8"
IRON ROD
(BENT)

OWNERS:
ALICE MARIE MAULDIN,
MATTHEW M. MAULDIN,
WILLA R. MAULDIN,
JAMES W. MAULDIN,
JESSE H. MAULDIN,
AND JOHNNY H. MAULDIN
INSTRUMENT NO. 2007-R00045286
O.P.R.S.C.T.
CALLED 1.429 ACRES
TRACT TWO
FILED: SEPTEMBER 4, 2007

OWNERS:
ALICE MARIE MAULDIN,
MATTHEW M. MAULDIN,
WILLA R. MAULDIN,
JAMES W. MAULDIN,
JESSE H. MAULDIN,
AND JOHNNY H. MAULDIN
INSTRUMENT NO.
2007-R00045286
O.P.R.S.C.T.
REMAINDER OF
CALLED ONE ACRE
TRACT ONE
FILED:
SEPTEMBER 4, 2007

OWNERS:
KEVIN LAMONS GOSS
AND WIFE, GATHA WALLACE GOSS
INSTRUMENT NO. 20140100047917
O.P.R.S.C.T.
CALLED 0.501 ACRES
FILED: NOVEMBER 18, 2014

N=6,832,020.52
E=3,006,090.05
STA. 698+64.07
125.73' LT.

OWNER:
ALEXIS MARIE RANGEL
INSTRUMENT NO.
20200100009608
O.P.R.S.C.T.
CALLED 0.895 ACRES
FILED: MARCH 18, 2020

FOUND 5/8"
IRON PIPE BEARS
N 03°15'12" W 0.28'

EXISTING R.O.W.

PROPOSED
CENTERLINE

PROPOSED
R.O.W.

N 86°59'35" E 5,682.64'

SH 31
(R.O.W. WIDTH VARIES)

STATE OF TEXAS
VOLUME 960, PAGE 25
D.R.S.C.T.
CALLED 5.570 ACRES
FILED: OCTOBER 16, 1959

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 86°44'40" E	330.56'
L2	S 03°15'12" E	88.31'
L3	S 84°07'20" W	55.52'
L4	S 86°59'20" W	272.85'

GRAPHIC SCALE

50' 0 25' 50'

1" = 50'

REVISED: 02/27/2024

*DENOTES A CALCULATED AREA

09/11/2023

© 2024



PARCEL PLAT SHOWING
PARCEL P00067051.001

FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10

PARCEL
NUMBER

P00067051.001

SCALE
1" = 50'

FILE
042401059_P00067051.001_PG07

R.O.W.-C.S. J NO.
0424-01-059

COUNTY
SMITH

ACQUISITION

ACRES SQUARE FEET

PARENT AREA

0.6818 29,699

REMAINDER AREA

*1.974 *85,987

LT. *1.292 *56,288

September 11, 2023
Parcel ID P00067052.001
Page 1 of 5

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067052.001

BEING 0.2049 acres (8,926 square feet) of land situated in the James A. Chaffin Survey, Abstract No. 265, in the City of Tyler, Smith County, Texas, said 0.2049 acres (8,926 square feet) of land being a portion of a called 0.501 acre tract of land described in Assumption Warranty Deed to Kevin Lamons Goss and wife, Gatha Wallace Goss, filed November 18, 2014 and recorded in Instrument No. 20140100047917 of the Official Public Records of Smith County, Texas, said 0.2049 acres (8,926 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod (bent) found for the northeast corner of said called 0.501 acre tract of land, said 5/8 inch iron rod (bent) being the most southerly southeast corner of a called 2.537 acre tract of land described in deed to Sleetie Lynch and Roy L. Lynch as recorded in Volume 3751, Page 709 of said Official Public Records of Smith County, Texas said 5/8 inch iron rod (bent) also being in the west line of a called 0.895 acre tract of land described in deed to Alexis Marie Rangel as recorded in Instrument No. 20200100009608 of said Official Public Records of Smith County, Texas, from which a 1/2 inch iron pipe found for the northwest corner of said called 0.895 acre tract of land bears North 03 degrees 18 minutes 07 seconds West, a distance of 46.88 feet, said 1/2 inch iron pipe being an interior ell corner of said called 2.537 acre tract of land, from which a 1/2 inch square iron rod found for reference bears North 08 degrees 44 minutes 46 seconds East, a distance of 0.13 feet;

THENCE, South 03 degrees 15 minutes 12 seconds East, with the east line of said called 0.501 acre tract of land and with the west line of said called 0.895 acre tract of land, a distance of 126.06 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the **POINT OF BEGINNING** and having surface coordinates of N=6,832,026.42 and E=3,006,193.75, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" being the intersection of the east line of said called 0.501 acre tract of land and the west line of said called 0.895 acre tract of land with the proposed northerly right-of-way line of SH 31 (right-of-way width varies), said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" also being 126.18 feet Left of and at right angles to centerline Station 699+67.94 of said SH 31;

September 11, 2023
Parcel ID P00067052.001
Page 2 of 5

- (1) **THENCE**, South 03 degrees 15 minutes 12 seconds East, with the east line of said called 0.501 acre tract of land and with the west line of said called 0.895 acre tract of land, a distance of 83.55 feet to a calculated point for the southeast corner of said called 0.501 acre tract of land, said calculated point being the southwest corner of said called 0.895 acre tract of land, said calculated point being in the northerly line of a called 5.570 acre tract of land described in deed to the State of Texas as recorded in Volume 960, Page 25 of the Deed Records of Smith County, Texas, said calculated point also being in the existing northerly right-of-way line of SH 31 (right-of-way width varies), from which a 5/8 inch iron pipe found for reference bears North 03 degrees 15 minutes 12 seconds West, a distance of 0.28 feet;
- (2) **THENCE**, South 84 degrees 07 minutes 20 seconds West, with the southerly line of said called 0.501 acre tract of land, with the northerly line of said called 5.570 acre tract of land and with the existing northerly right-of-way line of said SH 31, a distance of 103.98 feet to a calculated point for the southwest corner of said called 0.501 acre tract of land, said calculated point being in the southerly line of a called one acre tract of land described as Tract One in deed to Alice Marie Mauldin, Mattye M. Mauldin, Willa R. Mauldin, James W. Mauldin, Jesse H. Mauldin, and Johnny H. Mauldin as recorded in Instrument No. 2007-R00045286 of said Official Public Records of Smith County, Texas, said calculated point being in the northerly line of said called 5.570 acre tract of land, said calculated point also being in the existing northerly right-of-way line of said SH 31;
- (3) **THENCE**, North 03 degrees 15 minutes 12 seconds West, with the west line of said called 0.501 acre tract of land, a distance of 88.31 feet to a calculated point for the intersection of the west line of said called 0.501 acre tract of land with the proposed northerly right-of-way line of said SH 31, said calculated point having surface coordinates of N=6,832,020.52 and E=3,006,090.05 and being 125.73 feet Left of and at right angles to centerline Station 698+64.07 of said SH 31; *
- (4) **THENCE**, North 86 degrees 44 minutes 40 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 103.87 feet to the **POINT OF BEGINNING** and containing 0.2049 acres (8,926 square feet) of land.

September 11, 2023
Parcel ID P00067052.001
Page 3 of 5

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 9/11/23

Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorronдона & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 4 OF 5

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND:

APPROXIMATE SURVEY LINE	
EXISTING R.O.W. LINE	
LOT LINE	
PROPERTY LINE	
PROPOSED CENTERLINE	
PROPOSED R.O.W.	
EXISTING EASEMENT LINE	
BROKEN LINE	
LAND HOOK (SAME OWNER)	
TxDOT TYPE I CONCRETE MONUMENT FOUND	
TxDOT TYPE II CONCRETE MONUMENT FOUND	
TxDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." SET (UNLESS OTHERWISE NOTED)	
MONUMENT FOUND (SIZE & TYPE NOTED)	
CALCULATED POINT	
5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET (UNLESS OTHERWISE NOTED)	
ACRES	AC.
COUNTY ROAD	CR
DEED RECORDS OF SMITH COUNTY, TEXAS	D.R.S.C.T.
FARM TO MARKET ROAD	FM
LEFT	LT.
OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS	O.P.R.S.C.T.
PLAT RECORDS OF SMITH COUNTY, TEXAS	P.R.S.C.T.
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.
RIGHT	RT.
RIGHT-OF-WAY	R.O.W.
STATE HIGHWAY	SH
STATE HIGHWAY LOOP	SL
SQUARE FEET	SQ. FT.

I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris T. Abbott 9/11/23

CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900



PLANIMETRICS LEGEND

	DOWN GUY
	FENCE LINE
	FIRE HYDRANT
	MAIL BOX
	MANHOLE (UTILITY)
	OVERHEAD ELECTRIC SIGN
	UTILITY POLE

*DENOTES A CALCULATED AREA

09/11/2023

© 2023

PARCEL PLAT SHOWING
PARCEL P00067052.001

FEDERAL AID PROJECT NO.
N/A
SCALE
1" = 50'

SH 31
FILE
042401059_P00067052.001_PG04

R.O.W.-C.S. J NO.
0424-01-059

STATE DISTRICT NO.
10
COUNTY
SMITH

PARCEL
NUMBER

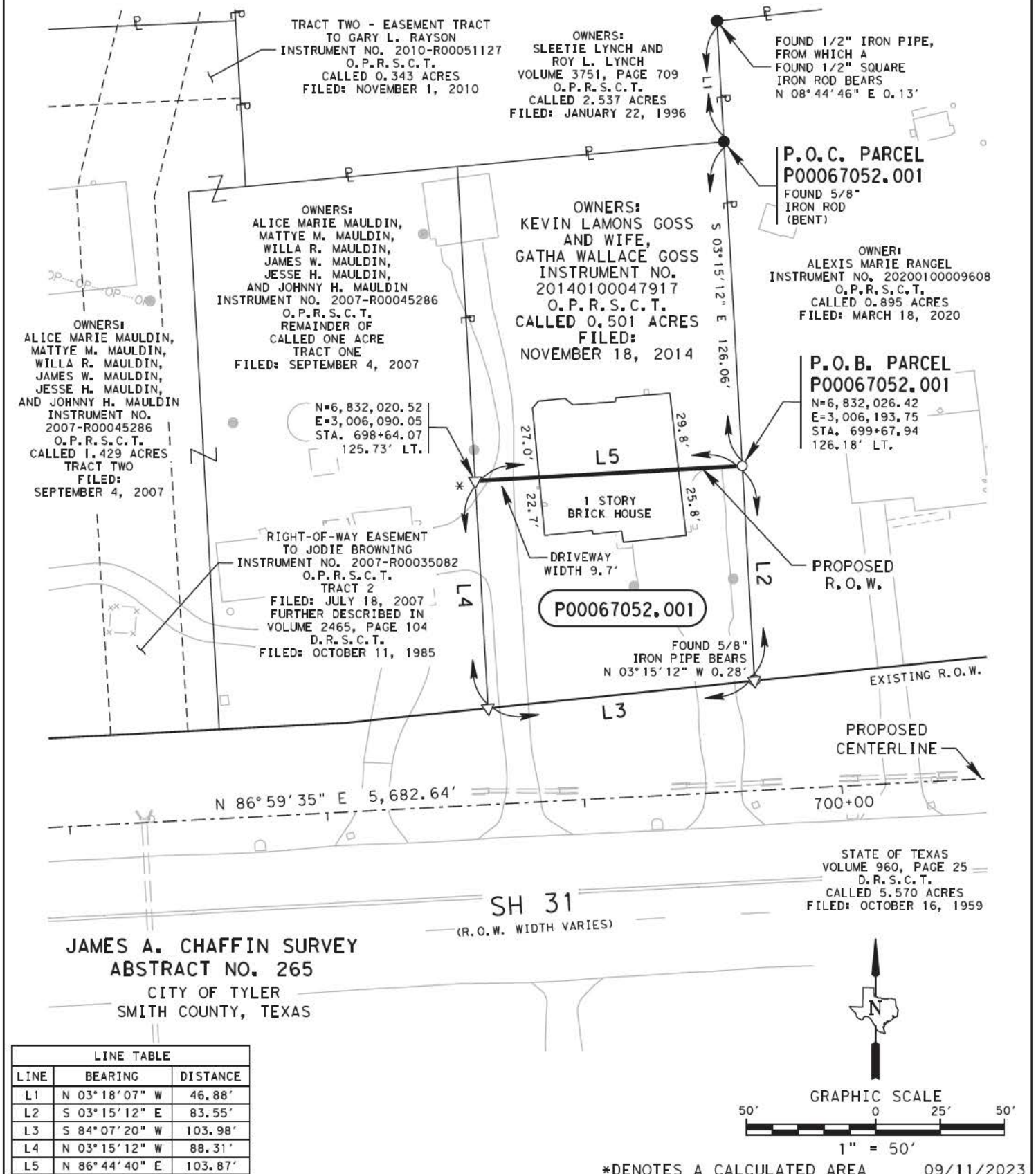
P00067052.001

ACQUISITION
PARENT AREA
REMAINDER AREA

ACRES	SQUARE FEET
0.2049	8,926
0.501	*21,824
LT. *0.296	*12,898

EXHIBIT "A"

PAGE 5 OF 5



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 03°18'07" W	46.88'
L2	S 03°15'12" E	83.55'
L3	S 84°07'20" W	103.98'
L4	N 03°15'12" W	88.31'
L5	N 86°44'40" E	103.87'

PARCEL PLAT SHOWING
PARCEL P00067052.001

FEDERAL AID PROJECT NO.
N/A
SCALE
1" = 50'

SH 31

FILE
042401059_P00067052.001_PG05R.O.W.-C.S. J NO.
0424-01-059

STATE DISTRICT NO.
10
COUNTY
SMITH

PARCEL
NUMBER

P00067052.001

	ACRES	SQUARE FEET
ACQUISITION	0.2049	8,926
PARENT AREA	0.501	*21,824
REMAINDER AREA	LT. *0.296	*12,898

County: Smith
Highway: SH 31
Project Limits: from SL 323, in Tyler, E to CR 236, MPO BNDRY, 1.6 MI E of
FM 757
RCSJ No: 0424-01-059
Parcel ID: P00067052

CATEGORY I BISECTION CLAUSE

AND IN ADDITION THERETO:

Title to all of that 2,302 square foot wood frame, brick sided single family residence located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed north right of way line, with the result that the portion of the said improvement lying adjacent to the said right of way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvements.

Revised: February 27, 2024
September 11, 2023
Parcel ID P00067053.001
Page 1 of 5

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067053.001

BEING 0.2806 acres (12,222 square feet) of land situated in the James A. Chaffin Survey, Abstract No. 265, in the City of Tyler, Smith County, Texas, said 0.2806 acres (12,222 square feet) of land being a portion of a called 0.895 acre tract of land described in Warranty Deed with Vendor's Lien to Alexis Marie Rangel, filed March 18, 2020 and recorded in Instrument No. 20200100009608 of the Official Public Records of Smith County, Texas, said 0.2806 acres (12,222 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod (bent) found for the northeast corner of a called 0.501 acre tract of land described in deed to Kevin Lamons Goss and wife, Gatha Wallace Goss as recorded in Instrument No. 20140100047917 of said Official Public Records of Smith County, Texas, said 5/8 inch iron rod (bent) being the most southerly southeast corner of a called 2.537 acre tract of land described in deed to Sleetie Lynch and Roy L. Lynch as recorded in Volume 3751, Page 709 of said Official Public Records of Smith County, Texas said 5/8 inch iron rod (bent) also being in the west line of said called 0.895 acre tract of land, from which a 1/2 inch iron pipe found for the northwest corner of said called 0.895 acre tract of land bears North 03 degrees 18 minutes 07 seconds West, a distance of 46.88 feet, said 1/2 inch iron pipe being an interior ell corner of said called 2.537 acre tract of land, from which a 1/2 inch square iron rod found for reference bears North 08 degrees 44 minutes 46 seconds East, a distance of 0.13 feet;

THENCE, South 03 degrees 15 minutes 12 seconds East, with the west line of said called 0.895 acre tract of land and with the east line of said called 0.501 acre tract of land, a distance of 126.06 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the **POINT OF BEGINNING** and having surface coordinates of N=6,832,026.42 and E=3,006,193.75, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" being the intersection of the west line of said called 0.895 acre tract of land and the east line of said called 0.501 acre tract of land with the proposed northerly right-of-way line of SH 31 (right-of-way width varies), said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" also being 126.18 feet Left of and at right angles to centerline Station 699+67.94 of said SH 31;

Revised: February 27, 2024
September 11, 2023
Parcel ID P00067053.001
Page 2 of 5

- (1) **THENCE**, North 86 degrees 44 minutes 40 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 152.53 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the intersection of the proposed northerly right-of-way line of said SH 31 with the east line of said called 0.895 acre tract of land, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" having surface coordinates of N=6,832,035.08 and E=3,006,346.04 and being 126.84 feet Left of and at right angles to centerline Station 701+20.47 of said SH 31;
- (2) **THENCE**, South 03 degrees 26 minutes 58 seconds East, with the east line of said called 0.895 acre tract of land, a distance of 76.56 feet to a calculated point for the southeast corner of said called 0.895 acre tract of land, said calculated point being in the southerly line of a called two acre tract of land described in deed to Rickey B. Mosley as recorded in Volume 3813, Page 421 of said Official Public Records of Smith County, Texas, said calculated point being in the northerly line of a called 5.570 acre tract of land described in deed to the State of Texas as recorded in Volume 960, Page 25 of the Deed Records of Smith County, Texas, said calculated point also being in the existing northerly right-of-way line of SH 31 (right-of-way width varies), from which a 3/8 inch iron rod found for reference bears North 03 degrees 26 minutes 58 seconds West, a distance of 0.98 feet;
- (3) **THENCE**, South 84 degrees 07 minutes 20 seconds West, with the southerly line of said called 0.895 acre tract of land, with the northerly line of said called 5.570 acre tract of land and with the existing northerly right-of-way line of said SH 31, a distance of 152.96 feet to a calculated point for the southwest corner of said called 0.895 acre tract of land, said calculated point being the southeast corner said called 0.501 acre tract of land, said calculated point being in the northerly line of said called 5.570 acre tract of land, said calculated point also being in the existing northerly right-of-way line of said SH 31, from which a 5/8 inch iron rod found for reference bears North 03 degrees 15 minutes 12 seconds West, a distance of 0.28 feet;
- (4) **THENCE**, North 03 degrees 15 minutes 12 seconds West, with the west line of said called 0.895 acre tract of land and with the east line of said called 0.501 acre tract of land, a distance of 83.55 feet to the **POINT OF BEGINNING** and containing 0.2806 acres (12,222 square feet) of land.

Revised: February 27, 2024
September 11, 2023
Parcel ID P00067053.001
Page 3 of 5

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 2/27/24

Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorron dona & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 4 OF 5

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND:

APPROXIMATE SURVEY LINE	
EXISTING R.O.W. LINE	
LOT LINE	
PROPERTY LINE	
PROPOSED CENTERLINE	
PROPOSED R.O.W.	
EXISTING EASEMENT LINE	
BROKEN LINE	
LAND HOOK (SAME OWNER)	
TxDOT TYPE I CONCRETE MONUMENT FOUND	
TxDOT TYPE II CONCRETE MONUMENT FOUND	
TxDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." SET (UNLESS OTHERWISE NOTED)	
MONUMENT FOUND (SIZE & TYPE NOTED)	
CALCULATED POINT	
5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET (UNLESS OTHERWISE NOTED)	
ACRES	AC.
COUNTY ROAD	CR
DEED RECORDS OF SMITH COUNTY, TEXAS	D.R.S.C.T.
FARM TO MARKET ROAD	FM
LEFT	LT.
OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS	O.P.R.S.C.T.
PLAT RECORDS OF SMITH COUNTY, TEXAS	P.R.S.C.T.
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.
RIGHT	RT.
RIGHT-OF-WAY	R.O.W.
STATE HIGHWAY	SH
STATE HIGHWAY LOOP	SL
SQUARE FEET	SQ. FT.

I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.


CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900



PLANIMETRICS LEGEND

	DOWN GUY
	FENCE LINE
	FIRE HYDRANT
	MAIL BOX
	MANHOLE (UTILITY)
	OVERHEAD ELECTRIC SIGN
	UTILITY POLE

REVISED: 02/27/2024
*DENOTES A CALCULATED AREA 09/11/2023

© 2024

PARCEL PLAT SHOWING
PARCEL P00067053.001

FEDERAL AID PROJECT NO.
N/A
SCALE
1" = 50'

SH 31
FILE
042401059_P00067053.001_PG04

R.O.W.-C.S. J. NO.
0424-01-059

STATE DISTRICT NO.
10
COUNTY
SMITH

PARCEL
NUMBER

P00067053.001

	ACRES	SQUARE FEET
ACQUISITION	0.2806	12,222
PARENT AREA	0.895	*38,986
REMAINDER AREA	LT. *0.614	*26,764

EXHIBIT "A"

PAGE 5 OF 5

FOUND 1/2" IRON PIPE,
FROM WHICH A
FOUND 1/2" SQUARE
IRON ROD BEARS
N 08° 44' 46" E 0.13'

FOUND 1/2" IRON ROD

FOUND 1/2" IRON
ROD WITH CAP
STAMPED "RPLS 5536"

OWNERS:
SLEETIE LYNCH AND
ROY L. LYNCH
VOLUME 3751, PAGE 709
O.P.R.S.C.T.
CALLED 2.537 ACRES
FILED: JANUARY 22, 1996

P.O.C. PARCEL
P00067053.001

FOUND 5/8"
IRON ROD
(BENT)

JAMES A. CHAFFIN SURVEY
ABSTRACT NO. 265
CITY OF TYLER
SMITH COUNTY, TEXAS

OWNERS:
KEVIN LAMONS GOSS
AND WIFE, GATHA WALLACE GOSS
INSTRUMENT NO. 20140100047917
O.P.R.S.C.T.
CALLED 0.501 ACRES
FILED: NOVEMBER 18, 2014

OWNER:
ALEXIS MARIE RANGEL
INSTRUMENT NO.
20200100009608
O.P.R.S.C.T.
CALLED 0.895 ACRES
FILED:
MARCH 18, 2020

OWNER:
RICKEY B. MOSLEY
VOLUME 3813, PAGE 421
O.P.R.S.C.T.
REMAINDER OF
CALLED TWO ACRES
FILED: JUNE 18, 1996

P.O.B. PARCEL
P00067053.001

N=6,832,026.42
E=3,006,193.75
STA. 699+67.94
126.18' LT.

29.0'
31.9'
17.0'
19.7'
L2
1 STORY
BRICK HOUSE
PROPOSED
R.O.W.

P00067053.001

FOUND 5/8"
IRON PIPE BEARS
N 03° 15' 12" W 0.28'

FOUND 3/8"
IRON ROD BEARS
N 03° 26' 58" W 0.98'

EXISTING R.O.W.

PROPOSED
CENTERLINE

N 86° 59' 35" E 5,682.64'

700+00

SH 31

(R.O.W. WIDTH VARIES)

STATE OF TEXAS
VOLUME 960, PAGE 25
D.R.S.C.T.
CALLED 5.570 ACRES
FILED: OCTOBER 16, 1959

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 03° 18' 07" W	46.88'
L2	N 86° 44' 40" E	152.53'
L3	S 03° 26' 58" E	76.56'
L4	N 03° 15' 12" W	83.55'

GRAPHIC SCALE



1" = 50'

REVISED: 02/27/2024

*DENOTES A CALCULATED AREA

09/11/2023

© 2024



PARCEL PLAT SHOWING
PARCEL P00067053.001

PARCEL
NUMBER

P00067053.001

FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10

ACQUISITION

ACRES

SQUARE FEET

SCALE
1" = 50'

FILE
042401059_P00067053.001_PG05

R.O.W.-C.S. J NO.
0424-01-059

COUNTY
SMITH

PARENT AREA

LT. *0.614

*26,764

County: Smith
Highway: SH 31
Project Limits: from SL 323, in Tyler, E to CR 236, MPO BNDRY, 1.6 MI E of
FM 757
RCSJ No: 0424-01-059
Parcel ID: P00067053

CATEGORY I BISECTION CLAUSE

AND IN ADDITION THERETO:

Title to all of that 1,787 square foot wood frame, brick sided single family residence located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed north right of way line, with the result that the portion of the said improvement lying adjacent to the said right of way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvements.

September 11, 2023
Parcel ID P00067054.001
Page 1 of 6

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067054.001

BEING 0.3111 acres (13,551 square feet) of land situated in the James A. Chaffin Survey, Abstract No. 265, in the City of Tyler, Smith County, Texas, said 0.3111 acres (13,551 square feet) of land being a portion of the remainder of a called two acre tract of land described in Warranty Deed to Rickey B. Mosley, filed June 18, 1996 and recorded in Volume 3813, Page 421 of the Official Public Records of Smith County, Texas, said 0.3111 acres (13,551 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1 inch iron rod found for the northeast corner of said called two acre tract of land, said 1 inch iron rod being an interior ell corner of a called 4.000 acre tract of land described in deed to Dora Mosley Warren as recorded in Volume 3755, Page 184 of said Official Public Records of Smith County, Texas, said 1 inch iron rod also being in the west line of a called 1.001 acre tract of land described in deed to Reynaldo Cerda Gamez as recorded in Instrument No. 202201046934 of said Official Public Records of Smith County, Texas, from which a 1/2 inch iron rod with cap stamped "RPLS 5536" found for the northeast corner of a called 0.895 acre tract of land described in deed to Alexis Marie Rangel as recorded in Instrument No. 20200100009608 of said Official Public Records of Smith County, Texas bears South 84 degrees 23 minutes 55 seconds West, a distance of 188.96 feet, said 1/2 inch iron rod with cap stamped "RPLS 5536" being in the northerly line of said called two acre tract of land, said 1/2 inch iron rod with cap stamped "RPLS 5536" also being in the most northerly southerly line of said called 4.000 acre tract of land;

September 11, 2023
Parcel ID P00067054.001
Page 2 of 6

THENCE, South 03 degrees 06 minutes 49 seconds East, with the east line of said called two acre tract of land and with the west line of said called 1.001 acre tract of land, a distance of 188.36 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the **POINT OF BEGINNING** and having surface coordinates of N=6,832,045.74 and E=3,006,533.47, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" being the intersection of the east line of said called two acre tract of land and the west line of said called 1.001 acre tract of land with the proposed northerly right-of-way line of SH 31 (right-of-way width varies), said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" also being 127.66 feet Left of and at right angles to centerline Station 703+08.20 of said SH 31;

- (1) **THENCE**, South 03 degrees 06 minutes 49 seconds East, with the east line of said called two acre tract of land and with the west line of said called 1.001 acre tract of land, a distance of 67.98 feet to a Texas Department of Transportation (TxDOT) Type I concrete monument found for the southeast corner of said called two acre tract of land, said TxDOT Type I concrete monument being the southwest corner of said called 1.001 acre tract of land, said TxDOT Type I concrete monument being in the northerly line of a called 5.570 acre tract of land described in deed to the State of Texas as recorded in Volume 960, Page 25 of the Deed Records of Smith County, Texas, said TxDOT Type I concrete monument also being in the existing northerly right-of-way line of SH 31 (right-of-way width varies);
- (2) **THENCE**, South 84 degrees 07 minutes 20 seconds West, with the southerly line of said called two acre tract of land, with the northerly line of said called 5.570 acre tract of land and with the existing northerly right-of-way line of said SH 31, a distance of 187.49 feet to a calculated point for the southeast corner of said called 0.895 acre tract of land, said calculated point being in the southerly line of said called two acre tract of land, said calculated point being in the northerly line of said called 5.570 acre tract of land, said calculated point also being in the existing northerly right-of-way line of said SH 31, from which a 3/8 inch iron rod found for reference bears North 03 degrees 15 minutes 12 seconds West, a distance of 0.98 feet;

September 11, 2023
Parcel ID P00067054.001
Page 3 of 6

- (3) **THENCE**, North 03 degrees 26 minutes 58 seconds West, with the east line of said called 0.895 acre tract of land, a distance of 76.56 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the intersection of the east line of said called 0.895 acre tract of land with the proposed northerly right-of-way line of said SH 31, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" having surface coordinates of N=6,832,035.08 and E=3,006,346.04 and being 126.84 feet Left of and at right angles to centerline Station 701+20.47 of said SH 31;
- (4) **THENCE**, North 86 degrees 44 minutes 40 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 187.73 feet to the **POINT OF BEGINNING** and containing 0.3111 acres (13,551 square feet) of land.

September 11, 2023
Parcel ID P00067054.001
Page 4 of 6

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

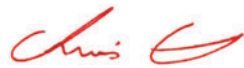
A parcel plat of even date was prepared in conjunction with this property description.

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 9/11/23

Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorronдона & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 5 OF 6

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND:

APPROXIMATE SURVEY LINE	
EXISTING R.O.W. LINE	
LOT LINE	
PROPERTY LINE	
PROPOSED CENTERLINE	
PROPOSED R.O.W.	
EXISTING EASEMENT LINE	
BROKEN LINE	
LAND HOOK (SAME OWNER)	
TxDOT TYPE I CONCRETE MONUMENT FOUND	
TxDOT TYPE II CONCRETE MONUMENT FOUND	
TxDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." SET (UNLESS OTHERWISE NOTED)	
MONUMENT FOUND (SIZE & TYPE NOTED)	
CALCULATED POINT	
5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET (UNLESS OTHERWISE NOTED)	
ACRES	AC.
COUNTY ROAD	CR
DEED RECORDS OF SMITH COUNTY, TEXAS	D.R.S.C.T.
FARM TO MARKET ROAD	FM
LEFT	LT.
OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS	O.P.R.S.C.T.
PLAT RECORDS OF SMITH COUNTY, TEXAS	P.R.S.C.T.
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.
RIGHT	RT.
RIGHT-OF-WAY	R.O.W.
STATE HIGHWAY	SH
STATE HIGHWAY LOOP	SL
SQUARE FEET	SQ. FT.

I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris T. Abbott 9/11/23

CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900



PLANIMETRICS LEGEND

	DOWN GUY
	FENCE LINE
	FIRE HYDRANT
	MAIL BOX
	MANHOLE (UTILITY)
	OVERHEAD ELECTRIC SIGN
	UTILITY POLE

*DENOTES A CALCULATED AREA

09/11/2023

© 2023

PARCEL PLAT SHOWING
PARCEL P00067054.001

FEDERAL AID PROJECT NO.
N/A
SCALE
1" = 50'

SH 31
FILE
042401059_P00067054.001_PG05

R.O.W.-C.S. J. NO.
0424-01-059

STATE DISTRICT NO.
10
COUNTY
SMITH

PARCEL
NUMBER

P00067054.001

ACRES SQUARE FEET

ACQUISITION	0.3111	13,551
PARENT AREA	*1.109	*48,308
REMAINDER AREA	LT. *0.7979	*34,757

EXHIBIT "A"

PAGE 6 OF 6

OWNERS:
SLEETIE LYNCH AND
ROY L. LYNCH
VOLUME 3751,
PAGE 709
O.P.R.S.C.T.
CALLED 2.537 ACRES
FILED:
JANUARY 22, 1996

OWNER:
DORA MOSLEY WARREN
VOLUME 3755, PAGE 184
O.P.R.S.C.T.
REMAINDER OF
CALLED 4.000 ACRES
FILED: JANUARY 31, 1996

FOUND 1/2"
IRON ROD

FOUND 1/2" IRON
ROD WITH CAP
STAMPED "RPLS 5536"

OWNER:
ALEXIS MARIE RANGEL
INSTRUMENT NO. 20200100009608
O.P.R.S.C.T.
CALLED 0.895 ACRES
FILED: MARCH 18, 2020

OWNER:
RICKEY B. MOSLEY
VOLUME 3813, PAGE 421
O.P.R.S.C.T.
REMAINDER OF
CALLED TWO ACRES
FILED: JUNE 18, 1996

P.O.C. PARCEL
P00067054.001
FOUND 1"
IRON ROD

OWNER:
REYNALDO CERDA GAMEZ
INSTRUMENT NO. 202201046934
O.P.R.S.C.T.
CALLED 1.001 ACRES
FILED: DECEMBER 27, 2022

P.O.B. PARCEL
P00067054.001
N=6,832,045.74
E=3,006,533.47
STA. 703+08.20
127.66' LT.

2 STORY
BRICK AND WOOD
HOUSE

PROPOSED
R.O.W.

P00067054.001

FOUND 3/8"
IRON ROD BEARS
N 03°26'58" W 0.98'

FOUND TXDOT
TYPE I CONCRETE
MONUMENT

STATE OF TEXAS
VOLUME 960, PAGE 25
D.R.S.C.T.
CALLED 5.570 ACRES
FILED: OCTOBER 16, 1959

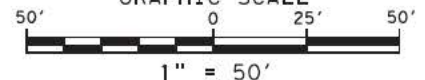
PROPOSED
CENTERLINE

JAMES A. CHAFFIN SURVEY
ABSTRACT NO. 265
CITY OF TYLER
SMITH COUNTY, TEXAS

SH 31
(R.O.W. WIDTH VARIES)



GRAPHIC SCALE



*DENOTES A CALCULATED AREA

09/11/2023

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 03°06'49" E	67.98'
L2	N 03°26'58" W	76.56'
L3	N 86°44'40" E	187.73'



PARCEL PLAT SHOWING
PARCEL P00067054.001

PARCEL
NUMBER

P00067054.001

FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10

ACQUISITION

ACRES

SQUARE FEET

SCALE
1" = 50'

FILE
042401059_P00067054.001_PG06

R.O.W.-C.S. J NO.
0424-01-059

COUNTY
SMITH

PARENT AREA

*1.109

*48,308

REMAINDER AREA

LT. *0.7979

*34,757

County: Smith
Highway: SH 31
Project Limits: from SL 323, in Tyler, E to CR 236, MPO BNDRY, 1.6 MI E of
FM 757
RCSJ No: 0424-01-059
Parcel ID: P00067054

CATEGORY I BISECTION CLAUSE

AND IN ADDITION THERETO:

Title to all of that 10 linear foot entry ramp located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed north right of way line, with the result that the portion of the said improvement lying adjacent to the said right of way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvements.

September 11, 2023
Parcel ID P00067055.001
Page 1 of 6

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067055.001

BEING 0.2200 acres (9,583 square feet) of land situated in the James A. Chaffin Survey, Abstract No. 265, in the City of Tyler, Smith County, Texas, said 0.2200 acres (9,583 square feet) of land being a portion of a called 1.001 acre tract of land described in General Warranty Deed with Vendor's Lien in favor of Third Party to Reynaldo Cerda Gamez, filed December 27, 2022 and recorded in Instrument No. 202201046934 of the Official Public Records of Smith County, Texas, said 0.2200 acres (9,583 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1 inch iron rod found for the northeast corner of a called two acre tract of land described in deed to Rickey B. Mosley as recorded in Volume 3813, Page 421 of said Official Public Records of Smith County, Texas, said 1 inch iron rod being interior ell corner of a called 4.000 acre tract of land described in deed to Dora Mosley Warren as recorded in Volume 3755, Page 184 of said Official Public Records of Smith County, Texas, said 1 inch iron rod also being in the west line of said called 1.001 acre tract of land, from which a 1/2 inch iron rod with cap stamped "RPLS 5536" found for the northeast corner of a called 0.895 acre tract of land described in deed to Alexis Marie Rangel as recorded in Instrument No. 20200100009608 of said Official Public Records of Smith County, Texas bears South 84 degrees 23 minutes 55 seconds West, a distance of 188.96 feet, said 1/2 inch iron rod with cap stamped "RPLS 5536" being in the most northerly southerly line of said called 4.000 acre tract of land, said 1/2 inch iron rod with cap stamped "RPLS 5536" also being in the northerly line of said called two acre tract of land;

September 11, 2023
Parcel ID P00067055.001
Page 2 of 6

THENCE, South 03 degrees 06 minutes 49 seconds East, with the west line of said called 1.001 acre tract of land and with the east line of said called two acre tract of land, a distance of 188.36 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the **POINT OF BEGINNING** and having surface coordinates of N=6,832,045.74 and E=3,006,533.47, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" being the intersection of the west line of said called 1.001 acre tract of land and the east line of said called two acre tract of land with the proposed northerly right-of-way line of SH 31 (right-of-way width varies), said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" also being 127.66 feet Left of and at right angles to centerline Station 703+08.20 of said SH 31;

- (1) **THENCE**, North 86 degrees 44 minutes 40 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 142.45 feet to a calculated point for the intersection of the proposed northerly right-of-way line of said SH 31 with the east line of said called 1.001 acre tract of land, said calculated point having surface coordinates of N=6,832,053.83 and E=3,006,675.69 and being 128.27 feet Left of and at right angles to centerline Station 704+50.65 of said SH 31; *
- (2) **THENCE**, South 00 degrees 23 minutes 38 seconds West, with the east line of said called 1.001 acre tract of land, a distance of 68.71 feet to a calculated point for the southeast corner of said called 1.001 acre tract of land, said calculated point being in the southerly line of a called 3.990 acre tract of land described in deed to Rickey Mosley as recorded in Instrument No. 20160100048080 of said Official Public Records of Smith County, Texas and being further described as a called 11.153 acre tract of land in Volume 2322, Page 168 of the Deed Records of Smith County, Texas, said calculated point being in the northerly line of a called 5.570 acre tract of land described in deed to the State of Texas as recorded in Volume 960, Page 25 of said Deed Records of Smith County, Texas, said calculated point also being in the existing northerly right-of-way line of SH 31 (right-of-way width varies), from which a 1/2 inch iron rod (bent) found for reference bears North 00 degrees 23 minutes 38 seconds East, a distance of 0.90 feet;

September 11, 2023
Parcel ID P00067055.001
Page 3 of 6

- (3) **THENCE**, South 86 degrees 59 minutes 20 seconds West, with the southerly line of said called 1.001 acre tract of land, with the northerly line of said called 5.570 acre tract of land and with the existing northerly right-of-way line of said SH 31, a distance of 138.25 feet to a Texas Department of Transportation (TxDOT) Type I concrete monument found for the southwest corner of said called 1.001 acre tract of land, said TxDOT Type I concrete monument being the southeast of said called two acre tract of land, said TxDOT Type I concrete monument being in the northerly line of said called 5.570 acre tract of land, said TxDOT Type I concrete monument also being in the existing northerly right-of-way line of said SH 31;
- (4) **THENCE**, North 03 degrees 06 minutes 49 seconds West, with the west line of said called 1.001 acre tract of land and with the east line of said called two acre tract of land, a distance of 67.98 feet to the **POINT OF BEGINNING** and containing 0.2200 acres (9,583 square feet) of land.

September 11, 2023
Parcel ID P00067055.001
Page 4 of 6

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 9/11/23

Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorronдона & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 5 OF 6

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

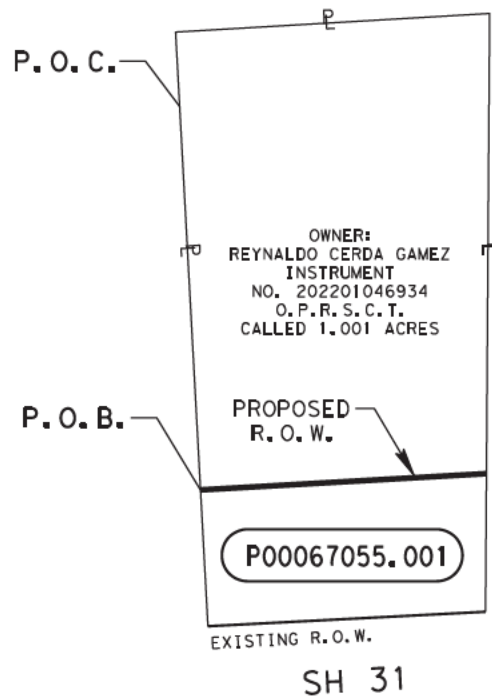
7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND:

APPROXIMATE SURVEY LINE	-----S-----
EXISTING R.O.W. LINE	-----P-----
LOT LINE	-----P-----
PROPERTY LINE	-----P-----
PROPOSED CENTERLINE	-----P-----
PROPOSED R.O.W.	-----P-----
EXISTING EASEMENT LINE	-----P-----
BROKEN LINE	-----P-----
LAND HOOK (SAME OWNER)	-----P-----
TxDOT TYPE I CONCRETE MONUMENT FOUND	■
TxDOT TYPE II CONCRETE MONUMENT FOUND	■
TxDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." SET (UNLESS OTHERWISE NOTED)	□
MONUMENT FOUND (SIZE & TYPE NOTED)	●
CALCULATED POINT	△
5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET (UNLESS OTHERWISE NOTED)	○
ACRES	AC.
COUNTY ROAD	CR
DEED RECORDS OF SMITH COUNTY, TEXAS	D.R.S.C.T.
FARM TO MARKET ROAD	FM
LEFT	LT.
OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS	O.P.R.S.C.T.
PLAT RECORDS OF SMITH COUNTY, TEXAS	P.R.S.C.T.
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.
RIGHT	RT.
RIGHT-OF-WAY	R.O.W.
STATE HIGHWAY	SH
STATE HIGHWAY LOOP	SL
SQUARE FEET	SQ. FT.

I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris T. Abbott 9/11/23
CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900

WHOLE PROPERTY SKETCH
(NOT TO SCALE)

PLANIMETRICS LEGEND

—x—x—	DOWN GUY
—x—x—	FENCE LINE
—x—x—	FIRE HYDRANT
—x—x—	MAIL BOX
—x—x—	MANHOLE (UTILITY)
—OP—OP—	OVERHEAD ELECTRIC
—OP—OP—	SIGN
—OP—OP—	UTILITY POLE

*DENOTES A CALCULATED AREA

09/11/2023

© 2023

PARCEL PLAT SHOWING
PARCEL P00067055.001

FEDERAL AID PROJECT NO.		STATE DISTRICT NO.		PARCEL NUMBER	P00067055.001	
N/A		10			ACRES	SQUARE FEET
SCALE 1" = 50'		FILE 042401059_P00067055.001_PG05		ACQUISITION	0.2200	9,583
		R.O.W. - C.S. J NO. 0424-01-059		PARENT AREA	1.001	*43,604
		COUNTY SMITH		REMAINDER AREA	LT. *.781	*34,021

EXHIBIT "A"

PAGE 6 OF 6

OWNER:
DORA MOSLEY WARREN
VOLUME 3755, PAGE 184
O.P.R.S.C.T.
REMAINDER OF
CALLED 4.000 ACRES
FILED: JANUARY 31, 1996

OWNER:
RICKEY MOSLEY
INSTRUMENT NO.
20160100048080
O.P.R.S.C.T.
CALLED 3.990 ACRES
(NO METES AND BOUNDS)
FILED: NOVEMBER 29, 2016
FURTHER DESCRIBED IN
VOLUME 2322, PAGE 168
D.R.S.C.T.
REMAINDER OF
CALLED 11.153 ACRES
FILED: OCTOBER 10, 1984

OWNER:
RICKEY B. MOSLEY
VOLUME 3813, PAGE 421
O.P.R.S.C.T.
REMAINDER OF
CALLED TWO ACRES
FILED: JUNE 18, 1996

OWNER:
REYNALDO CERDA GAMEZ
INSTRUMENT NO. 202201046934
O.P.R.S.C.T.
CALLED 1.001 ACRES
FILED: DECEMBER 27, 2022

OWNER:
ALEXIS MARIE RANGEL
INSTRUMENT NO.
20200100009608
O.P.R.S.C.T.
CALLED 0.895 ACRES
FILED:
MARCH 18, 2020

P.O.B. PARCEL
P00067055.001
N=6,832,045.74
E=3,006,533.47
STA. 703+08.20
127.66' LT.

JAMES A. CHAFFIN SURVEY
ABSTRACT NO. 265
CITY OF TYLER
SMITH COUNTY, TEXAS

N=6,832,053.83
E=3,006,675.69
STA. 704+50.65
128.27' LT.

PROPOSED
R.O.W.

DRIVEWAY
WIDTH 15.0'

P00067055.001

FOUND TXDOT
TYPE I CONCRETE
MONUMENT

FOUND 1/2" IRON
ROD (BENT) BEARS
N 00°23'38" E 0.90'

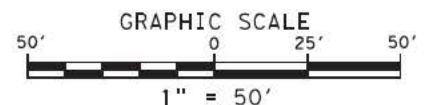
FOUND 3/8"
IRON ROD BEARS
N 03°26'58" W 0.98'

EXISTING R.O.W.

PROPOSED
CENTERLINE

STATE OF TEXAS
VOLUME 960, PAGE 25
D.R.S.C.T.
CALLED 5.570 ACRES
FILED: OCTOBER 16, 1959

SH 31
(R.O.W. WIDTH VARIES)



*DENOTES A CALCULATED AREA

09/11/2023

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86°44'40" E	142.45'
L2	S 00°23'38" W	68.71'
L3	S 86°59'20" W	138.25'
L4	N 03°06'49" W	67.98'



PARCEL PLAT SHOWING
PARCEL P00067055.001

FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10

SCALE
1" = 50'

FILE
042401059_P00067055.001_PG06

R.O.W. - C.S. J NO.
0424-01-059

COUNTY
SMITH

PARCEL
NUMBER

P00067055.001

ACQUISITION

ACRES SQUARE FEET

0.2200 9,583

PARENT AREA

1.001 *43,604

REMAINDER AREA

LT. *.0781 *34,021

Revised: February 27, 2024
September 11, 2023
Parcel ID P00067056.001
Page 1 of 5

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067056.001

BEING 0.0473 acres (2,062 square feet) of land situated in the James A. Chaffin Survey, Abstract No. 265, in the City of Tyler, Smith County, Texas, said 0.0473 acres (2,062 square feet) of land being a portion of a called 3.990 acre tract of land described in Special Warranty Deed to Rickey Mosley, filed November 29, 2016 and recorded in Instrument No. 20160100048080 of the Official Public Records of Smith County, Texas and being further described as a portion of the remainder of a called 11.153 acre tract of land as recorded in Volume 2322, Page 168 of the Deed Records of Smith County, Texas, said 0.0473 acres (2,062 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for an interior ell corner of said called 11.153 acre tract of land, said 5/8 inch iron rod being the northwest corner of a called 1 acre tract of land described in deed to Loyce Ford as recorded in Volume B-18, Page 348 of said Deed Records of Smith County, Texas;

THENCE, South 00 degrees 19 minutes 43 seconds West, with the most southerly east line of said called 11.153 acre tract of land and with the west line of said called 1 acre tract of land, a distance of 139.60 feet to a calculated point for the **POINT OF BEGINNING** and having surface coordinates of N=6,832,055.54 and E=3,006,705.64, said calculated point being the intersection of the most southerly east line of said called 11.153 acre tract of land and the west line of said called 1 acre tract of land with the proposed northerly right-of-way line of SH 31 (right-of-way width varies), said calculated point also being 128.40 feet Left of and at right angles to centerline Station 704+80.65 of said SH 31; *

Revised: February 27, 2024
September 11, 2023
Parcel ID P00067056.001
Page 2 of 5

- (1) **THENCE**, South 00 degrees 19 minutes 43 seconds West, with the most southerly east line of said called 11.153 acre tract of land and with the west line of said called 1 acre tract of land, a distance of 68.83 feet to a calculated point for the most southerly southeast corner of said called 11.153 acre tract of land, said calculated point being the southwest corner of said called 1 acre tract of land, said calculated point being in the northerly line of a called 5.570 acre tract of land described in deed to the State of Texas as recorded in Volume 960, Page 25 of said Deed Records of Smith County, Texas, said calculated point also being in the existing northerly right-of-way line of SH 31 (right-of-way width varies), from which a 1/2 inch iron rod (bent) found for reference bears North 00 degrees 19 minutes 43 seconds East, a distance of 0.96 feet;
- (2) **THENCE**, South 86 degrees 59 minutes 20 seconds West, with the most southerly line of said called 11.153 acre tract of land, with the northerly line of said called 5.570 acre tract of land and with the existing northerly right-of-way line of said SH 31, a distance of 30.07 feet to a calculated point for southeast corner of a called 1.001 acre tract of land described in deed to Reynaldo Cerda Gamez as recorded in Instrument No. 202201046934 of said Official Public Records of Smith County, Texas, said calculated point being in the most southerly line of said called 11.153 acre tract of land, said calculated point being in the northerly line of said called 5.570 acre tract of land, said calculated point also being in the existing northerly right-of-way line of said SH 31, from which a 1/2 inch iron rod (bent) found for reference bears North 00 degrees 23 minutes 38 seconds East, a distance of 0.90 feet;
- (3) **THENCE**, North 00 degrees 23 minutes 38 seconds East, with the east line of said called 1.001 acre tract of land, a distance of 68.71 feet to a calculated point for the intersection of the east line of said called 1.001 acre tract of land with the proposed northerly right-of-way line of said SH 31, said calculated point having surface coordinates of N=6,832,053.83 and E=3,006,675.69 and being 128.27 feet Left of and at right angles to centerline Station 704+50.65 of said SH 31, from which a 1/2 inch iron rod (bent) found for the northeast corner of said called 1.001 acre tract of land bears North 00 degrees 23 minutes 38 seconds East, a distance of 228.92 feet; *
- (4) **THENCE**, North 86 degrees 44 minutes 40 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 30.00 feet to the **POINT OF BEGINNING** and containing 0.0473 acres (2,062 square feet) of land.

Revised: February 27, 2024
September 11, 2023
Parcel ID P00067056.001
Page 3 of 5

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 2/27/24 _____
Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorronzona & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 4 OF 5

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND:

APPROXIMATE SURVEY LINE

EXISTING R.O.W. LINE

LOT LINE

PROPERTY LINE

PROPOSED CENTERLINE

PROPOSED R.O.W.

EXISTING EASEMENT LINE

BROKEN LINE

LAND HOOK (SAME OWNER)

TxDOT TYPE I CONCRETE MONUMENT FOUND

TxDOT TYPE II CONCRETE MONUMENT FOUND

TxDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS

DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION

R.O.W." SET (UNLESS OTHERWISE NOTED)

MONUMENT FOUND (SIZE & TYPE NOTED)

CALCULATED POINT

5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK

STAMPED "TX DEPT OF TRANSPORTATION PROPERTY

CORNER" SET (UNLESS OTHERWISE NOTED)

ACRES

COUNTY ROAD

DEED RECORDS OF SMITH COUNTY, TEXAS

FARM TO MARKET ROAD

LEFT

OFFICIAL PUBLIC RECORDS

OF SMITH COUNTY, TEXAS

PLAT RECORDS OF SMITH COUNTY, TEXAS

POINT OF BEGINNING

POINT OF COMMENCING

RIGHT

RIGHT-OF-WAY

STATE HIGHWAY

STATE HIGHWAY LOOP

SQUARE FEET

SH 31

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

WHOLE PROPERTY SKETCH
(NOT TO SCALE)

OWNER:
RICKEY MOSLEY
INSTRUMENT NO. 20160100048080
O.P.R.S.C.T.
CALLED 3.990 ACRES
(NO METES AND BOUNDS)
FURTHER DESCRIBED IN
VOLUME 2322, PAGE 168
D.R.S.C.T.
REMAINDER OF
CALLED 11.153 ACRES

P.O.C.

PROPOSED
R.O.W.

P.O.B.

EXISTING R.O.W.

SH 31

P00067056.001

PLANIMETRICS LEGEND

DOWN GUY

FENCE LINE

FIRE HYDRANT

MAIL BOX

MANHOLE (UTILITY)

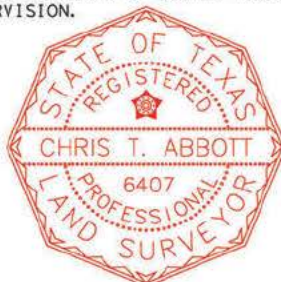
OVERHEAD ELECTRIC

SIGN

UTILITY POLE

I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris T. Abbott 2/27/24
CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900



REVISED: 02/27/2024
*DENOTES A CALCULATED AREA 09/11/2023

© 2024

PARCEL PLAT SHOWING
PARCEL P00067056.001FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10

SCALE

1" = 50'

FILE

042401059_P00067056.001_PG04

R.O.W.-C.S.J. NO.

0424-01-059

COUNTY

SMITH

PARCEL
NUMBER

P00067056.001

ACRES

SQUARE FEET

ACQUISITION

0.0473

2,062

PARENT AREA

3.990

*173,804

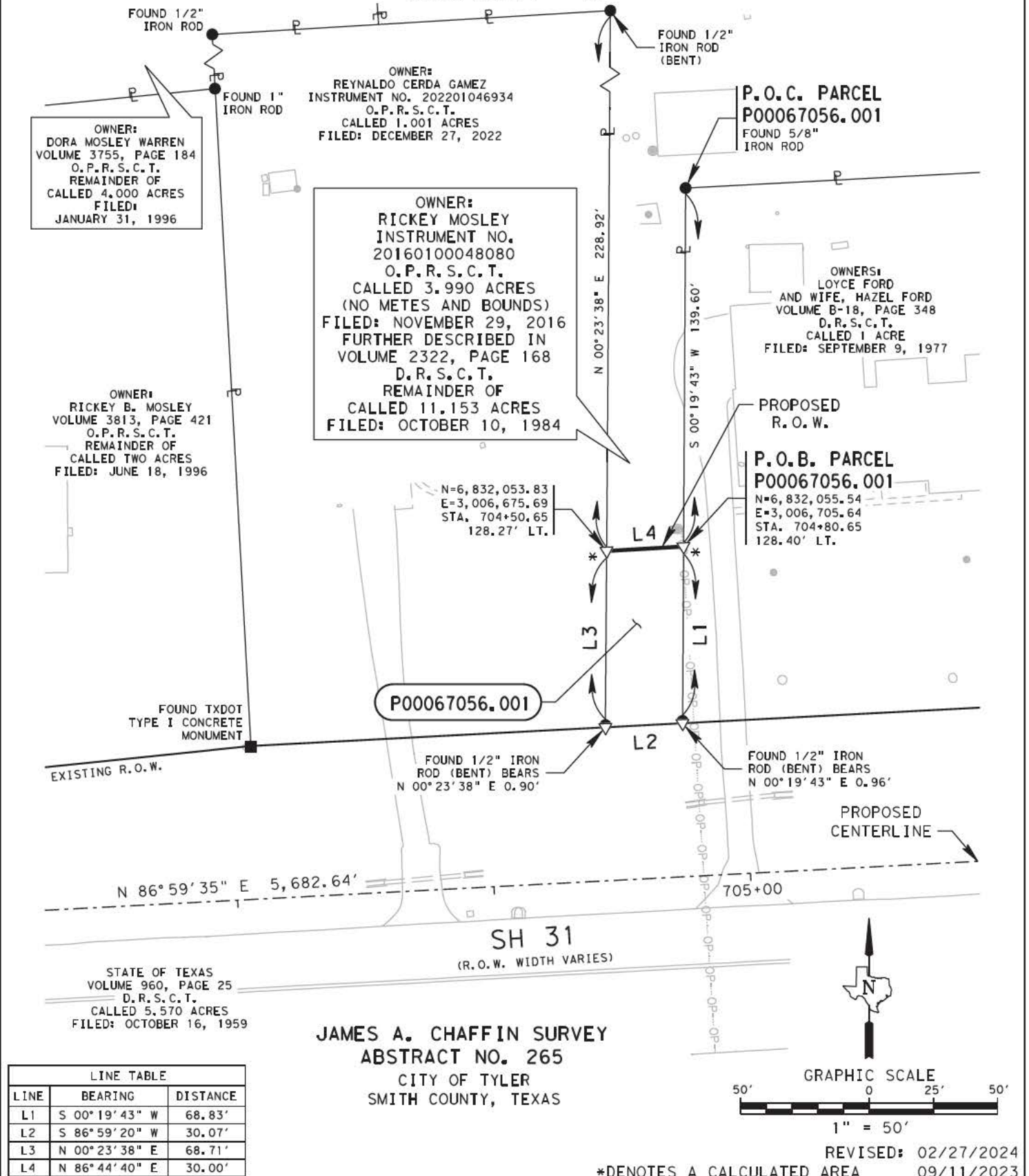
REMAINDER AREA

LT. *3.943

*171,742

EXHIBIT "A"

PAGE 5 OF 5



© 2024

PARCEL PLAT SHOWING
PARCEL P00067056.001FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10SCALE
1" = 50'FILE
042401059_P00067056.001_PG05R.O.W.-C.S.J. NO.
0424-01-059COUNTY
SMITHPARCEL
NUMBER

P00067056.001

ACQUISITION

ACRES

SQUARE FEET

PARENT AREA

3.990

*173,804

REMAINDER AREA

LT. *3.943

*171,742

September 11, 2023
Parcel ID P00067057.001
Page 1 of 5

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067057.001

BEING 0.3302 acres (14,382 square feet) of land situated in the James A. Chaffin Survey, Abstract No. 265, in the City of Tyler, Smith County, Texas, said 0.3302 acres (14,382 square feet) of land being a portion of a called 1 acre tract of land described in Deed of Trust to Loyce Ford and wife, Hazel Ford, filed September 9, 1977 and recorded in Volume B-18, Page 348 of the Deed Records of Smith County, Texas, said 0.3302 acres (14,382 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for the northwest corner of said called 1 acre tract of land, said 5/8 inch iron rod also being an interior ell corner of a called 3.990 acre tract of land described in deed to Rickey Mosley as recorded in Instrument No. 20160100048080 of the Official Public Records of Smith County, Texas and being further described as a portion of a called 11.153 acre tract of land as recorded in Volume 2322, Page 168 of said Deed Records of Smith County, Texas;

THENCE, South 00 degrees 19 minutes 43 seconds West, with the west line of said called 1 acre tract of land, and with the most southerly east line of said called 11.153 acre tract of land, a distance of 139.60 feet to a calculated point for the **POINT OF BEGINNING** and having surface coordinates of N=6,832,055.54 and E=3,006,705.64, said calculated point being the intersection of the west line of said called 1 acre tract of land and the most southerly east line of said called 11.153 acre tract of land with the proposed northerly right-of-way line of SH 31 (right-of-way width varies), said calculated point also being 128.40 feet Left of and at right angles to centerline Station 704+80.65 of said SH 31; *

September 11, 2023
Parcel ID P00067057.001
Page 2 of 5

- (1) **THENCE**, North 86 degrees 44 minutes 40 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 207.96 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the intersection of the proposed northerly right-of-way line of said SH 31 with the east line of said called 1 acre tract of land and the west line of a called 1/2 acre tract of land as described in deed to J. H. Roberson and wife, Juanita Roberson as recorded in Volume 1201, Page 121 of said Deed Records of Smith County, Texas, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" having surface coordinates of N=6,832,067.35 and E=3,006,913.26 and being 129.31 feet Left of and at right angles to centerline Station 706+88.60 of said SH 31;
- (2) **THENCE**, South 00 degrees 13 minutes 58 seconds West, with the east line of said called 1 acre tract of land and with the west line of said called 1/2 acre tract of land, a distance of 69.71 feet to a hexbolt found for the southeast corner of said called 1 acre tract of land, said hexbolt being the southwest corner of said called 1/2 acre tract of land, said hexbolt being in the northerly line of a called 5.570 acre tract of land described in deed to the State of Texas as recorded in Volume 960, Page 25 of said Deed Records of Smith County, Texas, said hexbolt also being in the existing northerly right-of-way line of SH 31 (right-of-way width varies), from which a 3/8 inch iron rod (bent) found for reference bears North 38 degrees 05 minutes 24 seconds West, a distance of 0.15 feet;
- (3) **THENCE**, South 86 degrees 59 minutes 20 seconds West, with the southerly line of said called 1 acre tract of land, with the northerly line of said called 5.570 acre tract of land and with the existing northerly right-of-way line of said SH 31, a distance of 208.02 feet to a calculated point for the southwest corner of said called 1 acre tract of land, said calculated point being the most southerly southeast corner of said called 11.153 acre tract of land, said calculated point being in the northerly line of said called 5.570 acre tract of land, said calculated point also being in the existing northerly right-of-way line of said SH 31, from which a 1/2 inch iron rod (bent) found for reference bears North 00 degrees 19 minutes 43 seconds East, a distance of 0.96 feet;
- (4) **THENCE**, North 00 degrees 19 minutes 43 seconds East, with the west line of said called 1 acre tract of land and with the most southerly east line of said called 11.153 acre tract of land, a distance of 68.83 feet to the **POINT OF BEGINNING** and containing 0.3302 acres (14,382 square feet) of land.

September 11, 2023
Parcel ID P00067057.001
Page 3 of 5

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 9/11/23 _____

Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorronдона & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 4 OF 5

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

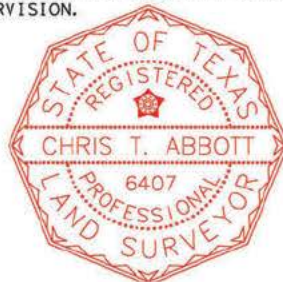
7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND:

APPROXIMATE SURVEY LINE	
EXISTING R.O.W. LINE	
LOT LINE	
PROPERTY LINE	
PROPOSED CENTERLINE	
PROPOSED R.O.W.	
EXISTING EASEMENT LINE	
BROKEN LINE	
LAND HOOK (SAME OWNER)	
TxDOT TYPE I CONCRETE MONUMENT FOUND	
TxDOT TYPE II CONCRETE MONUMENT FOUND	
TxDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." SET (UNLESS OTHERWISE NOTED)	
MONUMENT FOUND (SIZE & TYPE NOTED)	
CALCULATED POINT	
5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET (UNLESS OTHERWISE NOTED)	
ACRES	AC.
COUNTY ROAD	CR
DEED RECORDS OF SMITH COUNTY, TEXAS	D.R.S.C.T.
FARM TO MARKET ROAD	FM
LEFT	LT.
OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS	O.P.R.S.C.T.
PLAT RECORDS OF SMITH COUNTY, TEXAS	P.R.S.C.T.
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.
RIGHT	RT.
RIGHT-OF-WAY	R.O.W.
STATE HIGHWAY	SH
STATE HIGHWAY LOOP	SL
SQUARE FEET	SQ. FT.

I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.


CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900



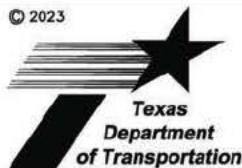
PLANIMETRICS LEGEND

	DOWN GUY
	FENCE LINE
	FIRE HYDRANT
	MAIL BOX
	MANHOLE (UTILITY)
	OVERHEAD ELECTRIC SIGN
	UTILITY POLE

*DENOTES A CALCULATED AREA

09/11/2023

© 2023

PARCEL PLAT SHOWING
PARCEL P00067057.001

FEDERAL AID PROJECT NO.
N/A
SCALE
1" = 50'

SH 31

FILE
042401059_P00067057.001_PG04R.O.W.-C.S.J NO.
0424-01-059

STATE DISTRICT NO.
10
COUNTY
SMITH

PARCEL
NUMBER

P00067057.001

ACRES SQUARE FEET

ACQUISITION	0.3302	14,382
PARENT AREA	1	*43,560
REMAINDER AREA	LT. *0.6698	*29,178

EXHIBIT "A"

PAGE 5 OF 5

OWNER:
RICKEY MOSLEY
INSTRUMENT NO. 20160100048080
O.P.R.S.C.T.
CALLED 3.990 ACRES
(NO METES AND BOUNDS)
FILED: NOVEMBER 29, 2016
FURTHER DESCRIBED IN
VOLUME 2322, PAGE 168
D.R.S.C.T.
REMAINDER OF
CALLED 11.153 ACRES
FILED: OCTOBER 10, 1984

JAMES A. CHAFFIN SURVEY
ABSTRACT NO. 265
CITY OF TYLER
SMITH COUNTY, TEXAS

OWNER:
REYNALDO CERDA GAMEZ
INSTRUMENT NO.
202201046934
O.P.R.S.C.T.
CALLED 1.001 ACRES
FILED:
DECEMBER 27, 2022

OWNERS:
LOYCE FORD
AND WIFE, HAZEL FORD
VOLUME B-18, PAGE 348
D.R.S.C.T.
CALLED 1 ACRE
FILED: SEPTEMBER 9, 1977

OWNERS:
J. H. ROBERSON
AND WIFE, JUANITA ROBERSON
VOLUME 1201, PAGE 121
D.R.S.C.T.
CALLED 1/2 ACRE
FILED: JULY 5, 1966

P.O.C. PARCEL
P00067057.001
FOUND 5/8"
IRON ROD

P.O.B. PARCEL
P00067057.001

N=6,832,055.54
E=3,006,705.64
STA. 704+80.65
128.40' LT.

PROPOSED
R.O.W.

N=6,832,067.35
E=3,006,913.26
STA. 706+88.60
129.31' LT.

N 86° 44' 40" E 207.96'

DRIVEWAY
WIDTH 9.6'

P00067057.001

FOUND 1/2" IRON
ROD (BENT) BEARS
N 00° 23' 38" E 0.90'

FOUND 1/2" IRON
ROD (BENT) BEARS
N 00° 19' 43" E 0.96'

FOUND HEXBOLT,
FROM WHICH A
FOUND 3/8" IRON
ROD (BENT) BEARS
N 38° 05' 24" W 0.15'

EXISTING R.O.W.

S 86° 59' 20" W 208.02'

PROPOSED
CENTERLINE

N 86° 59' 35" E 5,682.64'

705+00

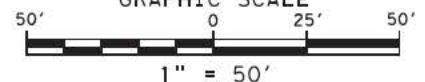
SH 31

(R.O.W. WIDTH VARIES)

STATE OF TEXAS
VOLUME 960, PAGE 25
D.R.S.C.T.
CALLED 5.570 ACRES
FILED: OCTOBER 16, 1959



GRAPHIC SCALE



*DENOTES A CALCULATED AREA

09/11/2023

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00° 13' 58" W	69.71'
L2	N 00° 19' 43" E	68.83'



PARCEL PLAT SHOWING
PARCEL P00067057.001

FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10

PARCEL
NUMBER

P00067057.001

SCALE
1" = 50'

FILE
042401059_P00067057.001_PG05

R.O.W.-C.S. J NO.
0424-01-059

COUNTY
SMITH

ACQUISITION

ACRES

SQUARE FEET

PARENT AREA

LT. *0.6698

*29,178

September 11, 2023
Parcel ID P00067058.001
Page 1 of 7

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067058.001

BEING 0.3287 acres (14,316 square feet) of land situated in the James A. Chaffin Survey, Abstract No. 265, in the City of Tyler, Smith County, Texas, said 0.3287 acres (14,316 square feet) of land being a portion of a called 1/2 acre tract of land described in Warranty Deed to J. H. Roberson and wife, Juanita Roberson, filed July 5, 1966 and recorded in Volume 1201, Page 121 of the Deed Records of Smith County, Texas, said 0.3287 acres (14,316 square feet) of land also being a portion of a called 1.000 acre tract of land described in Warranty Deed to J. H. Roberson and wife, Juanita Roberson, filed December 13, 1984 and recorded in Volume 2349, Page 216 of said Deed Records of Smith County, Texas, said 0.3287 acres (14,316 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the northeast corner of said called 1.000 acre tract of land, said 1/2 inch iron rod being in the most westerly southerly line of a called 8.283 acre tract of land described in deed to Vicente Alfaro and Gustavo Alfaro as recorded in Volume 3722, Page 333 of said Deed Records of Smith County, Texas, said 1/2 inch iron rod also being in the north line of a called 2 acre tract of land described as Tract Two in deed to Tracy L. Ford and husband, Charles A. Ford, Sr as recorded in Instrument No. 202301012758 of the Official Public of Records Smith County, Texas, from which a 1 inch by 1 inch square iron pipe found for the northwest corner of said called 1.000 acre tract of land bears South 86 degrees 53 minutes 26 seconds West, a distance of 103.48 feet, said 1 inch by 1 inch square iron pipe being the most westerly southwest corner of said called 8.283 acre tract of land, said 1 inch by 1 inch square iron pipe also being in the most northerly east line of a called 3.990 acre tract of land described in deed to Rickey Mosley as recorded in Instrument No. 20160100048080 of said Official Public Records of Smith County, Texas and being further described as a portion of a called 11.153 acre tract of land as recorded in Volume 2322, Page 168 of said Deed Records of Smith County, Texas;

September 11, 2023
Parcel ID P00067058.001
Page 2 of 7

THENCE, South 00 degrees 35 minutes 35 seconds East, with the east line of said called 1.000 acre tract of land, a distance of 349.85 feet to a 5/8 inch iron rod with 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the **POINT OF BEGINNING** and having surface coordinates of N=6,832,078.93 and E=3,007,116.89, said 5/8 inch iron rod with 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" being the intersection of the east line of said called 1.000 acre tract of land with the proposed northerly right-of-way line of SH 31 (right-of-way width varies), said 5/8 inch iron rod with 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" also being 130.19 feet Left of and at right angles to centerline Station 708+92.56 of said SH 31;

- (1) **THENCE**, South 00 degrees 35 minutes 35 seconds East, with the east line of said called 1.000 acre tract of land, a distance of 70.53 feet to a 3/8 inch iron rod (bent) found for the southeast corner of said called 1.000 acre tract of land, said 3/8 inch iron rod (bent) being the southerly line of said 2 acre tract of land, said 3/8 inch iron rod (bent) being in the northerly line of a called 4.214 acre tract of land described in deed to the State of Texas as recorded in Volume 961, Page 464 of said Deed Records of Smith County, Texas, said 3/8 inch iron rod (bent) also being in the existing northerly right-of-way line of SH 31 (right-of-way width varies);
- (2) **THENCE**, South 86 degrees 59 minutes 20 seconds West, with the southerly line of said called 1.000 acre tract of land, with the northerly line of said called 4.214 acre tract of land and with the existing northerly right-of-way line of said SH 31, passing at a distance of 103.72 feet, a 5/8 inch iron pipe (bent) found for the southwest corner of said called 1.000 acre tract of land, the northwest corner of said called 4.214 acre tract of land, the northeast corner of a called 5.570 acre tract of land described in deed to the State of Texas as recorded in Volume 960, Page 25 of said Deed Records of Smith County, Texas and the southeast corner of said called 1/2 acre tract of land, in all, a distance of 204.92 feet to a hexbolt found for the southwest corner of said called 1/2 acre tract of land, said hexbolt being the southeast corner of a called 1 acre tract of land described in deed to Loyce Ford and wife, Hazel Ford as recorded in Volume B-18, Page 348 of said Deed Records of Smith County, Texas, said hexbolt being in the northerly line of said called 5.570 acre tract of land, said hexbolt also being in the existing northerly right-of-way line of said SH 31, from which a 3/8 inch iron rod (bent) found for reference bears North 38 degrees 05 minutes 24 seconds West, a distance of 0.15 feet;

September 11, 2023
Parcel ID P00067058.001
Page 3 of 7

- (3) **THENCE**, North 00 degrees 13 minutes 58 seconds East, with the west line of said called 1/2 acre tract of land and with the east line of said called 1 acre tract of land, a distance of 69.71 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the intersection of the west line of said called 1/2 acre tract of land and the east line of said called 1 acre tract of land with the proposed northerly right-of-way line of said SH 31, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" having surface coordinates of N=6,832,067.35 and E=3,006,913.26 and being 129.31 feet Left of and at right angles to centerline Station 706+88.60 of said SH 31;
- (4) **THENCE**, North 86 degrees 44 minutes 40 seconds East, with the proposed northerly right-of-way line of said SH 31, passing at a distance of 100.22 feet, a calculated point for the intersection of the proposed northerly right-of-way line of said SH 31 with the east line of said called 1/2 acre tract of land and the west line of said called 1.000 acre tract of land, in all, a distance of 203.96 feet to the **POINT OF BEGINNING** and containing 0.3287 acres (14,316 square feet) of land.

September 11, 2023
Parcel ID P00067058.001
Page 4 of 7

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 9/11/23 _____
Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorronдона & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 5 OF 7

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND:

APPROXIMATE SURVEY LINE

EXISTING R.O.W. LINE

LOT LINE

PROPERTY LINE

PROPOSED CENTERLINE

PROPOSED R.O.W.

EXISTING EASEMENT LINE

BROKEN LINE

LAND HOOK (SAME OWNER)

TxDOT TYPE I CONCRETE MONUMENT FOUND

TxDOT TYPE II CONCRETE MONUMENT FOUND

TxDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS

DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION

R.O.W." SET (UNLESS OTHERWISE NOTED)

MONUMENT FOUND (SIZE & TYPE NOTED)

CALCULATED POINT

5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK

STAMPED "TX DEPT OF TRANSPORTATION PROPERTY

CORNER" SET (UNLESS OTHERWISE NOTED)

ACRES

COUNTY ROAD

DEED RECORDS OF SMITH COUNTY, TEXAS

FARM TO MARKET ROAD

LEFT

OFFICIAL PUBLIC RECORDS

OF SMITH COUNTY, TEXAS

PLAT RECORDS OF SMITH COUNTY, TEXAS

POINT OF BEGINNING

POINT OF COMMENCING

RIGHT

RIGHT-OF-WAY

STATE HIGHWAY

STATE HIGHWAY LOOP

SQUARE FEET

SH 31

P.O.C.

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

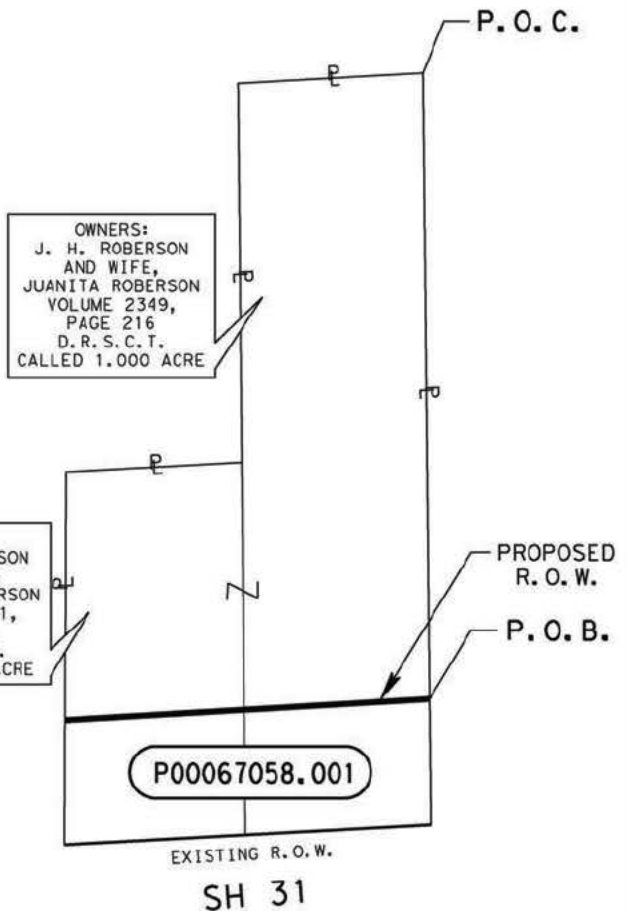
P

P

P

P

P

WHOLE PROPERTY SKETCH
(NOT TO SCALE)

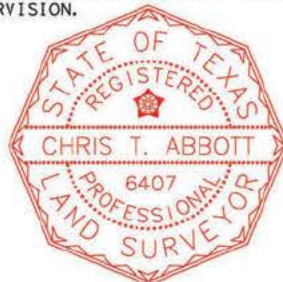
PLANIMETRICS LEGEND

- DOWN GUY
- X — X — FENCE LINE
- FIRE HYDRANT
- MAIL BOX
- MANHOLE (UTILITY)
- OVERHEAD ELECTRIC
- SIGN
- UTILITY POLE

I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris T. Abbott 9/11/23

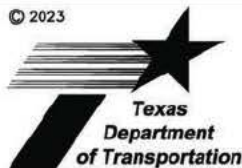
CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900



*DENOTES A CALCULATED AREA

09/11/2023

© 2023

PARCEL PLAT SHOWING
PARCEL P00067058.001FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10PARCEL
NUMBER

P00067058.001

SCALE
1" = 50'FILE
042401059_P00067058.001_PG05R.O.W.-C.S.J NO.
0424-01-059COUNTY
SMITH

ACQUISITION

ACRES SQUARE FEET

PARENT AREA

0.3287 14,316

REMAINDER AREA

*1.500 *65,340

LT. *1.171 *51,024

EXHIBIT "A"

PAGE 6 OF 7

JAMES A. CHAFFIN SURVEY
ABSTRACT NO. 265
CITY OF TYLER
SMITH COUNTY, TEXAS

OWNER:
LOYCE L. FORD
VOLUME 3942, PAGE 739
O.P.R.S.C.T.
CALLED 1.294 ACRES
FILED: APRIL 17, 1997

OWNERS:
VICENTE ALFARO AND GUSTAVO ALFARO
VOLUME 3722, PAGE 333
D.R.S.C.T.
CALLED 8.283 ACRES
FILED: OCTOBER 31, 1995

P.O.C. PARCEL
P00067058.001
FOUND 1/2" IRON ROD

FOUND 1" X 1" SQUARE IRON PIPE

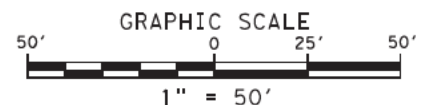
OWNER:
RICKEY MOSLEY
INSTRUMENT NO. 20160100048080
O.P.R.S.C.T.
CALLED 3.990 ACRES (NO METES AND BOUNDS)
FILED: NOVEMBER 29, 2016
FURTHER DESCRIBED IN VOLUME 2322, PAGE 168
D.R.S.C.T.
REMAINDER OF CALLED 11.153 ACRES
FILED: OCTOBER 10, 1984

OWNERS:
J. H. ROBERSON AND WIFE,
JUANITA ROBERSON
VOLUME 2349, PAGE 216
D.R.S.C.T.
CALLED 1.000 ACRE
FILED: DECEMBER 13, 1984

OWNERS:
TRACY L. FORD AND HUSBAND,
CHARLES A. FORD, SR
INSTRUMENT NO. 202301012758
O.P.R.S.C.T.
REMAINDER OF CALLED 2 ACRES
TRACT TWO
FILED: MAY 4, 2023

OWNERS:
TRACY L. FORD AND HUSBAND, CHARLES A. FORD, SR
INSTRUMENT NO. 202301012758
O.P.R.S.C.T.
CALLED 2 ACRES
TRACT ONE
FILED: MAY 4, 2023

SEE PAGE 7 OF 7



*DENOTES A CALCULATED AREA 09/11/2023

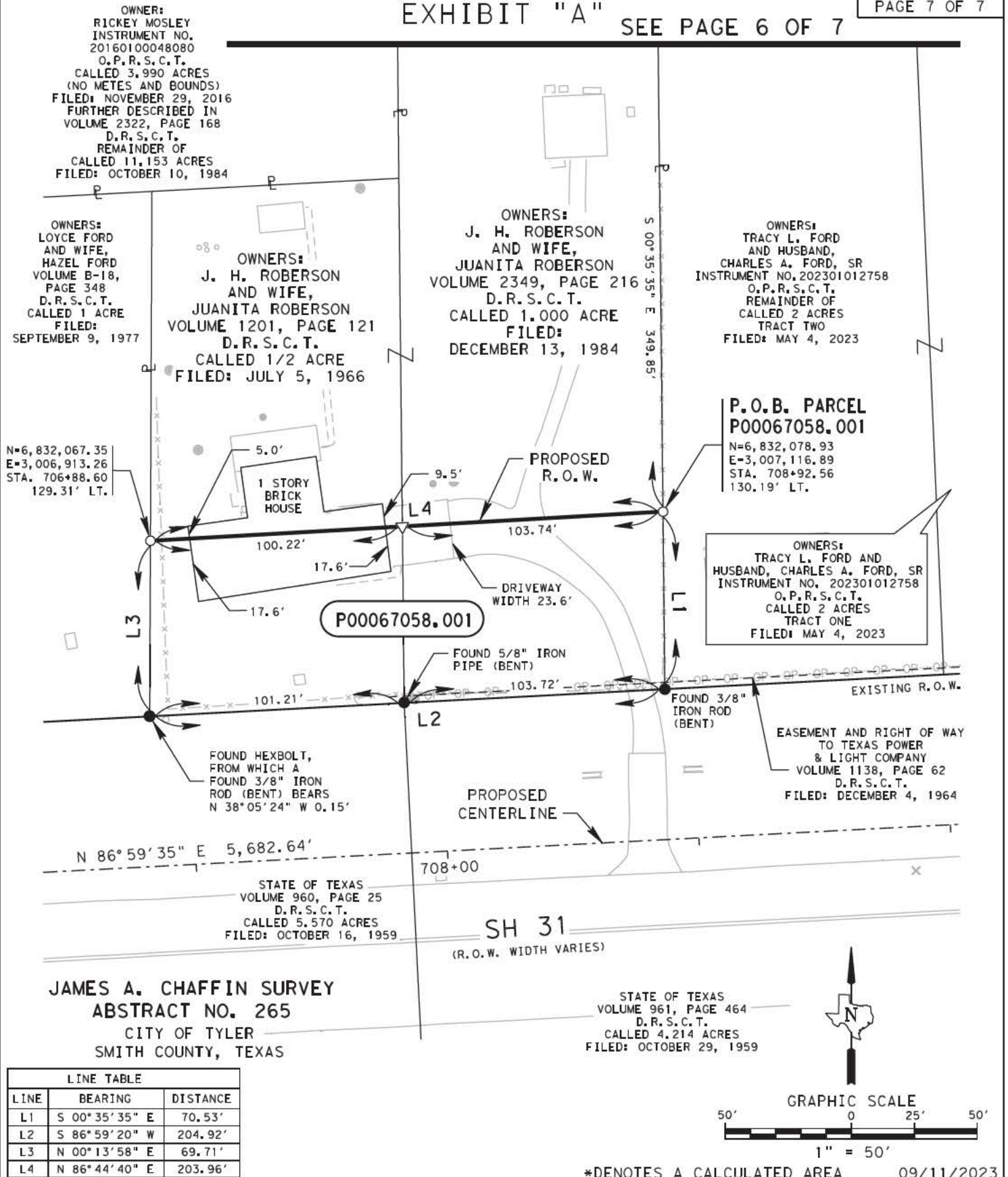


PARCEL PLAT SHOWING
PARCEL P00067058.001

FEDERAL AID PROJECT NO. N/A		SH 31		STATE DISTRICT NO. 10		ACQUISITION	0.3287	14,316
SCALE 1" = 50'		FILE 042401059_P00067058.001_PG06		R.O.W. - C.S. J NO. 0424-01-059		PARENT AREA	*1.500	*65,340
				COUNTY SMITH		REMAINDER AREA	LT. *1.171	*51,024

EXHIBIT "A" SEE PAGE 6 OF 7

PAGE 7 OF 7



© 2023 	PARCEL PLAT SHOWING PARCEL P00067058.001			PARCEL NUMBER	P00067058.001	
	FEDERAL AID PROJECT NO. N/A	SH 31		ACRES	0.3287	SQUARE FEET 14,316
	SCALE 1" = 50'	FILE 042401059_P00067058.001_PG07	STATE DISTRICT NO. 10	PARENT AREA	*1.500	*65,340
		R.O.W. - C.S. J NO. 0424-01-059	COUNTY SMITH	REMAINDER AREA	LT. *1.171	*51,024

County: Smith
Highway: SH 31
Project Limits: from SL 323, in Tyler, E to CR 236, MPO BNDRY, 1.6 MI E of
FM 757
RCSJ No: 0424-01-059
Parcel ID: P00067058

CATEGORY I BISECTION CLAUSE

AND IN ADDITION THERETO:

Title to all of that **2,289 square-foot wood frame, brick siding single family residence** located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed north right of way line, with the result that the portion of the said improvement lying adjacent to the said right of way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvements.

September 11, 2023
Parcel ID P00067059.001
Page 1 of 7

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067059.001

BEING 0.5183 acres (22,579 square feet) of land situated in the James A. Chaffin Survey, Abstract No. 265, in the City of Tyler, Smith County, Texas, said 0.5183 acres (22,579 square feet) of land being a portion of a called 2 acre tract of land described as Tract One and being a portion of the remainder of a called 2 acre tract of land described as Tract Two in Warranty Deed with Vendor's Lien to Tracy L. Ford and husband, Charles A. Ford, Sr., filed May 4, 2023 and recorded in Instrument No. 202301012758 of the Official Public Records of Smith County, Texas, said 0.5183 acres (22,579 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the northeast corner of a called 1.000 acre tract of land described in deed to J. H. Roberson and wife, Juanita Roberson as recorded in Volume 2349, Page 216 of the Deed Records of Smith County, Texas, said 1/2 inch iron rod being in the northerly line of a called 2 acre tract of land described as Tract Two in deed to Tracy L. Ford and husband, Charles A. Ford, Sr as recorded in Instrument No. 202301012758 of the Official Public of Records Smith County, Texas, said 1/2 inch iron rod being in the most westerly southerly line of a called 8.283 acre tract of land described in deed to Vicente Alfaro and Gustavo Alfaro as recorded in Volume 3722, Page 333 of said Deed Records of Smith County, Texas, from which a 1 inch by 1 inch square iron pipe found for the northwest corner of said called 1.000 acre tract of land bears South 86 degrees 53 minutes 26 seconds West, a distance of 103.48 feet, said 1 inch by 1 inch square iron pipe being in the most northerly east line of a called 3.990 acre tract of land described in deed to Rickey Mosley as recorded in Instrument No. 20160100048080 of said Official Public Records of Smith County, Texas and being further described as a portion of a called 11.153 acre tract of land as recorded in Volume 2322, Page 168 of said Deed Records of Smith County, Texas, said 1 inch by 1 inch square iron pipe also being the most westerly southwest corner of said called 8.283 acre tract of land;

September 11, 2023
Parcel ID P00067059.001
Page 2 of 7

THENCE, South 00 degrees 35 minutes 35 seconds East, with the east line of said called 1.000 acre tract of land, a distance of 349.85 feet to a 5/8 inch iron rod with 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the **POINT OF BEGINNING** and having surface coordinates of N=6,832,078.93 and E=3,007,116.89, said 5/8 inch iron rod with 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" being the intersection of the east line of said called 1.000 acre tract of land with the proposed northerly right-of-way line of SH 31 (right-of-way width varies), said 5/8 inch iron rod with 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" also being 130.19 feet Left of and at right angles to centerline Station 708+92.56 of said SH 31;

- (1) **THENCE**, North 86 degrees 44 minutes 40 seconds East, with the proposed northerly right-of-way line of said SH 31, passing at a distance of 108.66 feet, a calculated point for the intersection of the proposed northerly right-of-way line of said SH 31 with the east line of said Tract Two and the west line of said Tract One, in all, a distance of 315.51 feet to a calculated point for the intersection of the proposed northerly right-of-way line of said SH 31 with the east line of said Tract One and the west line of a called 1 acre tract of land described in deed to Emma Beal as recorded in Volume 2287, Page 651 of said Deed Records of Smith County, Texas, said calculated point having surface coordinates of N=6,832,096.85 and E=3,007,431.89 and being 131.56 feet Left of and at right angles to centerline Station 712+08.06 of said SH 31; *
- (2) **THENCE**, South 03 degrees 38 minutes 24 seconds East, with the east line of said Tract One and with the west line of said called 1 acre tract of land, a distance of 71.82 feet to a nail found for the southeast corner of said Tract One, said nail being the southwest corner of said called 1 acre tract of land, said nail being in the northerly line of a called 4.214 acre tract of land described in deed to the State of Texas as recorded in Volume 961, Page 464 of said Deed Records of Smith County, Texas, said nail also being in the existing northerly right-of-way line of SH 31 (right-of-way width varies);
- (3) **THENCE**, South 86 degrees 59 minutes 20 seconds West, with the southerly line of said Tract One, with the northerly line of said called 4.214 acre tract of land and with the existing northerly right-of-way line of said SH 31, passing at a distance of 208.33 feet, a calculated point for the southwest corner of said Tract One and the southeast corner of said Tract Two, in all, a distance of 319.27 feet to a 3/8 inch iron rod (bent) found for the southeast corner of said called 1.000 acre tract of land, said 3/8 inch iron rod (bent) being in the northerly line of said called 4.214 acre tract of land, said 3/8 inch iron rod (bent) also being in the existing northerly right-of-way line of said SH 31;

September 11, 2023
Parcel ID P00067059.001
Page 3 of 7

- (4) **THENCE**, North 00 degrees 35 minutes 35 seconds West, with the east line of said called 1.000 acre tract of land, a distance of 70.53 feet to the **POINT OF BEGINNING** and containing 0.5183 acres (22,579 square feet) of land.

September 11, 2023
Parcel ID P00067059.001
Page 4 of 7

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.


Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorronдона & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 5 OF 7

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND:

APPROXIMATE SURVEY LINE

EXISTING R.O.W. LINE

LOT LINE

PROPERTY LINE

PROPOSED CENTERLINE

PROPOSED R.O.W.

EXISTING EASEMENT LINE

BROKEN LINE

LAND HOOK (SAME OWNER)

TxDOT TYPE I CONCRETE MONUMENT FOUND

TxDOT TYPE II CONCRETE MONUMENT FOUND

TxDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS

DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION

R.O.W." SET (UNLESS OTHERWISE NOTED)

MONUMENT FOUND (SIZE & TYPE NOTED)

CALCULATED POINT

5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK

STAMPED "TX DEPT OF TRANSPORTATION PROPERTY

CORNER" SET (UNLESS OTHERWISE NOTED)

ACRES

COUNTY ROAD

DEED RECORDS OF SMITH COUNTY, TEXAS

FARM TO MARKET ROAD

LEFT

OFFICIAL PUBLIC RECORDS

OF SMITH COUNTY, TEXAS

PLAT RECORDS OF SMITH COUNTY, TEXAS

POINT OF BEGINNING

POINT OF COMMENCING

RIGHT

RIGHT-OF-WAY

STATE HIGHWAY

STATE HIGHWAY LOOP

SQUARE FEET

SH 31

P.O.C.

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

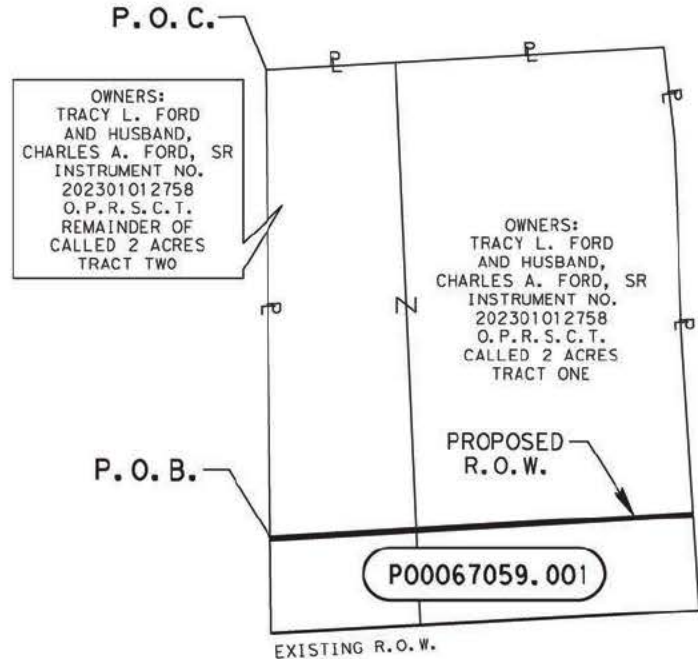
P

P

P

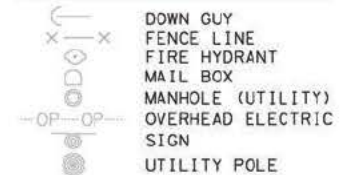
P

P

WHOLE PROPERTY SKETCH
(NOT TO SCALE)

SH 31

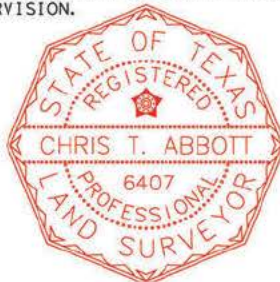
PLANIMETRICS LEGEND



I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris T. Abbott 9/11/23

CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900



*DENOTES A CALCULATED AREA

09/11/2023

© 2023

PARCEL PLAT SHOWING
PARCEL P00067059.001FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10PARCEL
NUMBER

P00067059.001

SCALE
1" = 50'FILE
042401059_P00067059.001_PG05R.O.W.-C.S.J. NO.
0424-01-059COUNTY
SMITH

ACQUISITION

ACRES

SQUARE FEET

PARENT AREA

*2.982

*129,896

REMAINDER AREA

LT. *2.464

*107,317

EXHIBIT "A"

PAGE 6 OF 7

JAMES A. CHAFFIN SURVEY
ABSTRACT NO. 265
CITY OF TYLER
SMITH COUNTY, TEXAS

OWNER:
LOYCE L. FORD
VOLUME 3942, PAGE 739
O.P.R.S.C.T.
CALLED 1.294 ACRES
FILED: APRIL 17, 1997

OWNERS:
VICENTE ALFARO AND GUSTAVO ALFARO
VOLUME 3722, PAGE 333
D.R.S.C.T.
CALLED 8.283 ACRES
FILED: OCTOBER 31, 1995

FOUND 1" X 1"
SQUARE IRON PIPE

P.O.C. PARCEL
P00067059.001
FOUND 1/2"
IRON ROD

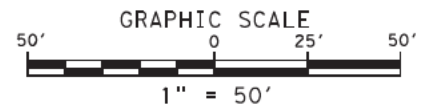
OWNERS:
J. H. ROBERSON
AND WIFE,
JUANITA ROBERSON
VOLUME 2349, PAGE 216
D.R.S.C.T.
CALLED 1.000 ACRE
FILED: DECEMBER 13, 1984

OWNERS:
TRACY L. FORD
AND HUSBAND,
CHARLES A. FORD, SR
INSTRUMENT NO.
202301012758
O.P.R.S.C.T.
REMAINDER OF
CALLED 2 ACRES
TRACT TWO
FILED: MAY 4, 2023

OWNERS:
TRACY L. FORD
AND HUSBAND,
CHARLES A. FORD, SR
INSTRUMENT NO.
202301012758
O.P.R.S.C.T.
CALLED 2 ACRES
TRACT ONE
FILED: MAY 4, 2023

OWNER:
RICKEY MOSLEY
INSTRUMENT NO.
20160100048080
O.P.R.S.C.T.
CALLED 3.990 ACRES
(NO METES AND BOUNDS)
FILED:
NOVEMBER 29, 2016
FURTHER DESCRIBED IN
VOLUME 2322, PAGE 168
D.R.S.C.T.
REMAINDER OF
CALLED 11.153 ACRES
FILED: OCTOBER 10, 1984

SEE PAGE 7 OF 7



*DENOTES A CALCULATED AREA

09/11/2023



PARCEL PLAT SHOWING
PARCEL P00067059.001

PARCEL
NUMBER

P00067059.001

FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10

SCALE
1" = 50'

FILE
042401059_P00067059.001_PG06

R.O.W. - C.S. J. NO.
0424-01-059

COUNTY
SMITH

ACQUISITION

ACRES

SQUARE FEET

PARENT AREA

*2.982

*129,896

REMAINDER AREA

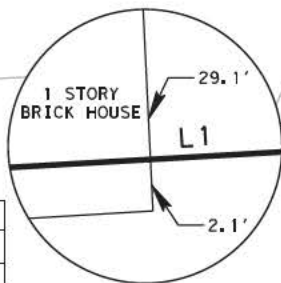
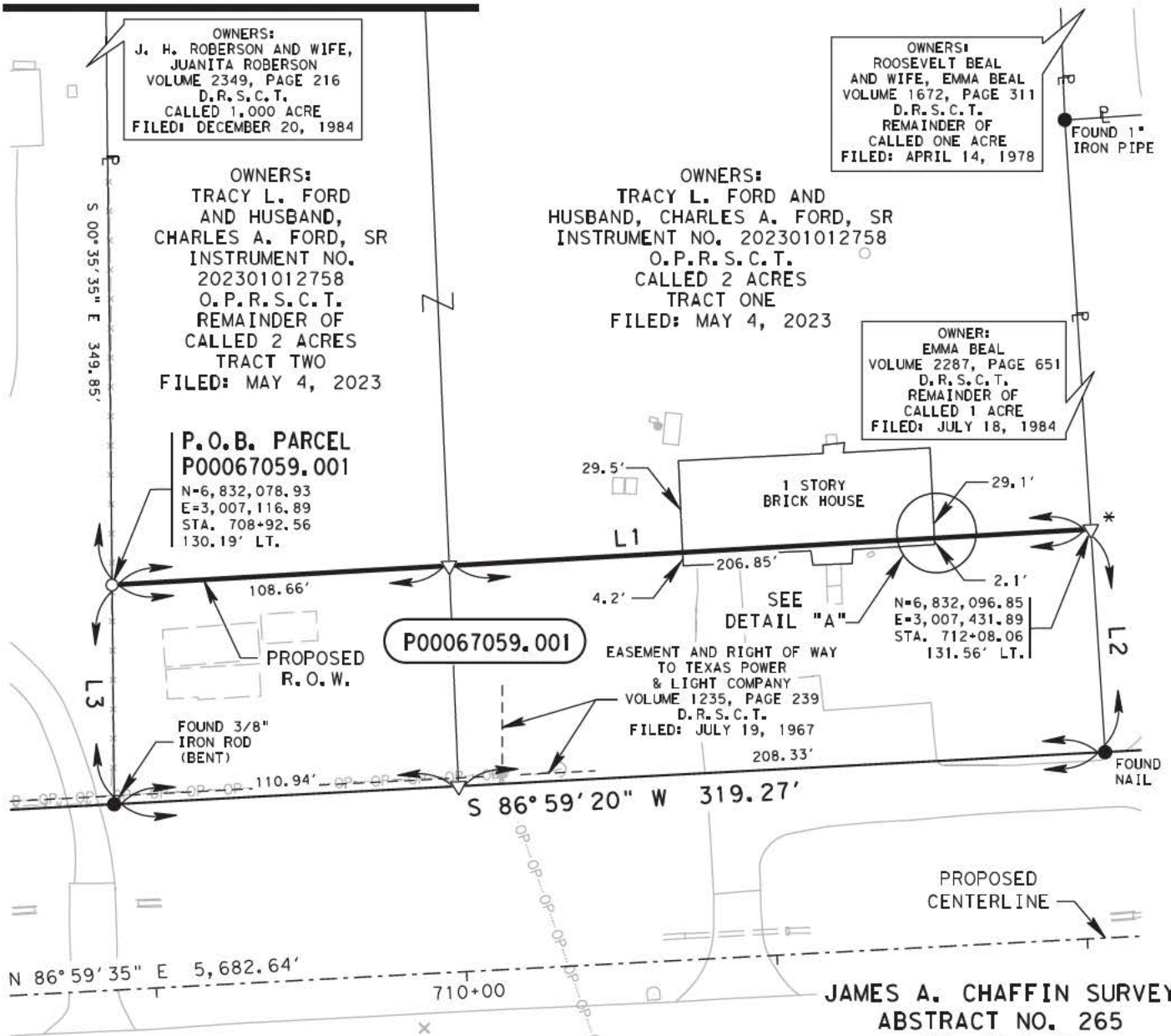
LT. *2.464

*107,317

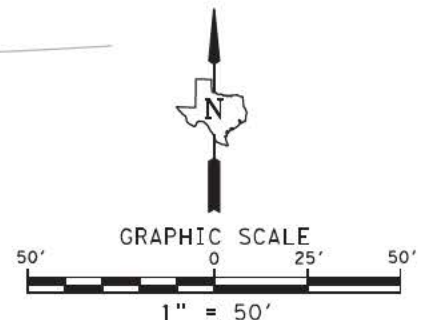
SEE PAGE 6 OF 7

EXHIBIT "A"

PAGE 7 OF 7



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86° 44' 40" E	315.51'
L2	S 03° 38' 24" E	71.82'
L3	N 00° 35' 35" W	70.53'



*DENOTES A CALCULATED AREA 09/11/2023

	PARCEL PLAT SHOWING PARCEL P00067059.001				PARCEL NUMBER	P00067059.001	
	FEDERAL AID PROJECT NO. N/A	SH 31		STATE DISTRICT NO. 10	ACQUISITION	0.5183	22,579
	SCALE 1" = 50'	FILE 042401059_P00067059.001_PG07	R.O.W.-C.S. J. NO. 0424-01-059	COUNTY SMITH	PARENT AREA	*2.982	*129,896
					REMAINDER AREA	LT. *2.464	*107,317

County: Smith
Highway: SH 31
Project Limits: from SL 323, in Tyler, E to CR 236, MPO BNDRY, 1.6 MI E of
FM 757
RCSJ No: 0424-01-059
Parcel ID: P00067059

CATEGORY I BISECTION CLAUSE

AND IN ADDITION THERETO:

Title to all of that **2,025 square-foot wood frame, brick siding single family residence** located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed north right of way line, with the result that the portion of the said improvement lying adjacent to the said right of way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvements.

September 11, 2023
Parcel ID P00067060.001
Page 1 of 6

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067060.001

BEING 0.2366 acres (10,305 square feet) of land situated in the James A. Chaffin Survey, Abstract No. 265, in the City of Tyler, Smith County, Texas, said 0.2366 acres (10,305 square feet) of land being a portion of the remainder of a called 1 acre tract of land described in Warranty Deed to Emma Beal, filed July 16, 1984 and recorded in Volume 2287, Page 651 of the Deed Records of Smith County, Texas, said 0.2366 acres (10,305 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1 inch iron pipe found for the northwest corner of said called 1 acre tract of land, said 1 inch iron pipe being the southwest corner of a called one acre tract of land described in deed to Roosevelt Beal and wife, Emma Beal as recorded in Volume 1672, Page 311 of said Deed Records of Smith County, Texas, said 1 inch iron pipe also being in the east line of a called 2 acre tract of land described as Tract One in deed to Tracy L. Ford and husband, Charles A. Ford, Sr. as recorded in Instrument No. 202301012758 of the Official Public Records of Smith County, Texas, from which a 1 inch iron pipe found for the northwest corner of said called one acre tract of land bears North 02 degrees 13 minutes 13 seconds West, a distance of 149.17 feet, said 1 inch iron pipe being the most southerly southwest corner of a called 8.283 acre tract of land described in deed to Vicente Alfaro and Gustavo Alfaro as recorded in Volume 3722, Page 333 of said Deed Records of Smith County, Texas, said 1 inch iron pipe also being in the east line of said called 2 acre tract of land;

THENCE, South 03 degrees 38 minutes 24 seconds East, with the west line of said called 1 acre tract of land and with the east line of said called 2 acre tract of land, a distance of 131.94 feet to calculated point for the **POINT OF BEGINNING** and having surface coordinates of N=6,832,096.85 and E=3,007,431.89, said calculated point being the intersection of the west line of said called 1 acre tract of land and the east line of said called 2 acre tract of land with the proposed northerly right-of-way line of SH 31 (right-of-way width varies), said calculated point also being 131.56 feet Left of and at right angles to centerline Station 712+08.06 of said SH 31;

*

September 11, 2023
Parcel ID P00067060.001
Page 2 of 6

- (1) **THENCE**, North 86 degrees 44 minutes 40 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 143.25 feet to a calculated point for the intersection of the proposed northerly right-of-way line of said SH 31 with the west line of a called one-half acre tract of land described in deed to Vera McCleveland Mass as recorded in Instrument No. 2006-R00058985 of said Official Public Records of Smith County, Texas, said calculated point having surface coordinates of N=6,832,104.98 and E=3,007,574.91 and being 132.18 feet Left of and at right angles to centerline Station 713+51.31 of said SH 31; *
- (2) **THENCE**, South 03 degrees 02 minutes 59 seconds East, with the west line of said called one-half acre tract of land, a distance of 72.43 feet to a calculated point for the southwest corner of said called one-half acre tract of land, said calculated point being in the southerly line of said called 1 acre tract of land, said calculated point being in the northerly line of a called 4.214 acre tract of land described in deed to the State of Texas as recorded in Volume 961, Page 464 of said Deed Records of Smith County, Texas, said calculated point also being in the existing northerly right-of-way line of SH 31 (right-of-way width varies), from which a 1/2 inch iron rod found for reference bears North 83 degrees 17 minutes 09 seconds West, a distance of 5.55 feet;
- (3) **THENCE**, South 86 degrees 59 minutes 20 seconds West, with the southerly line of said called 1 acre tract of land, with the northerly line of said called 4.214 acre tract of land and with the existing northerly right-of-way line of said SH 31, a distance of 142.51 feet to a nail found for the southwest corner of said called 1 acre tract of land, said nail being the southeast corner of said called 2 acre tract of land, said nail being in the northerly line of said called 4.214 acre tract of land, said nail also being in the existing northerly right-of-way line of said SH 31;
- (4) **THENCE**, North 03 degrees 38 minutes 24 seconds West, with the west line of said called 1 acre tract of land and with the east line of said called 2 acre tract of land, a distance of 71.82 feet to the **POINT OF BEGINNING** and containing 0.2366 acres (10,305 square feet) of land.

September 11, 2023
Parcel ID P00067060.001
Page 3 of 6

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.


Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorronдона & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 4 OF 6

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

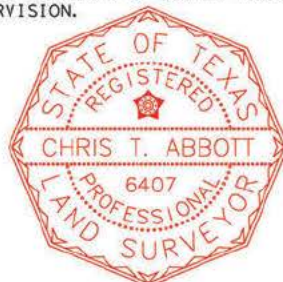
7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND:

APPROXIMATE SURVEY LINE	
EXISTING R.O.W. LINE	
LOT LINE	
PROPERTY LINE	
PROPOSED CENTERLINE	
PROPOSED R.O.W.	
EXISTING EASEMENT LINE	
BROKEN LINE	
LAND HOOK (SAME OWNER)	
TxDOT TYPE I CONCRETE MONUMENT FOUND	
TxDOT TYPE II CONCRETE MONUMENT FOUND	
TxDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." SET (UNLESS OTHERWISE NOTED)	
MONUMENT FOUND (SIZE & TYPE NOTED)	
CALCULATED POINT	
5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET (UNLESS OTHERWISE NOTED)	
ACRES	AC.
COUNTY ROAD	CR
DEED RECORDS OF SMITH COUNTY, TEXAS	D.R.S.C.T.
FARM TO MARKET ROAD	FM
LEFT	LT.
OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS	O.P.R.S.C.T.
PLAT RECORDS OF SMITH COUNTY, TEXAS	P.R.S.C.T.
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.
RIGHT	RT.
RIGHT-OF-WAY	R.O.W.
STATE HIGHWAY	SH
STATE HIGHWAY LOOP	SL
SQUARE FEET	SQ. FT.

I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.


CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900



PLANIMETRICS LEGEND

	DOWN GUY
	FENCE LINE
	FIRE HYDRANT
	MAIL BOX
	MANHOLE (UTILITY)
	OVERHEAD ELECTRIC SIGN
	UTILITY POLE

*DENOTES A CALCULATED AREA

09/11/2023

© 2023

PARCEL PLAT SHOWING
PARCEL P00067060.001

FEDERAL AID PROJECT NO.		STATE DISTRICT NO.		ACQUISITION	ACRES	SQUARE FEET
N/A		10		PARENT AREA	0.2366	10,305
SCALE		FILE		REMAINDER AREA	*0.6753	*29,417
1" = 50'		042401059_P00067060.001_PG04			LT. *0.4387	*19,112
		R.O.W.-C.S. J NO. 0424-01-059				
		COUNTY SMITH				

SEE PAGE 6 OF 6

EXHIBIT "A"

PAGE 5 OF 6

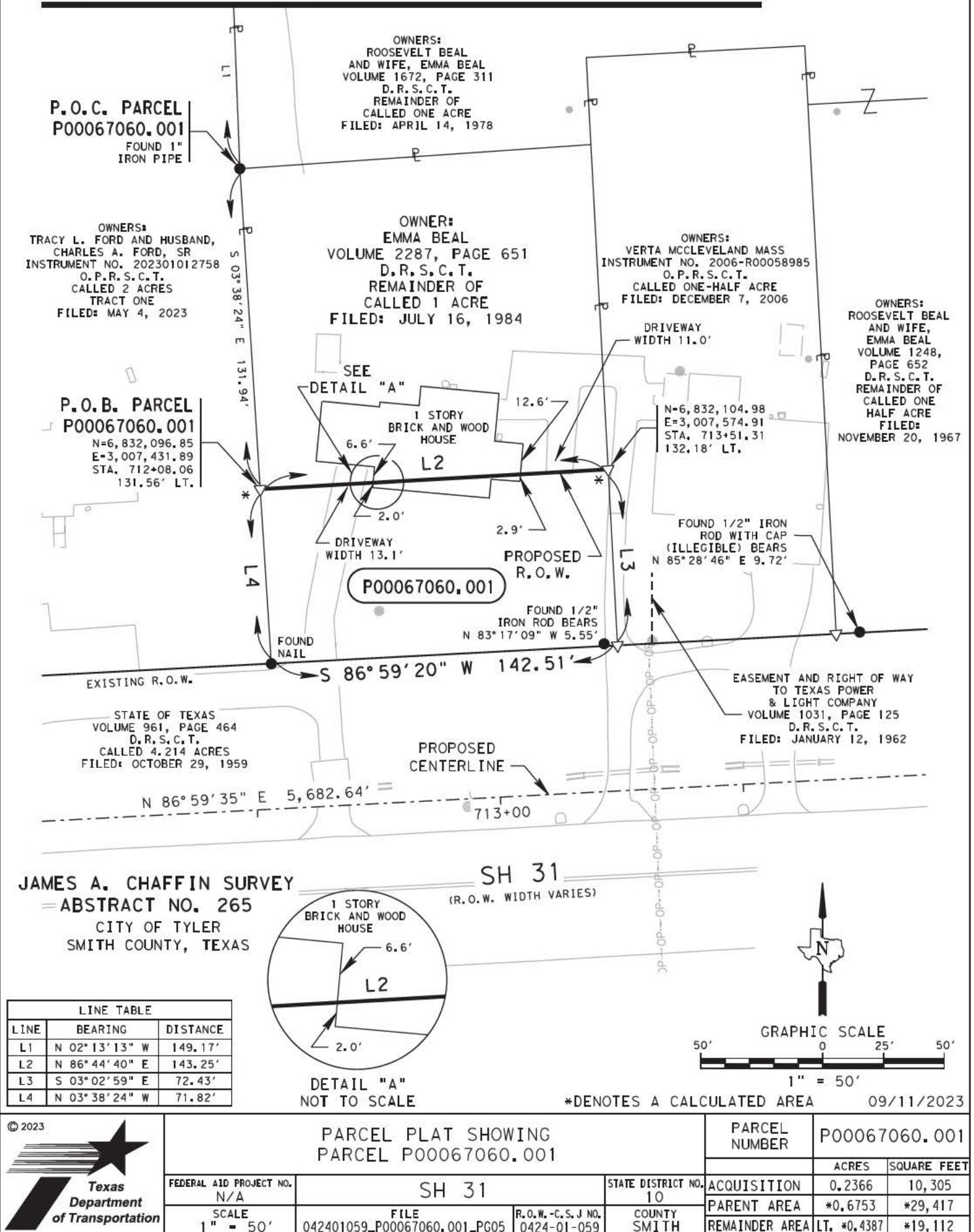
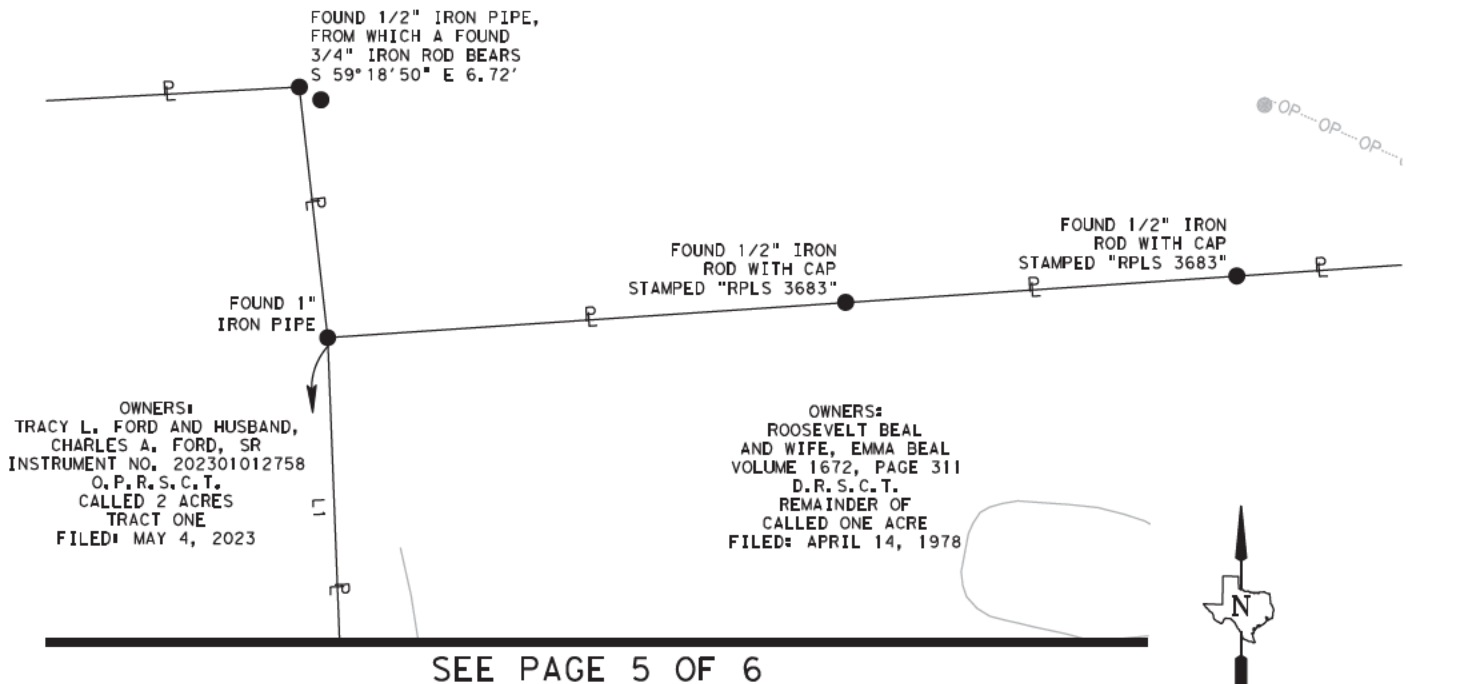


EXHIBIT "A"

PAGE 6 OF 6

JAMES A. CHAFFIN SURVEY
ABSTRACT NO. 265
CITY OF TYLER
SMITH COUNTY, TEXAS

OWNERS:
VICENTE ALFARO AND GUSTAVO ALFARO
VOLUME 3722, PAGE 333
D.R.S.C.T.
CALLED 8.283 ACRES
FILED: OCTOBER 31, 1995



*DENOTES A CALCULATED AREA 09/11/2023

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°13'13" W	149.17'

	PARCEL PLAT SHOWING PARCEL P00067060.001				PARCEL NUMBER	P00067060.001	
	FEDERAL AID PROJECT NO. N/A	SH 31		STATE DISTRICT NO. 10	ACQUISITION	0.2366	10,305
	SCALE 1" = 50'	FILE 042401059_P00067060.001_PG06	R.O.W.-C.S. J NO. 0424-01-059	COUNTY SMITH	PARENT AREA	*0.6753	*29,417
					REMAINDER AREA	LT. *0.4387	*19,112

County: Smith
Highway: SH 31
Project Limits: from SL 323, in Tyler, E to CR 236, MPO BNDRY, 1.6 MI E of
FM 757
RCSJ No: 0424-01-059
Parcel ID: P00067060

CATEGORY I BISECTION CLAUSE

AND IN ADDITION THERETO:

Title to all of that 2,161 square foot wood frame with wood siding single family residence located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed north right of way line, with the result that the portion of the said improvement lying adjacent to the said right of way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvements.

September 11, 2023
Parcel ID P00067061.001
Page 1 of 7

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067061.001

BEING 0.1500 acres (6,536 square feet) of land situated in the James A. Chaffin Survey, Abstract No. 265, in the City of Tyler, Smith County, Texas, said 0.1500 acres (6,536 square feet) of land being a portion of a called one-half acre tract of land described in Warranty Deed to Verta McCleveland Mass, filed December 7, 2006 and recorded in Instrument No. 2006-R00058985 of the Official Public Records of Smith County, Texas, said 0.1500 acres (6,536 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1 inch iron pipe found for the northwest corner of a called 1 acre tract of land described in deed to Emma Beal as recorded in Volume 2287, Page 651 of the Deed Records of Smith County, Texas, said 1 inch iron pipe being the southwest corner of a called one acre tract of land described in deed to Roosevelt Beal and wife, Emma Beal as recorded in Volume 1672, Page 311 of said Deed Records of Smith County, Texas, said 1 inch iron pipe also being in the east line of a called 2 acre tract of land described as Tract One in deed to Tracy L. Ford and husband, Charles A. Ford, Sr. as recorded in Instrument No. 202301012758 of the said Official Public Records of Smith County, Texas, from which a 1 inch iron pipe found for the northwest corner of said called one acre tract of land bears North 02 degrees 13 minutes 13 seconds West, a distance of 149.17 feet, said 1 inch iron pipe being the most southerly southwest corner of a called 8.283 acre tract of land described in deed to Vicente Alfaro and Gustavo Alfaro as recorded in Volume 3722, Page 333 of said Deed Records of Smith County, Texas, said 1 inch iron pipe also being in the east line of said called 2 acre tract of land;

THENCE, North 86 degrees 04 minutes 10 seconds East, with the north line of said called 1 acre tract of land and with the south line of said called one acre tract of land, a distance of 144.63 feet to a calculated point for the intersection of the north line of said called 1 acre tract of land and the south line of said called one acre tract of land with the west line of said called one-half acre tract of land;

September 11, 2023
Parcel ID P00067061.001
Page 2 of 7

THENCE, South 03 degrees 02 minutes 59 seconds East, with the west line of said called one-half acre tract of land, a distance of 133.64 feet to a calculated point for the **POINT OF BEGINNING** and having surface coordinates of N=6,832,104.98 and E=3,007,574.91, said calculated point being the intersection of the west line of said called one-half acre tract of land with the proposed northerly right-of-way line of SH 31 (right-of-way width varies), said calculated point also being 132.18 feet Left of and at right angles to centerline Station 713+51.31 of said SH 31; *

- (1) **THENCE**, North 86 degrees 44 minutes 40 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 90.00 feet to a calculated point for the intersection of the proposed northerly right-of-way line of said SH 31 with the east line of said called one-half acre tract of land, said calculated point having surface coordinates of N=6,832,110.09 and E=3,007,664.77 and being 132.57 feet Left of and at right angles to centerline Station 714+41.31 of said SH 31; *
- (2) **THENCE**, South 03 degrees 02 minutes 59 seconds East, with the east line of said called one-half acre tract of land, a distance of 72.81 feet to a calculated point for the southeast corner of said called one-half acre tract of land, said calculated point being in the southerly line of a called one half acre tract of land described in deed to Roosevelt Beal and wife, Emma Beal as recorded in Volume 1248, Page 652 of said Deed Records of Smith County, Texas, said calculated point being in the northerly line of a called 4.214 acre tract of land described in deed to the State of Texas as recorded in Volume 961, Page 464 of said Deed Records of Smith County, Texas, said calculated point also being in the existing northerly right-of-way line of SH 31 (right-of-way width varies), from which a 1/2 inch iron rod with cap (illegible) found for reference bears North 85 degrees 28 minutes 46 seconds East, a distance of 9.72 feet;
- (3) **THENCE**, South 86 degrees 59 minutes 20 seconds West, with the southerly line of said called one-half acre tract of land as recorded in Instrument No. 2006-R00058985, with the northerly line of said called 4.214 acre tract of land and with the existing northerly right-of-way line of said SH 31, a distance of 90.00 feet to a calculated point for the southwest corner of said called one-half acre tract of land as recorded in Instrument No. 2006-R00058985, said calculated point being in the southerly line of said called 1 acre tract of land, said calculated point being in the northerly line of said called 4.214 acre tract of land, said calculated point also being in the existing northerly right-of-way line of said SH 31, from which a 1/2 inch iron rod found for reference bears North 83 degrees 17 minutes 09 seconds West, a distance of 5.55 feet;

September 11, 2023
Parcel ID P00067061.001
Page 3 of 7

- (4) **THENCE**, North 03 degrees 02 minutes 59 seconds West, with the west line of said called one-half acre tract of land as recorded in Instrument No. 2006-R00058985, a distance of 72.43 feet to the **POINT OF BEGINNING** and containing 0.1500 acres (6,536 square feet) of land.

September 11, 2023
Parcel ID P00067061.001
Page 4 of 7

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 9/11/23 _____

Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorronдона & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 5 OF 7

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

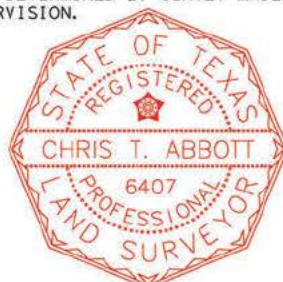
7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND:

APPROXIMATE SURVEY LINE	
EXISTING R.O.W. LINE	
LOT LINE	
PROPERTY LINE	
PROPOSED CENTERLINE	
PROPOSED R.O.W.	
EXISTING EASEMENT LINE	
BROKEN LINE	
LAND HOOK (SAME OWNER)	
TxDOT TYPE I CONCRETE MONUMENT FOUND	
TxDOT TYPE II CONCRETE MONUMENT FOUND	
TxDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." SET (UNLESS OTHERWISE NOTED)	
MONUMENT FOUND (SIZE & TYPE NOTED)	
CALCULATED POINT	
5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET (UNLESS OTHERWISE NOTED)	
ACRES	AC.
COUNTY ROAD	CR
DEED RECORDS OF SMITH COUNTY, TEXAS	D.R.S.C.T.
FARM TO MARKET ROAD	FM
LEFT	LT.
OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS	O.P.R.S.C.T.
PLAT RECORDS OF SMITH COUNTY, TEXAS	P.R.S.C.T.
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.
RIGHT	RT.
RIGHT-OF-WAY	R.O.W.
STATE HIGHWAY	SH
STATE HIGHWAY LOOP	SL
SQUARE FEET	SQ. FT.

I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris T. Abbott 9/11/23
CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900



PLANIMETRICS LEGEND

	DOWN GUY
	FENCE LINE
	FIRE HYDRANT
	MAIL BOX
	MANHOLE (UTILITY)
	OVERHEAD ELECTRIC SIGN
	UTILITY POLE

*DENOTES A CALCULATED AREA

09/11/2023

© 2023



PARCEL PLAT SHOWING
PARCEL P00067061.001

PARCEL
NUMBER

P00067061.001

FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10

SCALE
1" = 50'

FILE
042401059_P00067061.001_PG05

R.O.W.-C.S. J NO.
0424-01-059

COUNTY
SMITH

ACQUISITION

ACRES

SQUARE FEET

PARENT AREA

0.1500

6,536

REMAINDER AREA

0.5

*21,780

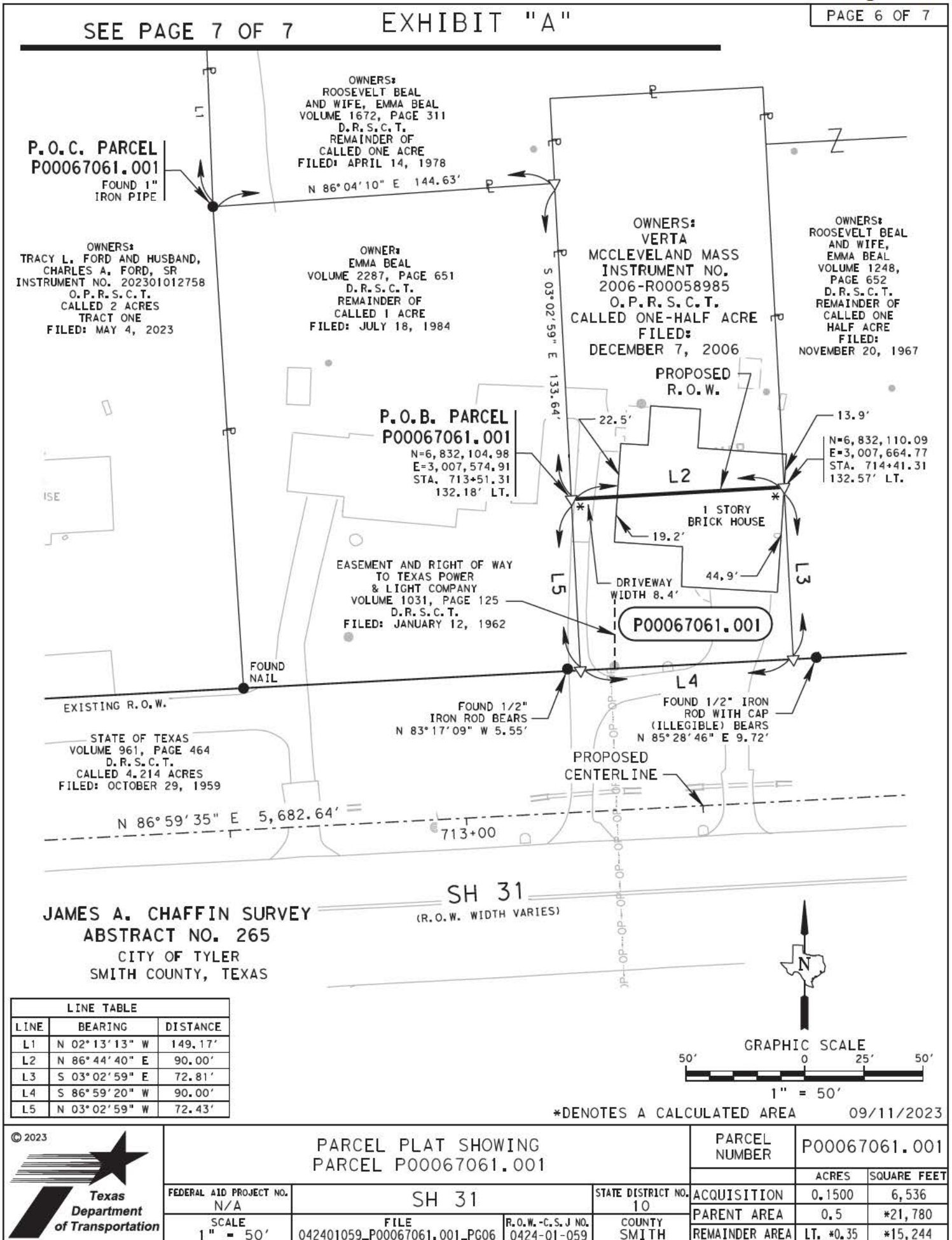
LT. *0.35

*15,244

SEE PAGE 7 OF 7

EXHIBIT "A"

PAGE 6 OF 7



PARCEL PLAT SHOWING
PARCEL P00067061.001

PARCEL NUMBER	P00067061.001	
	ACRES	SQUARE FEET
ACQUISITION	0.1500	6,536
PARENT AREA	0.5	*21,780
REMAINDER AREA	LT. *0.35	*15,244

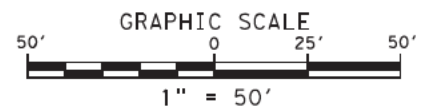
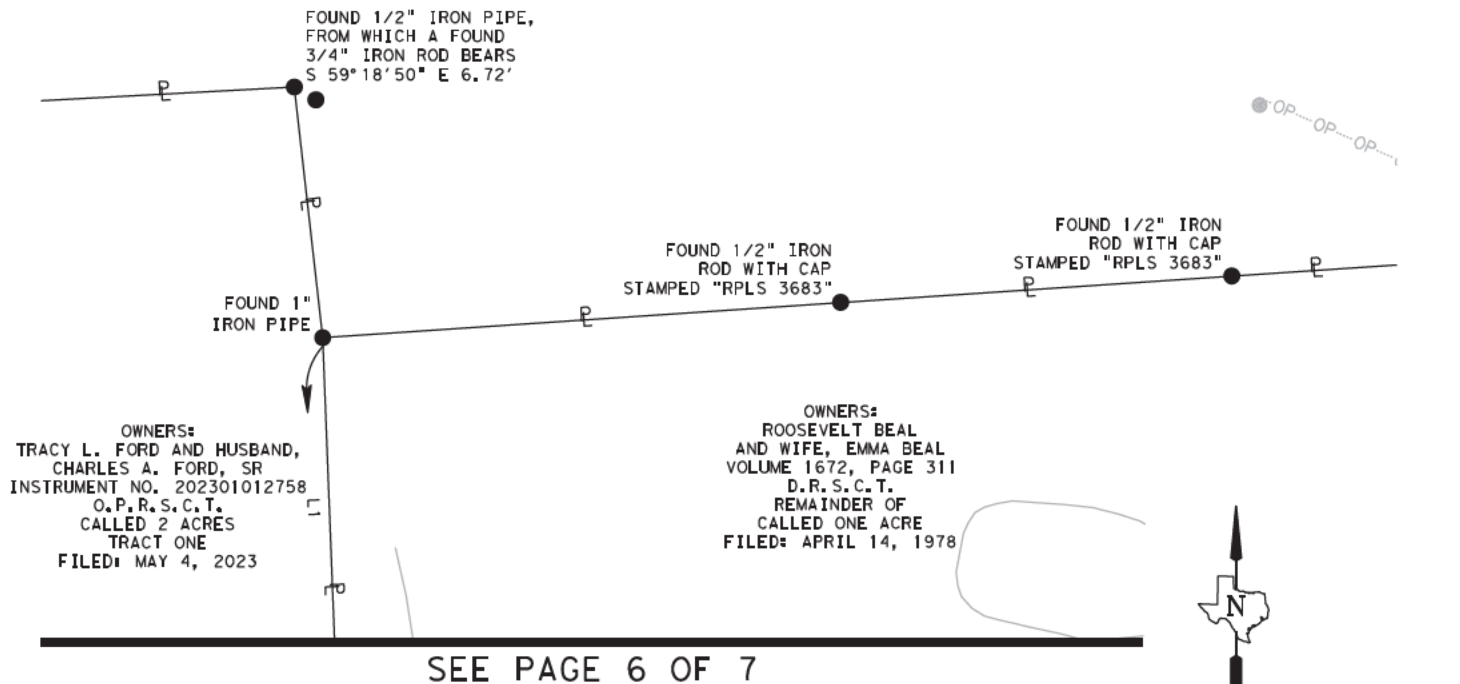
FEDERAL AID PROJECT NO. N/A	SH 31	STATE DISTRICT NO. 10
SCALE 1" = 50'	FILE 042401059_P00067061.001_PG06	COUNTY SMITH
	R.O.W.-C.S.J NO. 0424-01-059	

EXHIBIT "A"

PAGE 7 OF 7

JAMES A. CHAFFIN SURVEY
ABSTRACT NO. 265
CITY OF TYLER
SMITH COUNTY, TEXAS

OWNERS:
VICENTE ALFARO AND GUSTAVO ALFARO
VOLUME 3722, PAGE 333
D.R.S.C.T.
CALLED 8.283 ACRES
FILED: OCTOBER 31, 1995



*DENOTES A CALCULATED AREA 09/11/2023

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°13'13" W	149.17'

 © 2023	PARCEL PLAT SHOWING PARCEL P00067061.001			PARCEL NUMBER	P00067061.001	
	FEDERAL AID PROJECT NO. N/A	SH 31		STATE DISTRICT NO.	10	
	SCALE 1" = 50'	FILE 042401059_P00067061.001_PG07	R.O.W.-C.S. J NO. 0424-01-059	COUNTY	SMITH	
				ACQUISITION	0.1500	6,536
				PARENT AREA	0.5	*21,780
				REMAINDER AREA	LT. *0.35	*15,244

County: Smith
Highway: SH 31
Project Limits: from SL 323, in Tyler, E to CR 236, MPO BNDRY, 1.6 MI E of
FM 757
RCSJ No: 0424-01-059
Parcel ID: P00067061

CATEGORY I BISECTION CLAUSE

AND IN ADDITION THERETO:

Title to all of that 3,016 square-foot wood frame with brick siding, single family residence located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed north right of way line, with the result that the portion of the said improvement lying adjacent to the said right of way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvements.

November 08, 2023
Parcel ID P00067062.001
Page 1 of 7

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067062.001

BEING 0.1273 acres (5,546 square feet) of land situated in the James A. Chaffin Survey, Abstract No. 265, in the City of Tyler, Smith County, Texas, said 0.1273 acres (5,546 square feet) of land being a portion of the remainder of a called one half acre tract of land described in Warranty Deed to Roosevelt Beal and wife, Emma Beal, filed November 20, 1967 and recorded in Volume 1248, Page 652 of the Deed Records of Smith County, Texas, said 0.1273 acres (5,546 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1 inch by 1 inch vertical jack found for the northeast corner of a called one acre tract of land described in deed to Roosevelt Beal and wife, Emma Beal as recorded in Volume 1672, Page 311 of said Deed Records of Smith County, Texas, said 1 inch by 1 inch vertical jack being the most westerly southeast corner of a called 8.283 acre tract of land as recorded in Volume 3722, Page 333 of said Deed Records of Smith County, Texas, said 1 inch by 1 inch vertical jack also being in the west line of a called 3.032 acre tract of land described in deed to Earl Mayfield, Jr. as recorded in Volume 3882, Page 134 of the Official Public Records of Smith County, Texas;

THENCE, South 02 degrees 09 minutes 06 seconds East, with the east line of said called one acre tract of land and with the west line of said called 3.032 acre tract of land, passing at a distance of 139.71 feet, a calculated point for the northeast corner of said called one half acre tract of land, in all, a distance of 148.88 feet to a 5/8 inch iron rod (bent) found for an angle point in the east line of said called one half acre tract of land, said 5/8 inch iron rod also being an angle point in the west line of said called 3.032 acre tract of land;

November 08, 2023
Parcel ID P00067062.001
Page 2 of 7

THENCE, South 03 degrees 02 minutes 59 seconds East, with the east line of said called one half acre tract of land and with the west line of said called 3.032 acre tract of land, a distance of 135.59 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the **POINT OF BEGINNING** and having surface coordinates of N=6,832,114.41 and E=3,007,740.64, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" being the intersection of the east line of said called one half acre tract of land and the west line of said called 3.032 acre tract of land with the proposed northerly right-of-way line of SH 31 (right-of-way width varies), said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" also being 132.90 feet Left of and at right angles to centerline Station 715+17.32 of said SH 31;

- (1) **THENCE**, South 03 degrees 02 minutes 58 seconds East, with the east line of said called one half acre tract of land and with the west line of said called 3.032 acre tract of land, a distance of 73.13 feet to a vertical jack found for the southeast corner of said called one acre tract of land, said vertical jack being the southwest corner of said called 3.032 acre tract of land, said vertical jack being in the northerly line of a called 4.214 acre tract of land described in deed to the State of Texas as recorded in Volume 961, Page 464 of said Deed Records of Smith County, Texas, said vertical jack also being in the existing northerly right-of-way line of SH 31 (right-of-way width varies);
- (2) **THENCE**, South 86 degrees 59 minutes 20 seconds West, with the southerly line of said called one half acre tract of land, with the northerly line of said called 4.214 acre tract of land and with the existing northerly right-of-way line of said SH 31, a distance of 76.00 feet to a calculated point for the southeast corner of a called one-half acre tract of land described in deed to Verta McCleveland Mass as recorded in Instrument No. 2006-R00058985 of said Official Public Records of Smith County, Texas, said calculated point being in the southerly line of said called one half acre tract of land as recorded in Volume 1248, Page 652, said calculated point being in the northerly line of said called 4.214 acre tract of land, said calculated point also being in the existing northerly right-of-way line of said SH 31, from which a 1/2 inch iron rod with cap (illegible) found for reference bears North 85 degrees 28 minutes 46 seconds East, a distance of 9.72 feet;
- (3) **THENCE**, North 03 degrees 02 minutes 59 seconds West, with the east line of said called one-half acre tract of land as recorded in Instrument No. 2006-R00058985, a distance of 72.81 feet to a calculated point for the intersection of the east line of said called one-half acre tract of land as recorded in Instrument No. 2006-R00058985 with the proposed northerly right-of-way line of said SH 31, said calculated point having surface coordinates of N=6,832,110.09 and E=3,007,664.77 and being 132.57 feet Left of and at right angles to centerline Station 714+41.31 of said SH 31; *

November 08, 2023
Parcel ID P00067062.001
Page 3 of 7

- (4) **THENCE**, North 86 degrees 44 minutes 40 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 76.00 feet to the **POINT OF BEGINNING** and containing 0.1273 acres (5,546 square feet) of land.

November 08, 2023
Parcel ID P00067062.001
Page 4 of 7

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 11/8/23 _____

Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorronдона & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 5 OF 7

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND:

APPROXIMATE SURVEY LINE

EXISTING R.O.W. LINE

LOT LINE

PROPERTY LINE

PROPOSED CENTERLINE

PROPOSED R.O.W.

EXISTING EASEMENT LINE

BROKEN LINE

LAND HOOK (SAME OWNER)

TxDOT TYPE I CONCRETE MONUMENT FOUND

TxDOT TYPE II CONCRETE MONUMENT FOUND

TxDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS

DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION

R.O.W." SET (UNLESS OTHERWISE NOTED)

MONUMENT FOUND (SIZE & TYPE NOTED)

CALCULATED POINT

5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK

STAMPED "TX DEPT OF TRANSPORTATION PROPERTY

CORNER" SET (UNLESS OTHERWISE NOTED)

ACRES

COUNTY ROAD

DEED RECORDS OF SMITH COUNTY, TEXAS

FARM TO MARKET ROAD

LEFT

OFFICIAL PUBLIC RECORDS

OF SMITH COUNTY, TEXAS

PLAT RECORDS OF SMITH COUNTY, TEXAS

POINT OF BEGINNING

POINT OF COMMENCING

RIGHT

RIGHT-OF-WAY

STATE HIGHWAY

STATE HIGHWAY LOOP

SQUARE FEET

SH 31

P.O.C.

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

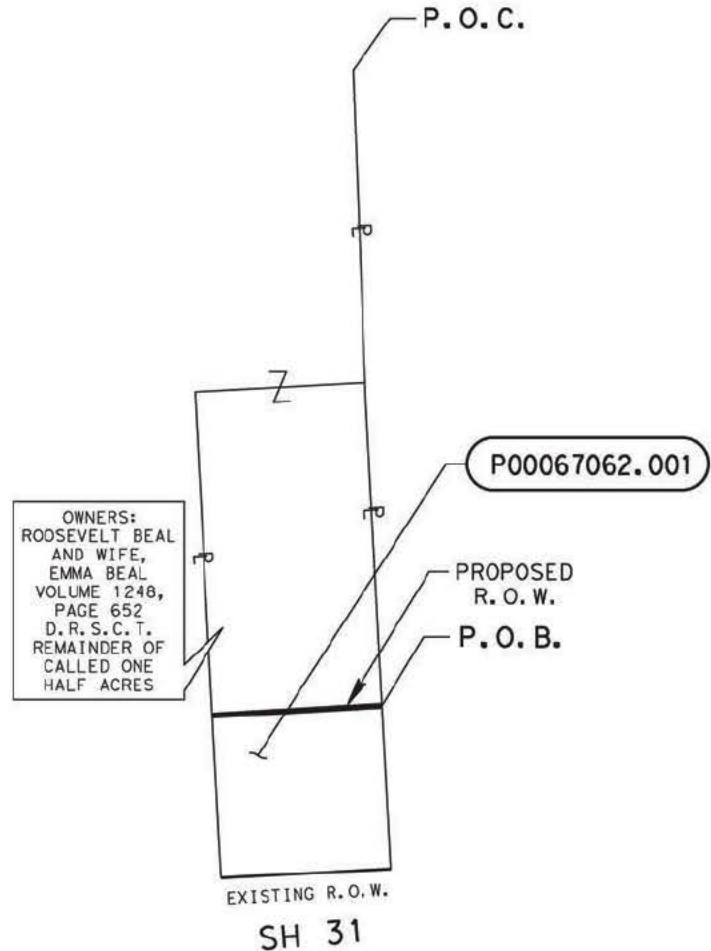
P

P

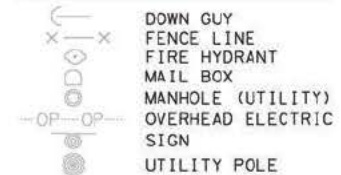
P

P

P

WHOLE PROPERTY SKETCH
(NOT TO SCALE)

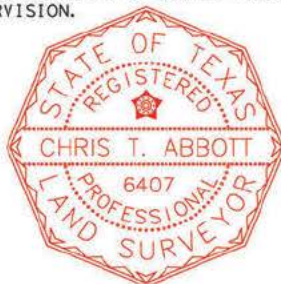
PLANIMETRICS LEGEND



I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris T. Abbott 11/8/23

CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900



*DENOTES A CALCULATED AREA

11/08/2023

© 2023

PARCEL PLAT SHOWING
PARCEL P00067062.001FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10PARCEL
NUMBER

P00067062.001

SCALE
1" = 50'FILE
042401059_P00067062.001_PG05R.O.W.-C.S.J. NO.
0424-01-059COUNTY
SMITH

ACQUISITION

ACRES

SQUARE FEET

PARENT AREA

*0.3801

*16,557

REMAINDER AREA

LT. *0.2528

*11,011

EXHIBIT "A"

PAGE 6 OF 7

JAMES A. CHAFFIN SURVEY
ABSTRACT NO. 265
CITY OF TYLER
SMITH COUNTY, TEXAS

OWNERS:
VICENTE ALFARO AND GUSTAVO ALFARO
VOLUME 3722, PAGE 333
D.R.S.C.T.
CALLED 8.283 ACRES
FILED: OCTOBER 31, 1995

OWNER:
EARL MAYFIELD, JR.
VOLUME 3882, PAGE 134
O.P.R.S.C.T.
CALLED 3.032 ACRES
FILED: NOVEMBER 19, 1996

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
VOLUME 1577, PAGE 613
D.R.S.C.T.
FILED: JUNE 14, 1976
(BLANKET IN NATURE)

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
VOLUME 3893, PAGE 557
O.P.R.S.C.T.
FILED: DECEMBER 18, 1996
(BLANKET IN NATURE)

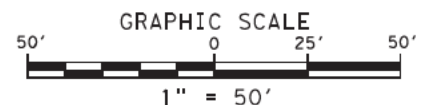
P.O.C. PARCEL
P00067062.001
FOUND 1" X 1"
VERTICAL JACK

FOUND 1/2" IRON
ROD WITH CAP
STAMPED "RPLS 3683"

FOUND 1/2" IRON
ROD WITH CAP
STAMPED "RPLS 3683"

OWNERS:
ROOSEVELT BEAL
AND WIFE, EMMA BEAL
VOLUME 1672, PAGE 311
D.R.S.C.T.
REMAINDER OF
CALLED ONE ACRE
FILED: APRIL 14, 1978

SEE PAGE 7 OF 7



*DENOTES A CALCULATED AREA

11/08/2023

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02° 09' 06" E	148.88'

PARCEL PLAT SHOWING
PARCEL P00067062.001

FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10

PARCEL
NUMBER

P00067062.001

SCALE
1" = 50'

FILE
042401059_P00067062.001_PG06

R.O.W.-C.S. J NO.
0424-01-059

COUNTY
SMITH

ACQUISITION

ACRES

SQUARE FEET

PARENT AREA

*0.1273

5,546

REMAINDER AREA

LT. *0.2528

*11,011

PAGE 7 OF 7



 © 2023	PARCEL PLAT SHOWING PARCEL P00067062.001				PARCEL NUMBER	P00067062.001	
	FEDERAL AID PROJECT NO. N/A	SH 31		STATE DISTRICT NO. 10		ACRES	SQUARE FEET
	SCALE 1" = 50'	FILE 042401059-P00067062.001-PG07	R.O.W.-C.S.J NO. 0424-01-059	COUNTY SMITH	ACQUISITION	0.1273	5,546
					PARENT AREA	*0.3801	*16,557
					REMAINDER AREA	LT. *0.2528	*11.011

November 8, 2023
Parcel ID P00067064.001
Page 1 of 8

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067064.001

BEING 0.1086 acres (4,731 square feet) of land situated in the James A. Chaffin Survey, Abstract No. 265, in the City of Tyler, Smith County, Texas, said 0.1086 acres (4,731 square feet) of land being a portion of a called 8.283 acre tract of land described in Warranty Deed with Vendor's Lien to Vicente Alfaro and Gustavo Alfaro, filed October 31, 1995 and recorded in Volume 3722, Page 333 of the Deed Records of Smith County, Texas, said 0.1086 acres (4,731 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a car axle found for the northeast corner of a called 15.388 acre tract of land described in deed to Trenton D. Mount as recorded in Volume 3122, Page 682 of said Deed Records of Smith County, Texas and also described in deed to Helen Juisto Mount (an undivided one-half (1/2) interest) as recorded in Volume 5209, Page 292 of the Official Public Records of Smith County, Texas, said car axle being the northwest corner of a called 2.2141 acre tract of land described as Part VII First Tract in deed to Glynn Cobb, The Estate of Thedrick Cobb, deceased; Margaret C. Lane; Ervin Cobb; Therman Cobb; Beverly Cobb; James Amos, Jr.; Wayne Amos; William Amos; Arnetta Ross; Betty Whitmill; and Gail Sanford as recorded in Volume 4139, Page 77 of said Official Public Records of Smith County, Texas, said car axle also being in the south line of a called 13.454 acre tract of land described as Tract One in deed to Dionicio Gama and Rosario Gama as recorded in Volume 6289, Page 328 of said Official Public Records of Smith County, Texas;

THENCE, South 87 degrees 40 minutes 06 seconds West, with the north line of said called 15.388 acre tract of land and with the south line of said called 13.454 acre tract of land, a distance of 868.32 feet to a calculated point for the northwest corner of said called 15.388 acre tract of land, said calculated point being the northeast corner of said called 8.283 acre tract of land, said calculated point also being in the south line of said called 13.454 acre tract of land;

November 8, 2023
Parcel ID P00067064.001
Page 2 of 8

THENCE, South 00 degrees 54 minutes 19 seconds East, with the most easterly east line of said called 8.283 acre tract of land and with the west line of said called 15.388 acre tract of land, a distance of 698.34 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the **POINT OF BEGINNING** and having surface coordinates of N=6,832,129.94 and E=3,008,013.65, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" being the intersection of the most easterly east line of said called 8.283 acre tract of land and the west line of said called 15.388 acre tract of land with the proposed northerly right-of-way line of SH 31 (right-of-way width varies), said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" also being 134.09 feet Left of and at right angles to centerline Station 717+90.76 of said SH 31;

- (1) **THENCE**, South 00 degrees 54 minutes 19 seconds East, with the most easterly east line of said called 8.283 acre tract of land and with the west line of said called 15.388 acre tract of land, a distance of 74.35 feet to a 1/2 inch iron rod found for the most easterly southeast corner of said called 8.283 acre tract of land, said 1/2 inch iron rod being the southwest corner of said called 15.388 acre tract of land, said 1/2 inch iron rod being the northwest corner of a called 4.171 acre tract of land described in deed to the State of Texas as recorded in Volume 964, Page 5 of said Deed Records of Smith County, Texas, said 1/2 inch iron rod being the northeast corner of a called 4.214 acre tract of land described in deed to the State of Texas as recorded in Volume 961, Page 464 of said Deed Records of Smith County, Texas, said 1/2 inch iron rod also being in the existing northerly right-of-way line of SH 31 (right-of-way width varies);
- (2) **THENCE**, South 86 degrees 59 minutes 20 seconds West, with the most easterly southerly line of said called 8.283 acre tract of land, with the northerly line of said called 4.214 acre tract of land and with the existing northerly right-of-way line of said SH 31, a distance of 62.70 feet to a calculated point for the most easterly southwest corner of said called 8.283 acre tract of land, said calculated point being the southeast corner of a called 3.032 acre tract of land described in deed to Earl Mayfield, Jr. as recorded in Volume 3882, Page 134 of said Official Public Records of Smith County, Texas, said calculated point being in the northerly line of said called 4.214 acre tract of land, said calculated point also being in the existing northerly right-of-way line of said SH 31;

November 8, 2023
Parcel ID P00067064.001
Page 3 of 8

- (3) **THENCE**, North 02 degrees 35 minutes 13 seconds West, with the most easterly west line of said called 8.283 acre tract of land and with the east line of said called 3.032 acre tract of land, a distance of 74.02 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the intersection of the most easterly west line of said called 8.283 acre tract of land and the east line of said called 3.032 acre tract of land with the proposed northerly right-of-way line of said SH 31, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" having surface coordinates of N=6,832,126.25 and E=3,007,948.87 and being 133.80 feet Left of and at right angles to centerline Station 717+25.88 of said SH 31;
- (4) **THENCE**, North 86 degrees 44 minutes 40 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 64.89 feet to the **POINT OF BEGINNING** and containing 0.1086 acres (4,731 square feet) of land.

November 8, 2023
Parcel ID P00067064.001
Page 4 of 8

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 11/8/23
Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorronдона & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 5 OF 8

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND:

APPROXIMATE SURVEY LINE

EXISTING R.O.W. LINE

LOT LINE

PROPERTY LINE

PROPOSED CENTERLINE

PROPOSED R.O.W.

EXISTING EASEMENT LINE

BROKEN LINE

LAND HOOK (SAME OWNER)

TxDOT TYPE I CONCRETE MONUMENT FOUND

TxDOT TYPE II CONCRETE MONUMENT FOUND

TxDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS
DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION
R.O.W." SET (UNLESS OTHERWISE NOTED)

MONUMENT FOUND (SIZE & TYPE NOTED)

CALCULATED POINT

5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK
STAMPED "TX DEPT OF TRANSPORTATION PROPERTY
CORNER" SET (UNLESS OTHERWISE NOTED)

ACRES

COUNTY ROAD

DEED RECORDS OF SMITH COUNTY, TEXAS

FARM TO MARKET ROAD

LEFT

OFFICIAL PUBLIC RECORDS

OF SMITH COUNTY, TEXAS

PLAT RECORDS OF SMITH COUNTY, TEXAS

POINT OF BEGINNING

POINT OF COMMENCING

RIGHT

RIGHT-OF-WAY

STATE HIGHWAY

STATE HIGHWAY LOOP

SQUARE FEET

SH 31

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

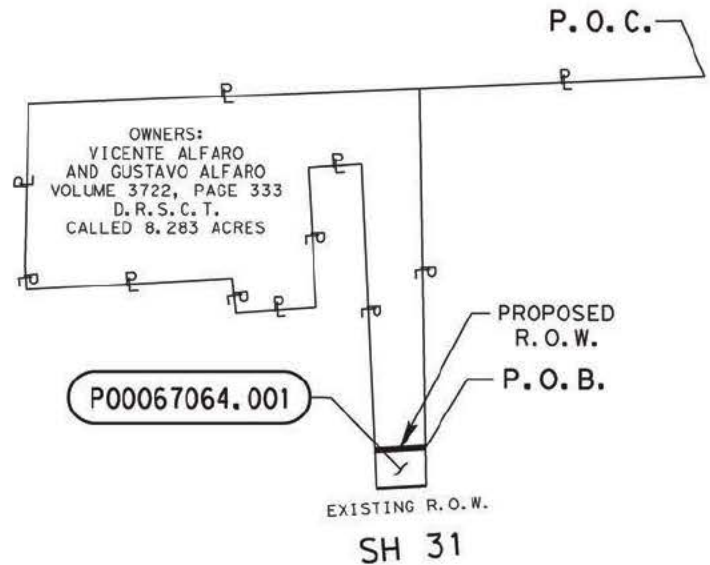
P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

WHOLE PROPERTY SKETCH
(NOT TO SCALE)

I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris T. Abbott 11/8/23

CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900



*DENOTES A CALCULATED AREA

11/08/2023

© 2023

PARCEL PLAT SHOWING
PARCEL P00067064.001FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10PARCEL
NUMBER

P00067064.001

SCALE
1" = 50'FILE
042401059_P00067064.001_PG05R.O.W.-C.S.J. NO.
0424-01-059COUNTY
SMITH

ACQUISITION

ACRES

SQUARE FEET

PARENT AREA

8.283

*360,807

REMAINDER AREA

LT. *8.174

*356,076

EXHIBIT "A"

PAGE 6 OF 8

JAMES A. CHAFFIN SURVEY
ABSTRACT NO. 265
CITY OF TYLER
SMITH COUNTY, TEXAS

OWNERS:
DIONICIO GAMA AND ROSARIO GAMA
VOLUME 6289, PAGE 328
O.P.R.S.C.T.
CALLED 13.454 ACRES
TRACT ONE
FILED: MARCH 7, 2002

OWNERS:
JOSE VALDEZ
AND WIFE, ROSARIO VALDEZ
VOLUME 4123, PAGE 13
O.P.R.S.C.T.
CALLED 10,000 ACRES
TRACT NO. ONE
FILED: DECEMBER 10, 1997

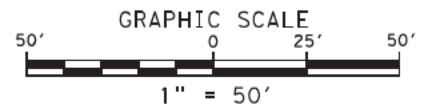
SEE PAGE 7 OF 8

S 87° 40' 06" W 868.32'

P.O.C. PARCEL
P00067064.001
FOUND
CAR AXLE

OWNERS:
TRENTON D. MOUNT
VOLUME 3122, PAGE 682
D.R.S.C.T.
CALLED 15.388 ACRES
FILED: APRIL 21, 1988
AND
HELEN JUISTO MOUNT
(AN UNDIVIDED ONE-HALF (1/2) INTEREST)
VOLUME 5209, PAGE 292
O.P.R.S.C.T.
CALLED 15.388 ACRES
FILED: MARCH 29, 2000

OWNERS:
GLYNN COBB, THE ESTATE
OF THEDRICK COBB, DECEASED;
MARGARET C. LANE; ERVIN COBB;
THERMAN COBB; BEVERLY COBB;
JAMES AMOS, JR.; WAYNE AMOS;
WILLIAM AMOS; ARNETTA ROSS;
BETTY WHITMILL; AND GAIL SANFORD
VOLUME 4139, PAGE 77
O.P.R.S.C.T.
REMAINDER OF
CALLED 2.2141 ACRES
PART VII
FIRST TRACT
FILED: DECEMBER 23, 1997



*DENOTES A CALCULATED AREA 11/08/2023



PARCEL PLAT SHOWING PARCEL P00067064.001

PARCEL PLAT SHOWING PARCEL P00067064.001				PARCEL NUMBER	P00067064.001	
FEDERAL AID PROJECT NO.	SH 31			ACQUISITION	ACRES	SQUARE FEET
N/A				PARENT AREA	0.1086	4,731
SCALE 1" = 50'	FILE 042401059_P00067064.001_PG06	R.O.W. - C.S. J NO. 0424-01-059	STATE DISTRICT NO. 10	REMAINDER AREA	8.283	*360,807
		COUNTY SMITH			LT. *8.174	*356,076

EXHIBIT "A"

PAGE 7 OF 8

JAMES A. CHAFFIN SURVEY
ABSTRACT NO. 265
CITY OF TYLER
SMITH COUNTY, TEXAS

OWNERS:
DIONICIO GAMA AND ROSARIO GAMA
VOLUME 6289, PAGE 328
O.P.R.S.C.T.
CALLED 13.454 ACRES
TRACT ONE
FILED: MARCH 7, 2002

OWNERS:
VICENTE ALFARO
AND GUSTAVO ALFARO
VOLUME 3722, PAGE 333
D.R.S.C.T.
CALLED 8.283 ACRES
FILED: OCTOBER 31, 1995

OWNERS:
TRENTON D. MOUNT
VOLUME 3122, PAGE 682
D.R.S.C.T.
CALLED 15.388 ACRES
FILED: APRIL 21, 1988
AND
HELEN JUISO MOUNT
(AN UNDIVIDED ONE-HALF (1/2) INTEREST)
VOLUME 5209, PAGE 292
O.P.R.S.C.T.
CALLED 15.388 ACRES
FILED: MARCH 29, 2000

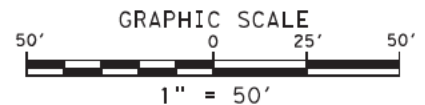
OWNER:
EARL MAYFIELD, JR.
VOLUME 3882, PAGE 134
O.P.R.S.C.T.
CALLED 3.032 ACRES
FILED: NOVEMBER 19, 1996

15' RIGHT OF WAY
EASEMENT TO JACKSON WATER
SUPPLY CORPORATION
VOLUME 3123, PAGE 210
D.R.S.C.T.
FILED: JUNE 25, 1991
(BLANKET IN NATURE)

15' RIGHT OF WAY
EASEMENT TO JACKSON WATER
SUPPLY CORPORATION
VOLUME 3742, PAGE 742
D.R.S.C.T.
FILED: DECEMBER 28, 1995
(BLANKET IN NATURE)

SEE PAGE 8 OF 8

SEE PAGE 6 OF 8



*DENOTES A CALCULATED AREA 11/08/2023



PARCEL PLAT SHOWING
PARCEL P00067064.001

PARCEL
NUMBER

P00067064.001

FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10

ACQUISITION

ACRES

SQUARE FEET

SCALE

1" = 50'

FILE

042401059_P00067064.001_PG07

R.O.W.-C.S. J NO.

0424-01-059

COUNTY

SMITH

PARENT AREA

8.283

*360,807

REMAINDER AREA

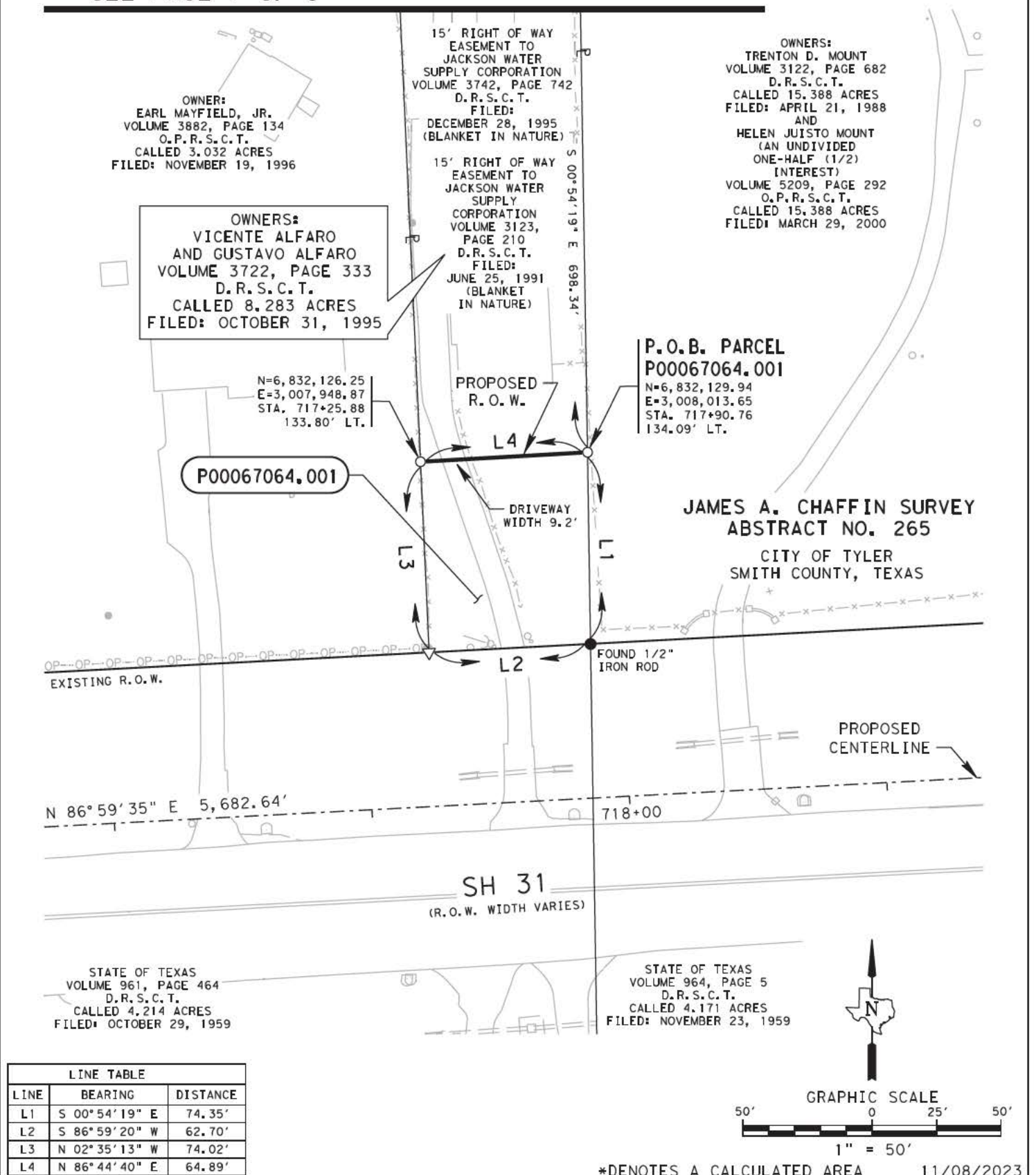
LT. *8.174

*356,076

SEE PAGE 7 OF 8

EXHIBIT "A"

PAGE 8 OF 8

PARCEL PLAT SHOWING
PARCEL P00067064.001PARCEL
NUMBER

P00067064.001

FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10

ACQUISITION

ACRES

SQUARE FEET

SCALE

1" = 50'

FILE
042401059_P00067064.001_PG08R.O.W.-C.S.J NO.
0424-01-059COUNTY
SMITH

PARENT AREA

8.283

*360,807

REMAINDER AREA

LT. *8.174

*356,076

November 8, 2023
Parcel ID P00067066.001
Page 1 of 7

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067066.001

BEING 0.0152 acres (661 square feet) of land situated in the James A. Chaffin Survey, Abstract No. 265, in the City of Tyler, Smith County, Texas, said 0.0152 acres (661 square feet) of land being a portion of a called 12.698 acre tract of land described in General Warranty Deed to Eden Gutierrez Pineda, filed April 10, 2023 and recorded in Instrument No. 202301009708 of the Official Records of Smith County, Texas, said 0.0152 acres (661 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the southeast corner of said called 12.698 acre tract of land, said 1/2 inch iron rod being in the west line of a called 10.76464 acre tract of land described in deed to Juanita Van as recorded in Volume 1420, Page 777 of the Deed Records of Smith County, Texas, from which a 5/8 inch iron rod found for the southwest corner of said called 12.698 acre tract of land bears North 89 degrees 46 minutes 31 seconds West, a distance of 315.90 feet, said 5/8 inch iron rod being the southeast corner of a called 11.195 acre tract of land described in deed to Eden Gutierrez Pineda and Ester Isabel Diaz Mendoza as recorded in Instrument No. 202101022469 of said Official Records of Smith County, Texas;

THENCE, North 02 degrees 10 minutes 46 seconds West, with the east line of said called 12.698 acre tract of land and with the west line of said called 10.76464 acre tract of land, a distance of 1,761.54 feet to a calculated point for the northeast corner of said called 12.698 acre tract of land, said calculated point being the northwest corner of said called 10.76464 acre tract of land, said calculated point being in the southerly line of a called 4.171 acre tract of land described in deed to the State of Texas as recorded in Volume 964, Page 5 of said Deed Records of Smith County, Texas, said calculated point being in the existing southerly right-of-way line of SH 31 (right-of-way width varies);

November 8, 2023
Parcel ID P00067066.001
Page 2 of 7

THENCE, South 86 degrees 59 minutes 20 seconds West, with the northerly line of said called 12.698 acre tract of land, with the southerly line of said called 4.171 acre tract of land and with the existing southerly right-of-way line of said SH 31, a distance of 74.39 feet to a Texas Department of Transportation (TxDOT) Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for the **POINT OF BEGINNING** and having surface coordinates of N=6,831,898.31 and E=3,008,546.55, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." being the intersection of the northerly line of said called 12.698 acre tract of land, the southerly line of said called 4.171 acre tract of land and the existing southerly right-of-way line of said SH 31 with the proposed southerly right-of-way line of SH 31 (right-of-way width varies), said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." also being 125.18 feet Right of and at right angles to centerline Station 723+10.77 of said SH 31;

- (1) **THENCE**, South 41 degrees 42 minutes 44 seconds West, with the proposed northerly right-of-way line of said SH 31, a distance of 15.31 feet to a TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for an angle point, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." having surface coordinates of N=6,831,866.88 and E=3,008,536.36 and being 136.06 feet Right of and at right angles to centerline Station 723+00.00 of said SH 31;
- (2) **THENCE**, South 86 degrees 59 minutes 55 seconds West, with the proposed northerly right-of-way line of said SH 31, a distance of 50.00 feet to a TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for an angle point, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." having surface coordinates of N=6,831,884.26 and E=3,008,486.43 and being 136.05 feet Right of and at right angles to centerline Station 722+50.00 of said SH 31;

November 8, 2023
Parcel ID P00067066.001
Page 3 of 7

- (3) **THENCE**, North 47 degrees 44 minutes 38 seconds West, with the proposed northerly right-of-way line of said SH 31, a distance of 15.30 feet to a TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for the intersection of the proposed northerly right-of-way line of said SH 31 with the northerly line of said called 12.698 acre tract of land, the southerly line of said called 4.171 acre tract of land and the existing southerly right-of-way line of said SH 31, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." having surface coordinates of N=6,831,894.55 and E=3,008,475.10 and being 125.18 feet Right of and at right angles to centerline Station 722+39.23 of said SH 31;
- (4) **THENCE**, North 86 degrees 59 minutes 20 seconds East, with the northerly line of said called 12.698 acre tract of land, with the southerly line of said called 4.171 acre tract of land and with the existing southerly right-of-way line of said SH 31, a distance of 71.54 feet to the **POINT OF BEGINNING** and containing 0.0152 acres (661 square feet) of land.

November 8, 2023
Parcel ID P00067066.001
Page 4 of 7

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 11/8/23
Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorronдона & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 5 OF 7

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

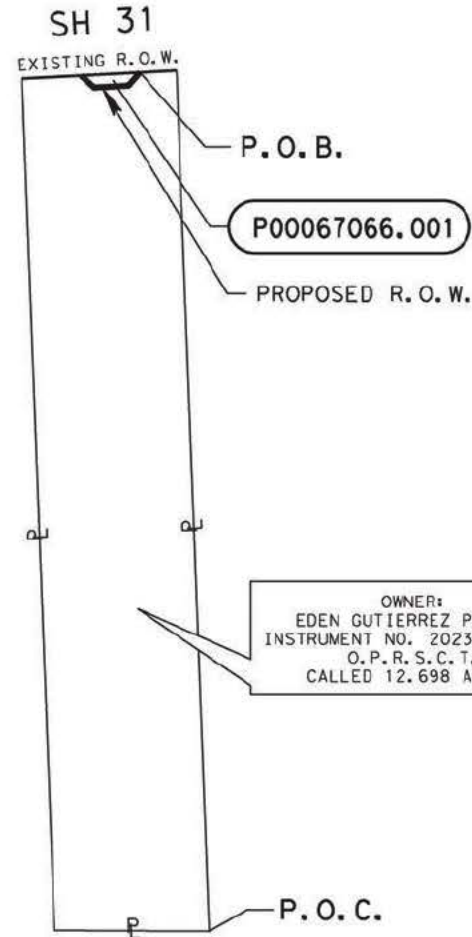
7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND:

APPROXIMATE SURVEY LINE	---
EXISTING R.O.W. LINE	---
LOT LINE	---
PROPERTY LINE	---
PROPOSED CENTERLINE	---
PROPOSED R.O.W.	---
EXISTING EASEMENT LINE	---
BROKEN LINE	---
LAND HOOK (SAME OWNER)	---
TxDOT TYPE I CONCRETE MONUMENT FOUND	■
TxDOT TYPE II CONCRETE MONUMENT FOUND	■
TxDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." SET (UNLESS OTHERWISE NOTED)	■
MONUMENT FOUND (SIZE & TYPE NOTED)	●
CALCULATED POINT	△
5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET (UNLESS OTHERWISE NOTED)	○
ACRES	AC.
COUNTY ROAD	CR
DEED RECORDS OF SMITH COUNTY, TEXAS	D.R.S.C.T.
FARM TO MARKET ROAD	FM
LEFT	LT.
OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS	O.P.R.S.C.T.
PLAT RECORDS OF SMITH COUNTY, TEXAS	P.R.S.C.T.
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.
RIGHT	RT.
RIGHT-OF-WAY	R.O.W.
STATE HIGHWAY	SH
STATE HIGHWAY LOOP	SL
SQUARE FEET	SQ. FT.

I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris T. Abbott 11/8/23
CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900

WHOLE PROPERTY SKETCH
(NOT TO SCALE)

PLANIMETRICS LEGEND

—X—X—	DOWN GUY
—X—X—	FENCE LINE
—X—X—	FIRE HYDRANT
—X—X—	MAIL BOX
—X—X—	MANHOLE (UTILITY)
—X—X—	OVERHEAD ELECTRIC
—X—X—	SIGN
—X—X—	UTILITY POLE

*DENOTES A CALCULATED AREA

11/08/2023

© 2023

PARCEL PLAT SHOWING
PARCEL P00067066.001

FEDERAL AID PROJECT NO.		STATE DISTRICT NO.		ACQUISITION	ACRES	SQUARE FEET
N/A	SH 31	10				
SCALE	FILE	R.O.W.-C.S. J. NO.	COUNTY	PARENT AREA	12.698	*553,125
1" = 50'	042401059_P00067066.001_PG05	0424-01-059	SMITH	REMAINDER AREA	RT. *12.683	*552,464

EXHIBIT "A"

PAGE 6 OF 7

SEE PAGE 7 OF 7

OWNER:
EDEN GUTIERREZ PINEDA
INSTRUMENT NO. 202301009708
O.P.R.S.C.T.
CALLED 12.698 ACRES
FILED: APRIL 10, 2023

OWNER:
JUANITA VAN
VOLUME 1420, PAGE 777
D.R.S.C.T.
CALLED 10.76464 ACRES
FILED: AUGUST 2, 1972

P.O.C. PARCEL
P00067066.001
FOUND 1/2"
IRON ROD

OWNERS:
EDEN GUTIERREZ PINEDA
AND ESTER ISABEL DIAZ MENDOZA
INSTRUMENT NO. 202101022469
O.P.R.S.C.T.
CALLED 11.195 ACRES
FILED: JUNE 8, 2021

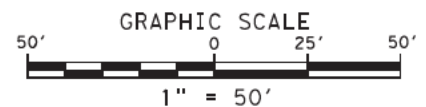
FOUND 5/8"
IRON ROD

N 89°46'31" W 315.90'

N 02°10'46" W 1,761.54'

FOUND 1"
IRON PIPE

JAMES A. CHAFFIN SURVEY
ABSTRACT NO. 265
CITY OF TYLER
SMITH COUNTY, TEXAS



*DENOTES A CALCULATED AREA 11/08/2023

© 2023



PARCEL PLAT SHOWING
PARCEL P00067066.001

PARCEL
NUMBER

P00067066.001

FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10

ACQUISITION

ACRES

SQUARE FEET

SCALE
1" = 50'

FILE
042401059_P00067066.001_PG06

R.O.W. - C.S. J NO.
0424-01-059

COUNTY
SMITH

PARENT AREA

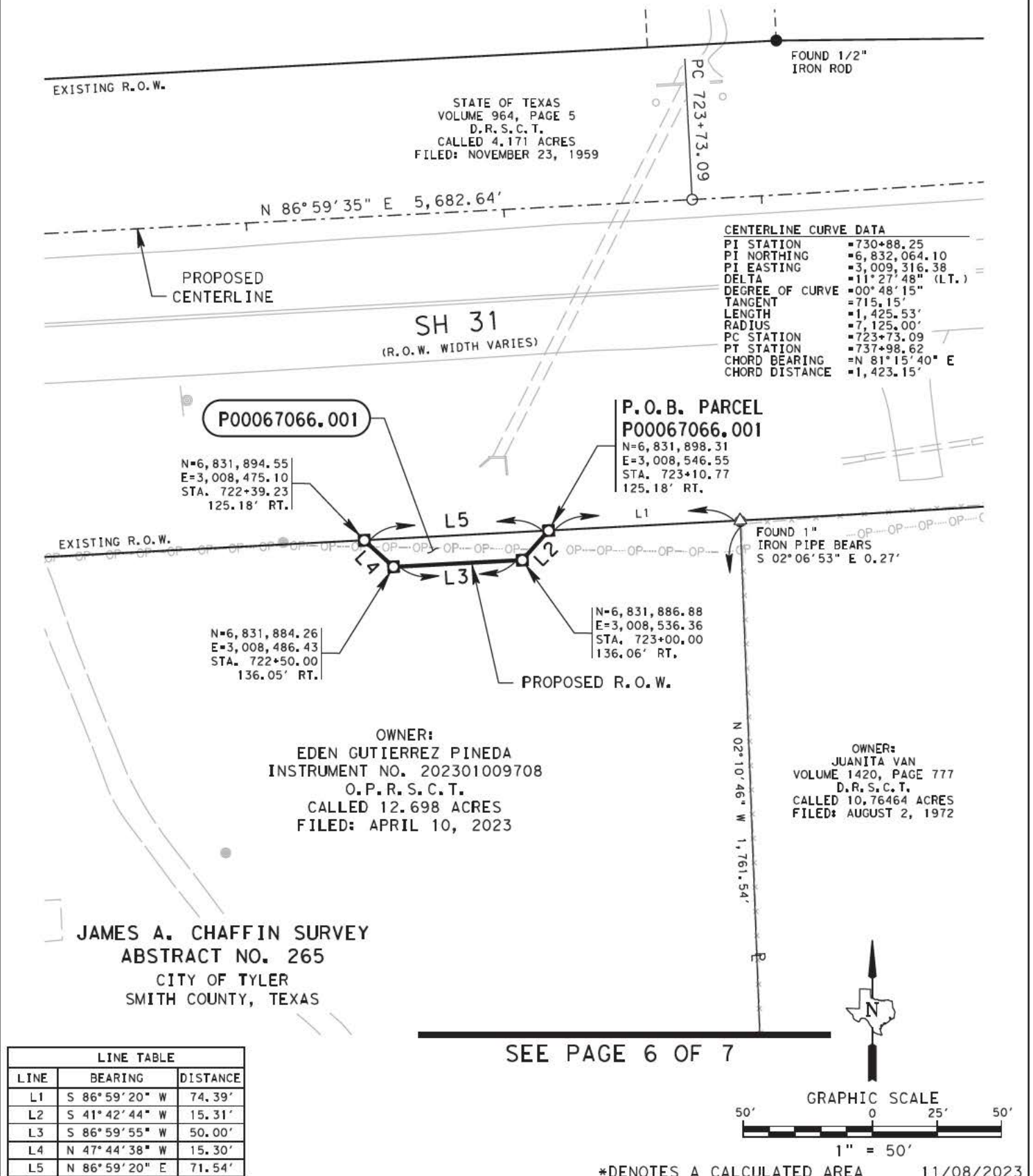
RT. *12.683

*553,125
*552,464

REMAINDER AREA

EXHIBIT "A"

PAGE 7 OF 7



© 2023	PARCEL PLAT SHOWING PARCEL P00067066.001			PARCEL NUMBER	P00067066.001	
	FEDERAL AID PROJECT NO. N/A	SH 31		ACRES	0.0152	SQUARE FEET 661
	SCALE 1" = 50'	FILE 042401059_P00067066.001_PG07	STATE DISTRICT NO. 10	PARENT AREA	12.698	*553,125
	R.O.W. - C.S. J NO. 0424-01-059	COUNTY SMITH	REMAINDER AREA	RT. *12.683	*552,464	

Revised: February 27, 2024
November 8, 2023
Parcel ID P00067067.001
Page 1 of 7

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067067.001

BEING 0.3660 acres (15,945 square feet) of land situated in the James A. Chaffin Survey, Abstract No. 265, in the City of Tyler, Smith County, Texas, said 0.3660 acres (15,945 square feet) of land being a portion of the remainder of a called 1 acre tract of land described in Warranty Deed to Gregory and Kim's Property Management, LLC, filed December 29, 2017 and recorded in Instrument No. 20170100053343 of the Official Public Records of Smith County, Texas, said 0.3660 acres (15,945 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod (bent) found for the northeast corner of a called 2.2141 acre tract of land described as Part II First Tract in deed to Lynn Warren as recorded in Volume 4139, Page 77 of said Official Public Records of Smith County, Texas, said 1/2 inch iron rod (bent) being the southeast corner of a called 2.2141 acre tract of land described as Part VII First Tract in deed to Glynn Cobb, The Estate of Thedrick Cobb, deceased; Margaret C. Lane; Ervin Cobb; Therman Cobb; Beverly Cobb; James Amos, Jr.; Wayne Amos; William Amos; Arnetta Ross; Betty Whitmill; and Gail Sanford as recorded in Volume 4139, Page 77 of said Official Public Records of Smith County, Texas, said 1/2 inch iron rod (bent) also being an angle point in the west line of a called 2.2141 acre tract of land described as Part VI First Tract in deed to Jean Spikes as recorded in Volume 4139, Page 77 of said Official Public Records of Smith County, Texas;

THENCE, South 03 degrees 09 minutes 51 seconds East, with the most northerly east line of said called 2.2141 acre tract of land described as Part II First Tract and with the west line of said called 2.2141 acre tract of land described as Part VI First Tract, a distance of 155.00 feet to a calculated point for the most northerly southeast corner of said called 2.2141 acre tract of land described as Part II First Tract, said calculated point being the northeast corner of a tract of land described in deed to Jestina Carter, Jovana Loftin and Jevana Burkhalter as recorded in Instrument No. 202301011701 of said Official Public Records of Smith County, Texas and being further described as a called 1.485 acre tract of land in Volume 1144, Page 37 of the Deed Records of Smith County, Texas, said calculated point also being in the west line of said called 2.2141 acre tract of land described as Part VI First Tract;

Revised: February 27, 2024
November 8, 2023
Parcel ID P00067067.001
Page 2 of 7

THENCE, South 83 degrees 02 minutes 27 seconds West, with the most easterly southerly line of said called 2.2141 acre tract of land described as Part II First Tract and with the northerly line of said called 1.485 acre tract of land, a distance of 207.18 feet to a car axle found for the northwest corner of said called 1.485 acre tract of land, said car axle being an interior ell corner of said called 2.2141 acre tract of land described as Part II First Tract;

THENCE, South 03 degrees 08 minutes 08 seconds East, with the most southerly east line of said called 2.2141 acre tract of land described as Part II First Tract and with the west line of said called 1.485 acre tract of land, passing at a distance of 113.63 feet, a 5/8 inch iron pipe (pinched) found for the most southerly southeast corner of said called 2.2141 acre tract of land described as Part II First Tract and the northeast corner of said called 1 acre tract of land, in all, a distance of 252.21 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the **POINT OF BEGINNING** and having surface coordinates of N=6,832,186.03 and E=3,009,087.82, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" being the intersection of the east line of said called 1 acre tract of land and the west line of said called 1.485 acre tract of land with the proposed northerly right-of-way line of SH 31 (right-of-way width varies), said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" also being 116.37 feet Left of and at right angles to centerline Station 728+75.00 of said SH 31;

- (1) **THENCE**, South 03 degrees 08 minutes 08 seconds East, with the east line of said called 1 acre tract of land and with the west line of said called 1.485 acre tract of land, a distance of 73.67 feet to a calculated point for the southeast corner of said called 1 acre tract of land, said calculated point being the southwest corner of said called 1.485 acre tract of land, said calculated point being in the northerly line of a called 6.650 acre tract of land described in deed to the State of Texas as recorded in Volume 959, Page 537 of said Deed Records of Smith County, Texas, said calculated point being in the existing northerly right-of-way line of SH 31 (right-of-way width varies), said calculated point also being the beginning of a non-tangent curve to the right having a radius of 7,082.03 feet, a central angle of 01 degrees 38 minutes 49 seconds, and whose chord bears South 84 degrees 03 minutes 19 seconds West, a distance of 203.57 feet, from which a 1/2 inch iron pipe found for reference bears North 03 degrees 08 minutes 08 seconds West, a distance of 3.28 feet;

Revised: February 27, 2024
November 8, 2023
Parcel ID P00067067.001
Page 3 of 7

- (2) **THENCE**, with the southerly line of said called 1 acre tract of land, with the northerly line of said called 6.650 acre tract of land, with the existing northerly right-of-way line of said SH 31 and with said non-tangent curve to the right, passing at an arc length of 90.07 feet, a calculated point for the northwest corner of said called 6.650 acre tract of land and the northeast corner of a called 4.171 acre tract of land described in deed to the State of Texas as recorded in Volume 964, Page 5 of said Deed Records of Smith County, Texas, in all, an arc length of 203.58 feet to a calculated point for the southeast corner of a called 15.388 acre tract of land described in deed to Trenton D. Mount as recorded in Volume 3122, Page 682 of said Deed Records of Smith County, Texas and also described in deed to Helen Juisto Mount (an undivided one-half (1/2) interest) as recorded in Volume 5209, Page 292 of said Official Public Records of Smith County, Texas, said calculated point being in the northerly line of said called 4.171 acre tract of land, said calculated point also being in the existing northerly right-of-way line of said SH 31, from which a 1/2 inch iron rod found for reference bears South 01 degrees 25 minutes 16 seconds East, a distance of 0.20 feet;
- (3) **THENCE**, North 01 degrees 25 minutes 16 seconds West, with the east line of said called 15.388 acre tract of land, a distance of 83.26 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the intersection of the east line of said called 15.388 acre tract of land with the proposed northerly right-of-way line of said SH 31, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" having surface coordinates of N=6,832,174.62 and E=3,008,887.31 and being 126.76 feet Left of and at right angles to centerline Station 726+70.95 of said SH 31;
- (4) **THENCE**, North 86 degrees 44 minutes 40 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 200.83 feet to the **POINT OF BEGINNING** and containing 0.3660 acres (15,945 square feet) of land.

Revised: February 27, 2024
November 8, 2023
Parcel ID P00067067.001
Page 4 of 7

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 2/27/24

Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorron dona & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 5 OF 7

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND:

APPROXIMATE SURVEY LINE

EXISTING R.O.W. LINE

LOT LINE

PROPERTY LINE

PROPOSED CENTERLINE

PROPOSED R.O.W.

EXISTING EASEMENT LINE

BROKEN LINE

LAND HOOK (SAME OWNER)

TxDOT TYPE I CONCRETE MONUMENT FOUND

TxDOT TYPE II CONCRETE MONUMENT FOUND

TxDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS

DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION

R.O.W." SET (UNLESS OTHERWISE NOTED)

MONUMENT FOUND (SIZE & TYPE NOTED)

CALCULATED POINT

5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK

STAMPED "TX DEPT OF TRANSPORTATION PROPERTY

CORNER" SET (UNLESS OTHERWISE NOTED)

ACRES

COUNTY ROAD

DEED RECORDS OF SMITH COUNTY, TEXAS

FARM TO MARKET ROAD

LEFT

OFFICIAL PUBLIC RECORDS

OF SMITH COUNTY, TEXAS

PLAT RECORDS OF SMITH COUNTY, TEXAS

POINT OF BEGINNING

POINT OF COMMENCING

RIGHT

RIGHT-OF-WAY

STATE HIGHWAY

STATE HIGHWAY LOOP

SQUARE FEET

SH 31

P.O.C.

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

WHOLE PROPERTY SKETCH
(NOT TO SCALE)

OWNER:
GREGORY AND KIM'S
PROPERTY MANAGEMENT, LLC
INSTRUMENT NO. 20170100053343
O. P. R. S. C. T.
REMINDER OF
CALLED 1 ACRE

PROPOSED
R. O. W.

P. O. B.

P00067067.001

EXISTING R.O.W.

SH 31

PLANIMETRICS LEGEND



DOWN GUY



FENCE LINE



FIRE HYDRANT



MAIL BOX



MANHOLE (UTILITY)



OVERHEAD ELECTRIC



SIGN

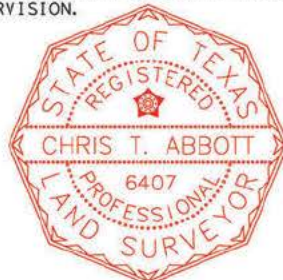


UTILITY POLE

I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris T. Abbott 2/27/24

CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900



REVISED: 02/27/2024
*DENOTES A CALCULATED AREA 11/08/2023

© 2024

PARCEL PLAT SHOWING
PARCEL P00067067.001PARCEL
NUMBER

P00067067.001

FEDERAL AID PROJECT NO.

N/A

SH 31

STATE DISTRICT NO.

10

SCALE

1" = 50'

FILE

042401059_P00067067.001_PG05

R.O.W.-C.S. J NO.

0424-01-059

COUNTY

SMITH

ACQUISITION

ACRES

SQUARE FEET

PARENT AREA

*0.9683

*42,179

REMAINDER AREA

LT. *0.6023

*26,234

JAMES A. CHAFFIN SURVEY
ABSTRACT NO. 265CITY OF TYLER
SMITH COUNTY, TEXAS

EXHIBIT "A"

PAGE 6 OF 7

OWNERS:
GLYNN COBB, THE ESTATE
OF THEDRICK COBB, DECEASED;
MARGARET C. LANE; ERVIN COBB;
THERMAN COBB; BEVERLY COBB;
JAMES AMOS, JR.; WAYNE AMOS;
WILLIAM AMOS; ARNETTA ROSS;
BETTY WHITMILL; AND GAIL SANFORD
VOLUME 4139, PAGE 77
O.P.R.S.C.T.
REMAINDER OF
CALLED 2.2141 ACRES
PART VII
FIRST TRACT
FILED: DECEMBER 23, 1997

OWNER:
JEAN SPIKES
VOLUME 4139, PAGE 77
O.P.R.S.C.T.
CALLED 2.2141 ACRES
PART VI
FIRST TRACT
FILED:
DECEMBER 23, 1997

P.O.C. PARCEL
P00067067.001
FOUND 1/2"
IRON ROD (BENT)

INGRESS-EGRESS EASEMENT
TO LENORA WARREN,
JOSEPHINE WARREN NANCE,
JIMMIE LYNN WARREN,
JAMES AMOS, JR.,
WILLIAM AMOS,

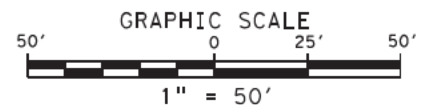
OWNER:
LYNN WARREN
VOLUME 4139, PAGE 77
O.P.R.S.C.T.
REMAINDER OF
CALLED 2.2141 ACRES
PART II
FIRST TRACT
FILED: DECEMBER 23, 1997

GAIL LA NELL SANFORD,
THE HEIRS OF ARNETTA REESE, DECEASED,
BETTY D. WHITMILL, GLENN COBB,
ERWIN COBB, THURMAN COBB,
BRUCE COBB, BEVERLY JOYCE COBB,
MARGARET LANE, THE HEIRS OF
THEDRICK COBB, DECEASED
INSTRUMENT NO. 20100100041164
O.P.R.S.C.T.
CALLED 0.458 ACRES
FILED: AUGUST 27, 2010

FOUND
CAR AXLE

OWNERS:
JESTINA CARTER,
JOVANA LOFTIN
AND JEVENA BURKHALTER
INSTRUMENT NO. 202301011701
O.P.R.S.C.T.
FILED: APRIL 25, 2023
FURTHER DESCRIBED IN
VOLUME 1144, PAGE 37
D.R.S.C.T.
CALLED 1.485 ACRES
FILED: FEBRUARY 5, 1965

SEE PAGE 7 OF 7



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 03°08'08" E	252.21'

REVISED: 02/27/2024
*DENOTES A CALCULATED AREA 11/08/2023

© 2024

PARCEL PLAT SHOWING
PARCEL P00067067.001

FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10

SCALE
1" = 50'

FILE
042401059_P00067067.001_PG06

R.O.W.-C.S. J NO.
0424-01-059

COUNTY
SMITH

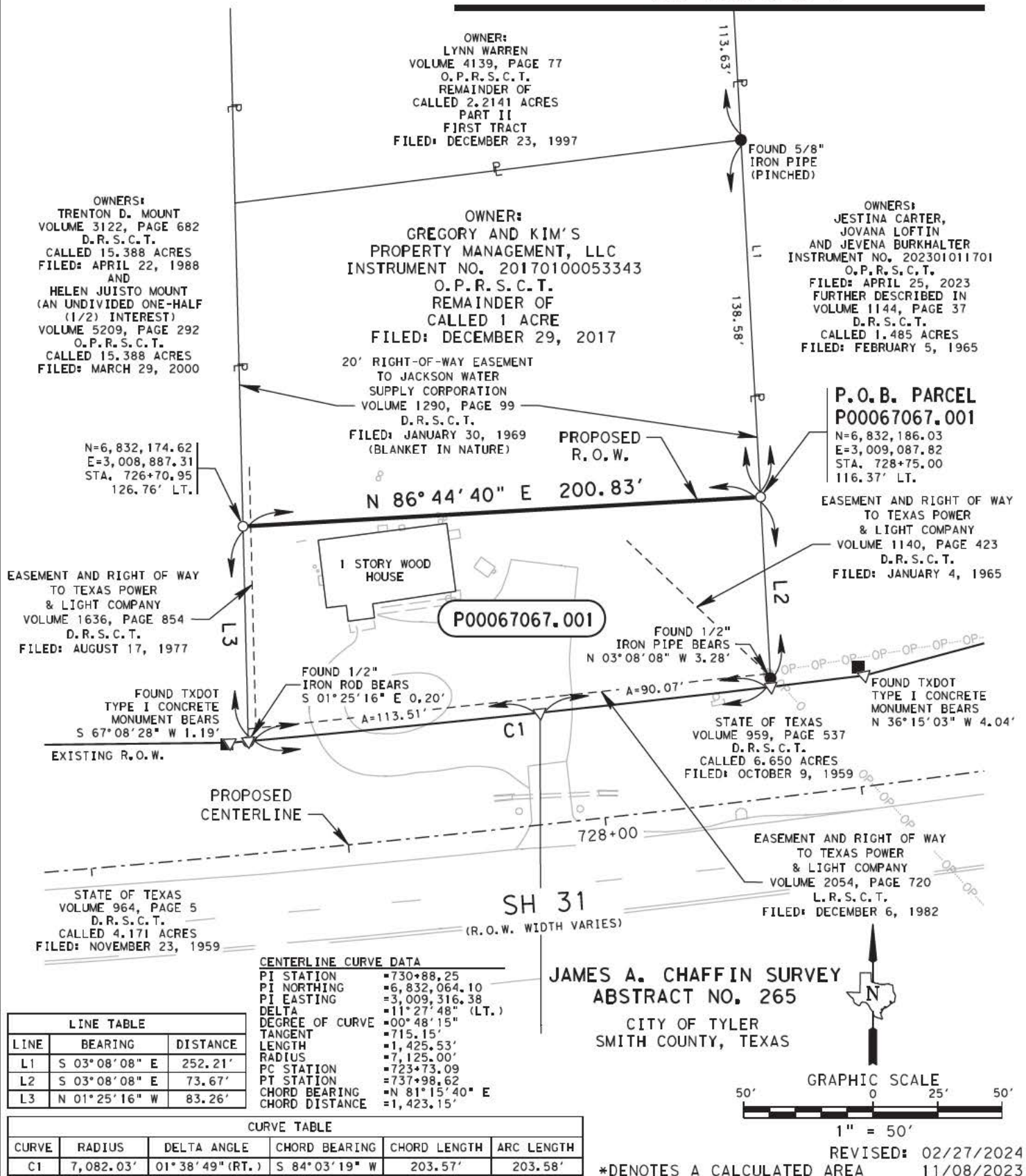
PARCEL
NUMBER

P00067067.001

	ACRES	SQUARE FEET
ACQUISITION	0.3660	15,945
PARENT AREA	*0.9683	*42,179
REMAINDER AREA	LT. *0.6023	*26,234

EXHIBIT "A" SEE PAGE 6 OF 7

PAGE 7 OF 7



© 2024

PARCEL PLAT SHOWING
PARCEL P00067067.001FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10SCALE
1" = 50'FILE
042401059_P00067067.001_PG07R.O.W.-C.S. J NO.
0424-01-059COUNTY
SMITHPARCEL
NUMBER

P00067067.001

ACQUISITION

ACRES

SQUARE FEET

PARENT AREA

*0.9683

*42,179

REMAINDER AREA

LT. *0.6023

*26,234

November 8, 2023
Parcel ID P00067068.001
Page 1 of 8

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067068.001

BEING 0.3473 acres (15,127 square feet) of land situated in the James A. Chaffin Survey, Abstract No. 265, in the City of Tyler, Smith County, Texas, said 0.3473 acres (15,127 square feet) of land being a portion of a tract of land described in Affidavit of Heirship to Jestina Carter, Jovana Loftin and Jevana Burkhalter, filed April 25, 2023 and recorded in Instrument No. 202301011701 of the Official Public Records of Smith County, Texas and being further described as a called 1.485 acre tract of land in Volume 1144, Page 37 of the Deed Records of Smith County, Texas, said 0.3473 acres (15,127 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod (bent) found for the northeast corner of a called 2.2141 acre tract of land described as Part II First Tract in deed to Lynn Warren as recorded in Volume 4139, Page 77 of said Official Public Records of Smith County, Texas, said 1/2 inch iron rod (bent) being the southeast corner of a called 2.2141 acre tract of land described as Part VII First Tract in deed to Glynn Cobb, The Estate of Thedrick Cobb, deceased; Margaret C. Lane; Ervin Cobb; Therman Cobb; Beverly Cobb; James Amos, Jr.; Wayne Amos; William Amos; Arnetta Ross; Betty Whitmill; and Gail Sanford as recorded in Volume 4139, Page 77 of said Official Public Records of Smith County, Texas, said 1/2 inch iron rod (bent) also being an angle point in the west line of a called 2.2141 acre tract of land described as Part VI First Tract in deed to Jean Spikes as recorded in Volume 4139, Page 77 of said Official Public Records of Smith County, Texas;

THENCE, South 03 degrees 09 minutes 51 seconds East, with the most northerly east line of said called 2.2141 acre tract of land described as Part II First Tract and with the west line of said called 2.2141 acre tract of land described as Part VI First Tract, a distance of 155.00 feet to a calculated point for the most northerly southeast corner of said called 2.2141 acre tract of land described as Part II First Tract, said calculated point being the northeast corner of said called 1.485 acre tract of land, said calculated point also being in the west line of said called 2.2141 acre tract of land described as Part VI First Tract;

November 8, 2023
Parcel ID P00067068.001
Page 2 of 8

THENCE, South 83 degrees 02 minutes 27 seconds West, with the northerly line of said called 1.485 acre tract of land and with the most easterly southerly line of said called 2.2141 acre tract of land described as Part II First Tract, a distance of 207.18 feet to a car axle found for the northwest corner of said called 1.485 acre tract of land, said car axle being an interior ell corner of said called 2.2141 acre tract of land described as Part II First Tract;

THENCE, South 03 degrees 08 minutes 08 seconds East, with the west line of said called 1.485 acre tract of land and with the most southerly east line of said called 2.2141 acre tract of land described as Part II First Tract, passing at a distance of 113.63 feet, a 5/8 inch iron pipe (pinched) found for the most southerly southeast corner of said called 2.2141 acre tract of land described as Part II First Tract and the northeast corner of a called 1 acre tract of land described in deed to Gregory and Kim's Property Management, LLC as recorded in Instrument No. 20170100053343 of said Official Public Records of Smith County, Texas, in all, a distance of 252.21 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the **POINT OF BEGINNING** and having surface coordinates of N=6,832,186.03 and E=3,009,087.82, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" being the intersection of the west line of said called 1.485 acre tract of land and the east line of said called 1 acre tract of land with the proposed northerly right-of-way line of SH 31 (right-of-way width varies), said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" also being 116.37 feet Left of and at right angles to centerline Station 728+75.00 of said SH 31;

- (1) **THENCE**, North 86 degrees 44 minutes 40 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 20.26 feet to a Texas Department of Transportation (TxDOT) Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for an angle point, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." having surface coordinates of N=6,832,187.18 and E=3,009,108.04 and being 115.00 feet Left of and at right angles to centerline Station 728+95.54 of said SH 31;

November 8, 2023
Parcel ID P00067068.001
Page 3 of 8

- (2) **THENCE**, North 75 degrees 51 minutes 01 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 190.08 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the intersection of the proposed northerly right-of-way line of said SH 31 with the east line of said called 1.485 acre tract of land and the west line of said called 2.2141 acre tract of land described as Part VI First Tract, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" having surface coordinates of N=6,832,233.64 and E=3,009,292.35 and being 135.42 feet Left of and at right angles to centerline Station 730+87.90 of said SH 31;
- (3) **THENCE**, South 03 degrees 09 minutes 51 seconds East, with the east line of said called 1.485 acre tract of land and with the west line of said called 2.2141 acre tract of land described as Part VI First Tract, a distance of 71.78 feet to a calculated point for the southeast corner of said called 1.485 acre tract of land, said calculated point being the southwest corner of said called 2.2141 acre tract of land described as Part VI First Tract, said calculated point being in the northerly line of a called 6.650 acre tract of land described in deed to the State of Texas as recorded in Volume 959, Page 537 of said Deed Records of Smith County, Texas, said calculated point also being in the existing northerly right-of-way line of SH 31 (right-of-way width varies), from which an "X" cut in concrete found for reference bears North 03 degrees 06 minutes 10 seconds West, a distance of 1.03 feet;
- (4) **THENCE**, South 74 degrees 59 minutes 33 seconds West, with the southerly line of said called 1.485 acre tract of land, with the northerly line of said called 6.650 acre tract of land and with the existing northerly right-of-way line of said SH 31, a distance of 174.22 feet to a calculated point for the beginning of a non-tangent curve to the right having a radius of 7,082.03 feet, a central angle of 00 degrees 17 minutes 42 seconds, and whose chord bears South 83 degrees 05 minutes 04 seconds West, a distance of 36.45 feet;
- (5) **THENCE**, with the southerly line of said called 1.485 acre tract of land, with the northerly line of said called 6.650 acre tract of land, with the existing northerly right-of-way line of said SH 31 and with said non-tangent curve to the right, an arc length of 36.45 feet to a calculated point for the southwest corner of said called 1.485 acre tract of land, said calculated point being the southeast corner of said called 1 acre tract of land, said calculated point being in the northerly line of said called 6.650 acre tract of land, said calculated point also being in the existing northerly right-of-way line of said SH 31, from which a 1/2 inch iron pipe found for reference bears North 03 degrees 08 minutes 08 seconds West, a distance of 3.28 feet;

November 8, 2023
Parcel ID P00067068.001
Page 4 of 8

- (6) **THENCE**, North 03 degrees 08 minutes 08 seconds West, with the west line of said called 1.485 acre tract of land and with the east line of said called 1 acre tract of land, a distance of 73.67 feet to the **POINT OF BEGINNING** and containing 0.3473 acres (15,127 square feet) of land.

November 8, 2023
Parcel ID P00067068.001
Page 5 of 8

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.


Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorronдона & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 6 OF 8

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND:

APPROXIMATE SURVEY LINE

EXISTING R.O.W. LINE

LOT LINE

PROPERTY LINE

PROPOSED CENTERLINE

PROPOSED R.O.W.

EXISTING EASEMENT LINE

BROKEN LINE

LAND HOOK (SAME OWNER)

TxDOT TYPE I CONCRETE MONUMENT FOUND

TxDOT TYPE II CONCRETE MONUMENT FOUND

TxDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS

DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION

R.O.W." SET (UNLESS OTHERWISE NOTED)

MONUMENT FOUND (SIZE & TYPE NOTED)

CALCULATED POINT

5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK

STAMPED "TX DEPT OF TRANSPORTATION PROPERTY

CORNER" SET (UNLESS OTHERWISE NOTED)

ACRES

COUNTY ROAD

DEED RECORDS OF SMITH COUNTY, TEXAS

FARM TO MARKET ROAD

LEFT

OFFICIAL PUBLIC RECORDS

OF SMITH COUNTY, TEXAS

PLAT RECORDS OF SMITH COUNTY, TEXAS

POINT OF BEGINNING

POINT OF COMMENCING

RIGHT

RIGHT-OF-WAY

STATE HIGHWAY

STATE HIGHWAY LOOP

SQUARE FEET

SH 31

P.O.C.

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

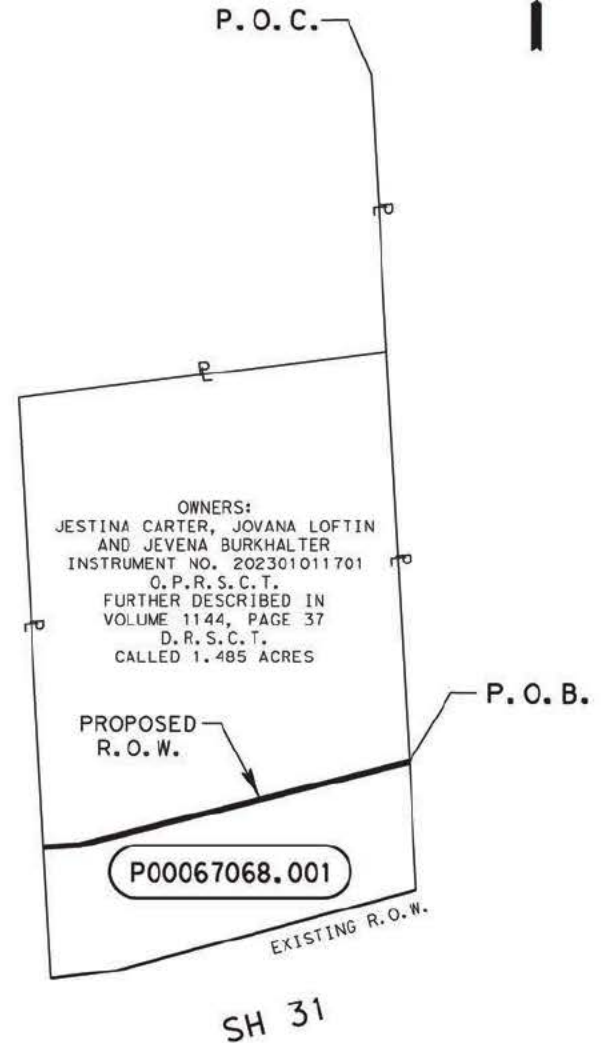
P

P

P

P

P

WHOLE PROPERTY SKETCH
(NOT TO SCALE)

OWNERS:
JESTINA CARTER, JOVANA LOFTIN
AND JEVENA BURKHALTER
INSTRUMENT NO. 202301011701
O.P.R.S.C.T.
FURTHER DESCRIBED IN
VOLUME 1144, PAGE 37
D.R.S.C.T.
CALLED 1.485 ACRES

PROPOSED
R.O.W.

P00067068.001

EXISTING R.O.W.

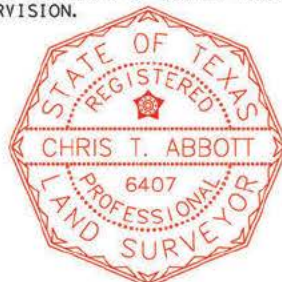
SH 31

PLANIMETRICS LEGEND

- DOWN GUY
- FENCE LINE
- FIRE HYDRANT
- MAIL BOX
- MANHOLE (UTILITY)
- OVERHEAD ELECTRIC
- SIGN
- UTILITY POLE

I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris T. Abbott 11/8/23
CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900



*DENOTES A CALCULATED AREA

11/08/2023

© 2023

PARCEL PLAT SHOWING
PARCEL P00067068.001

FEDERAL AID PROJECT NO.

N/A

SH 31

STATE DISTRICT NO.

10

PARCEL
NUMBER

P00067068.001

SCALE

1" = 50'

FILE

042401059_P00067068.001_PG06

R.O.W.-C.S. J. NO.

0424-01-059

COUNTY

SMITH

ACQUISITION

0.3473

15,127

PARENT AREA

1.485

*64,687

REMAINDER AREA

LT. *1.138

*49,560

EXHIBIT "A"

PAGE 7 OF 8

JAMES A. CHAFFIN SURVEY
ABSTRACT NO. 265
CITY OF TYLER
SMITH COUNTY, TEXAS

OWNERS:
GLYNN COBB, THE ESTATE
OF THEDRICK COBB, DECEASED;
MARGARET C. LANE; ERVIN COBB;
THERMAN COBB; BEVERLY COBB;
JAMES AMOS, JR.; WAYNE AMOS;
WILLIAM AMOS; ARNETTA ROSS;
BETTY WHITMILL; AND GAIL SANFORD
VOLUME 4139, PAGE 77
O.P.R.S.C.T.
REMAINDER OF
CALLED 2.2141 ACRES
PART VII
FIRST TRACT
FILED: DECEMBER 23, 1997

OWNER:
JEAN SPIKES
VOLUME 4139, PAGE 77
O.P.R.S.C.T.
CALLED 2.2141 ACRES
PART VI
FIRST TRACT
FILED: DECEMBER 23, 1997

P.O.C. PARCEL
P00067068.001
FOUND 1/2"
IRON ROD (BENT)

INGRESS-EGRESS EASEMENT
TO LENORA WARREN, JOSEPHINE WARREN NANCE,
JIMMIE LYNN WARREN, JAMES AMOS, JR.,
WILLIAM AMOS, GAIL LA NELL SANFORD,
THE HEIRS OF ARNETTA REESE, DECEASED,
BETTY D. WHITMILL, GLENN COBB,
ERWIN COBB, THURMAN COBB,
BRUCE COBB, BEVERLY JOYCE COBB,
MARGARET LANE, THE HEIRS OF
THEDRICK COBB, DECEASED
INSTRUMENT NO. 20100100041164
O.P.R.S.C.T.
CALLED 0.458 ACRES
FILED: AUGUST 27, 2010

OWNER:
LYNN WARREN
VOLUME 4139, PAGE 77
O.P.R.S.C.T.
REMAINDER OF
CALLED 2.2141 ACRES
PART II
FIRST TRACT
FILED: DECEMBER 23, 1997

OWNER:
SANDRA M. SPIKES
INSTRUMENT
NO. 20180100041167
O.P.R.S.C.T.
FILED: OCTOBER 5, 2018
FURTHER DESCRIBED IN
VOLUME 2360, PAGE 534
D.R.S.C.T.
CALLED 1.122 ACRES
FILED: JANUARY 22, 1985

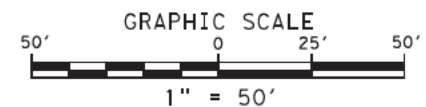
OWNERS:
JESTINA CARTER, JOVANA LOFTIN
AND JEVENA BURKHALTER
INSTRUMENT NO. 202301011701
O.P.R.S.C.T.
FILED: APRIL 25, 2023
FURTHER DESCRIBED IN
VOLUME 1144, PAGE 37
D.R.S.C.T.
CALLED 1.485 ACRES
FILED: FEBRUARY 5, 1965

FOUND
CAR AXLE
113.63'

S 83°02'27" W 207.18'

S 03°09'51" E 155.00'

SEE PAGE 8 OF 8



*DENOTES A CALCULATED AREA 11/08/2023

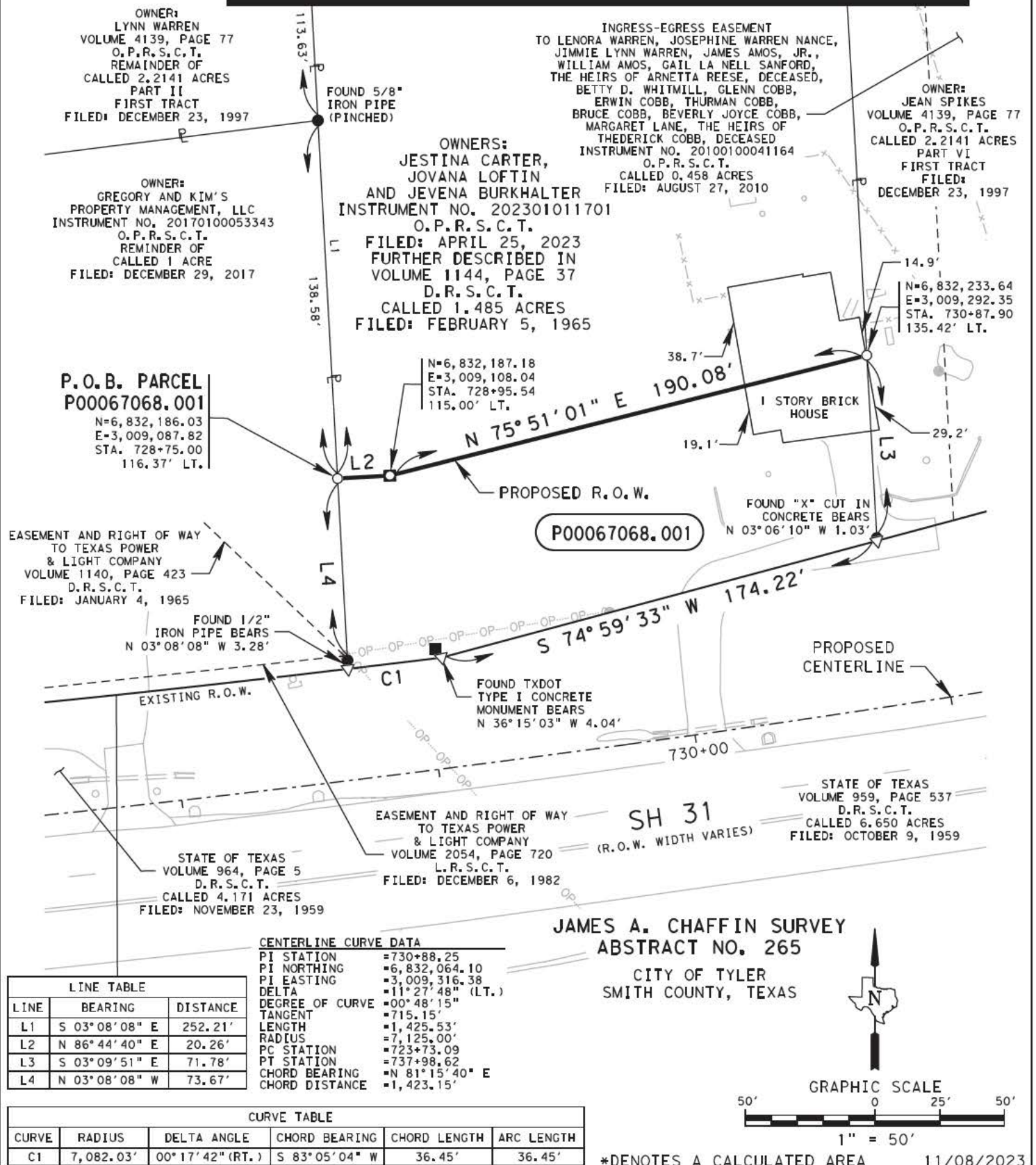
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 03°08'08" E	252.21'

	PARCEL PLAT SHOWING PARCEL P00067068.001				PARCEL NUMBER	P00067068.001	
	FEDERAL AID PROJECT NO. N/A	SH 31		STATE DISTRICT NO. 10	ACQUISITION	0.3473	15,127
	SCALE 1" = 50'	FILE 042401059_P00067068.001_PG07	R.O.W. - C.S. J NO. 0424-01-059	COUNTY SMITH	PARENT AREA	1.485	*64,687
					REMAINDER AREA	LT. *1.138	*49,560

EXHIBIT "A"

SEE PAGE 7 OF 8

PAGE 8 OF 8



© 2023

PARCEL PLAT SHOWING
PARCEL P00067068.001FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10SCALE
1" = 50'FILE
042401059_P00067068.001_PG08R.O.W.-C.S. J. NO.
0424-01-059COUNTY
SMITHPARCEL
NUMBER

P00067068.001

ACQUISITION

ACRES

SQUARE FEET

PARENT AREA

1.485

*64,687

REMAINDER AREA

LT. *1.138

*49,560

County: Smith
Highway: SH 31
Project Limits: from SL 323, in Tyler, E to CR 236, MPO BNDRY, 1.6 MI E of
FM 757
RCSJ No: 0424-01-059
Parcel ID: P00067068

CATEGORY I BISECTION CLAUSE

AND IN ADDITION THERETO:

Title to all of that **1,926 square-foot brick veneer single family residence, 441 square-foot open veneer canopy, 89 linear feet chain link fence, and one (1) chain link gate** located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed north right of way line, with the result that the portion of the said improvement lying adjacent to the said right of way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvements.

November 8, 2023
Parcel ID P00067069.001
Page 1 of 7

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067069.001

BEING 0.0855 acres (3,723 square feet) of land situated in the James A. Chaffin Survey, Abstract No. 265, in the City of Tyler, Smith County, Texas, said 0.0855 acres (3,723 square feet) of land being a portion of a called 2.2141 acre tract of land described as Part VI First Tract in Partition Deed to Jean Spikes, filed December 23, 1997 and recorded in Volume 4139, Page 77 of the Official Public Records of Smith County, Texas, said 0.0855 acres (3,723 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod (bent) found for an angle point in the west line of said called 2.2141 acre tract of land described as Part VI First Tract, said 1/2 inch iron rod (bent) being the northeast corner of a called 2.2141 acre tract of land described as Part II First Tract in deed to Lynn Warren as recorded in Volume 4139, Page 77 of said Official Public Records of Smith County, Texas, said 1/2 inch iron rod (bent) also being the southeast corner of a called 2.2141 acre tract of land described as Part VII First Tract in deed to Glynn Cobb, The Estate of Thedrick Cobb, deceased; Margaret C. Lane; Ervin Cobb; Therman Cobb; Beverly Cobb; James Amos, Jr.; Wayne Amos; William Amos; Arnetta Ross; Betty Whitmill; and Gail Sanford as recorded in Volume 4139, Page 77 of said Official Public Records of Smith County, Texas;

November 8, 2023
Parcel ID P00067069.001
Page 2 of 7

THENCE, South 03 degrees 09 minutes 51 seconds East, with the most northerly west line of said called 2.2141 acre tract of land described as Part VI First Tract and with the east line of said called 2.2141 acre tract of land described as Part II First Tract, passing at a distance of 155.00 feet, a calculated point for the most northerly southeast corner of said called 2.2141 acre tract of land described as Part II First Tract and the northeast corner of a tract of land described in deed to Jestina Carter, Jovana Loftin and Jevana Burkhalter as recorded in Instrument No. 202301011701 of said Official Public Records of Smith County, Texas and being further described as a called 1.485 acre tract of land in Volume 1144, Page 37 of the Deed Records of Smith County, Texas, in all, a distance of 384.67 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the **POINT OF BEGINNING** and having surface coordinates of N=6,832,233.64 and E=3,009,292.35, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" being the intersection of the west line of said called 2.2141 acre tract of land described as Part VI First Tract and the east line of said called 1.485 acre tract of land with the proposed northerly right-of-way line of SH 31 (right-of-way width varies), said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" also being 135.42 feet Left of and at right angles to centerline Station 730+87.90 of said SH 31;

- (1) **THENCE**, North 75 degrees 51 minutes 01 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 53.59 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the intersection of the proposed northerly right-of-way line of said SH 31 with the most southerly east line of said called 2.2141 acre tract of land described as Part VI First Tract and the west line of a tract of land described in deed to Sandra M. Spikes as recorded in Instrument No. 20180100041167 of said Official Public Records of Smith County, Texas and being further described as a called 1.122 acre tract of land in Volume 2360, Page 534 of said Deed Records of Smith County, Texas, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" having surface coordinates of N=6,832,246.74 and E=3,009,344.31 and being 140.26 feet Left of and at right angles to centerline Station 731+42.32 of said SH 31, from which a 1 inch iron pipe found for an interior ell corner of said called 2.2141 acre tract of land described as Part VI First Tract bears North 02 degrees 26 minutes 43 seconds West, a distance of 252.94 feet, said 1 inch iron pipe being the northwest corner of said called 1.122 acre tract of land;

November 8, 2023
Parcel ID P00067069.001
Page 3 of 7

- (2) **THENCE**, South 02 degrees 26 minutes 43 seconds East, with the most southerly east line of said called 2.2141 acre tract of land described as Part VI First Tract and with the west line of said called 1.122 acre tract of land, a distance of 71.15 feet to a calculated point for the most southerly southeast corner of said called 2.2141 acre tract of land described as Part VI First Tract, said calculated point being the southwest corner of said called 1.122 acre tract of land, said calculated point being in the northerly line of a called 6.650 acre tract of land described in deed to the State of Texas as recorded in Volume 959, Page 537 of said Deed Records of Smith County, Texas, said calculated point also being in the existing northerly right-of-way line of SH 31 (right-of-way width varies), from which a 3/8 inch iron rod found for reference bears North 02 degrees 26 minutes 43 seconds West, a distance of 0.44 feet;
- (3) **THENCE**, South 74 degrees 59 minutes 33 seconds West, with the most southerly line of said called 2.2141 acre tract of land described as Part VI First Tract, with the northerly line of said called 6.650 acre tract of land and with the existing northerly right-of-way line of said SH 31, a distance of 52.84 feet to a calculated point for the southwest corner of said called 2.2141 acre tract of land described as Part VI First Tract, said calculated point being the southeast corner of said called 1.485 acre tract of land, said calculated point being in the northerly line of said called 6.650 acre tract of land, said calculated point also being in the existing northerly right-of-way line of said SH 31, from which an "X" cut in concrete found for reference bears North 03 degrees 06 minutes 10 seconds West, a distance of 1.03 feet;
- (4) **THENCE**, North 03 degrees 09 minutes 51 seconds West, with the west line of said called 2.2141 acre tract of land described as Part VI First Tract and with the east line of said called 1.485 acre tract of land, a distance of 71.78 feet to the **POINT OF BEGINNING** and containing 0.0855 acres (3,723 square feet) of land.

November 8, 2023
Parcel ID P00067069.001
Page 4 of 7

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 11/8/23 _____

Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorronдона & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 5 OF 7

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

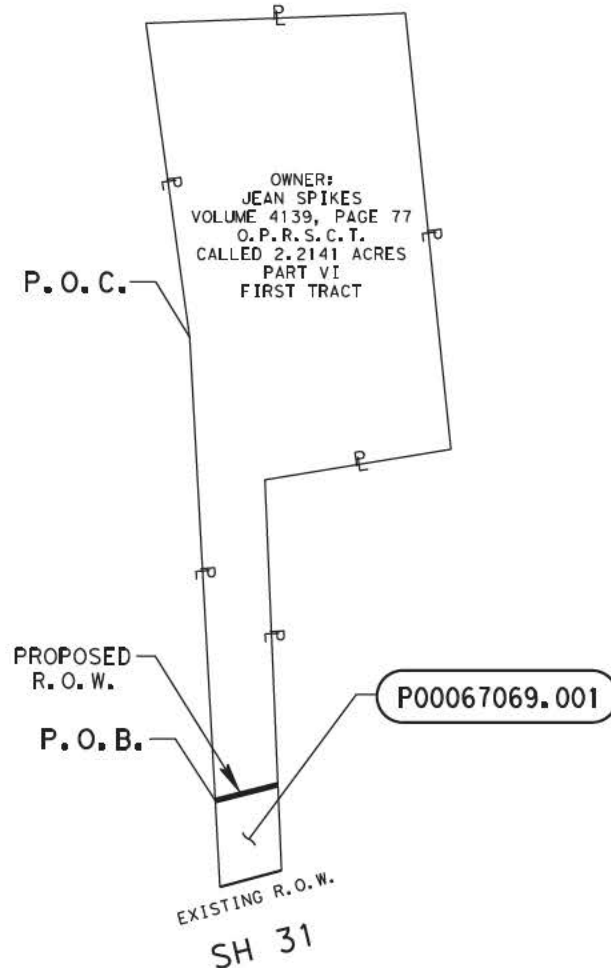
LEGEND:

APPROXIMATE SURVEY LINE	
EXISTING R.O.W. LINE	
LOT LINE	
PROPERTY LINE	
PROPOSED CENTERLINE	
PROPOSED R.O.W.	
EXISTING EASEMENT LINE	
BROKEN LINE	
LAND HOOK (SAME OWNER)	
TxDOT TYPE I CONCRETE MONUMENT FOUND	
TxDOT TYPE II CONCRETE MONUMENT FOUND	
TxDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." SET (UNLESS OTHERWISE NOTED)	
MONUMENT FOUND (SIZE & TYPE NOTED)	
CALCULATED POINT	
5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET (UNLESS OTHERWISE NOTED)	
ACRES	AC.
COUNTY ROAD	CR
DEED RECORDS OF SMITH COUNTY, TEXAS	D.R.S.C.T.
FARM TO MARKET ROAD	FM
LEFT	LT.
OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS	O.P.R.S.C.T.
PLAT RECORDS OF SMITH COUNTY, TEXAS	P.R.S.C.T.
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.
RIGHT	RT.
RIGHT-OF-WAY	R.O.W.
STATE HIGHWAY	SH
STATE HIGHWAY LOOP	SL
SQUARE FEET	SQ. FT.

I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIPTION HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris T. Abbott 11/8/23

CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900

WHOLE PROPERTY SKETCH
(NOT TO SCALE)

PLANIMETRICS LEGEND

	DOWN GUY
	FENCE LINE
	FIRE HYDRANT
	MAIL BOX
	MANHOLE (UTILITY)
	OVERHEAD ELECTRIC
	SIGN
	UTILITY POLE

*DENOTES A CALCULATED AREA

11/08/2023

© 2023

PARCEL PLAT SHOWING
PARCEL P00067069.001

FEDERAL AID PROJECT NO. N/A	SH 31	STATE DISTRICT NO. 10	PARCEL NUMBER	P00067069.001	
				ACRES	SQUARE FEET
SCALE 1" = 50'	FILE 042401059_P00067069.001_PG05	R.O.W. - C.S. J. NO. 0424-01-059	ACQUISITION	0.0855	3,723
			PARENT AREA	2.2141	*96,446
			REMAINDER AREA	LT. *2.1286	*92,723

EXHIBIT "A"

PAGE 6 OF 7

JAMES A. CHAFFIN SURVEY
ABSTRACT NO. 265
CITY OF TYLER
SMITH COUNTY, TEXAS

OWNERS:
GLYNN COBB, THE ESTATE
OF THEDRICK COBB, DECEASED;
MARGARET C. LANE; ERVIN COBB;
THERMAN COBB; BEVERLY COBB;
JAMES AMOS, JR.; WAYNE AMOS;
WILLIAM AMOS; ARNETTA ROSS;
BETTY WHITMILL; AND GAIL SANFORD
VOLUME 4139, PAGE 77
O.P.R.S.C.T.
REMAINDER OF
CALLED 2.2141 ACRES
PART VII
FIRST TRACT
FILED: DECEMBER 23, 1997

P.O.C. PARCEL
P00067069.001
FOUND 1/2" IRON ROD (BENT)

OWNER:
JEAN SPIKES
VOLUME 4139, PAGE 77
O.P.R.S.C.T.
CALLED 2.2141 ACRES
PART VI
FIRST TRACT
FILED: DECEMBER 23, 1997

OWNER:
LYNN WARREN
VOLUME 4139, PAGE 77
O.P.R.S.C.T.
REMAINDER OF
CALLED 2.2141 ACRES
PART II
FIRST TRACT
FILED: DECEMBER 23, 1997

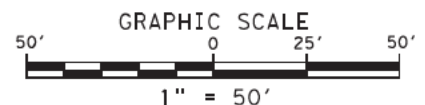
INGRESS-EGRESS EASEMENT
TO LENORA WARREN, JOSEPHINE WARREN NANCE,
JIMMIE LYNN WARREN, JAMES AMOS, JR.,
WILLIAM AMOS, GAIL LA NELL SANFORD,
THE HEIRS OF ARNETTA REESE, DECEASED,
BETTY D. WHITMILL, GLENN COBB,
ERWIN COBB, THURMAN COBB,
BRUCE COBB, BEVERLY JOYCE COBB,
MARGARET LANE, THE HEIRS OF
THEDRICK COBB, DECEASED
INSTRUMENT NO. 20100100041164
O.P.R.S.C.T.
CALLED 0.458 ACRES
FILED: AUGUST 27, 2010

OWNER:
SANDRA M. SPIKES
INSTRUMENT NO. 20180100041167
O.P.R.S.C.T.
FILED: OCTOBER 5, 2018
FURTHER DESCRIBED IN
VOLUME 2360, PAGE 534
D.R.S.C.T.
CALLED 1.122 ACRES
FILED: JANUARY 22, 1985

OWNERS:
JESTINA CARTER, JOVANA LOFTIN
AND JEVENA BURKHALTER
INSTRUMENT NO. 202301011701
O.P.R.S.C.T.
FILED: APRIL 25, 2023
FURTHER DESCRIBED IN
VOLUME 1144, PAGE 37
D.R.S.C.T.
CALLED 1.485 ACRES
FILED: FEBRUARY 5, 1965

FOUND CAR AXLE

FOUND 1" IRON PIPE



SEE PAGE 7 OF 7

*DENOTES A CALCULATED AREA

11/08/2023



PARCEL PLAT SHOWING
PARCEL P00067069.001

FEDERAL AID PROJECT NO.
N/A
SCALE
1" = 50'

SH 31

FILE
042401059_P00067069.001_PG06

R.O.W. - C.S. J NO.
0424-01-059

STATE DISTRICT NO.
10
COUNTY
SMITH

PARCEL
NUMBER

P00067069.001

	ACRES	SQUARE FEET
ACQUISITION	0.0855	3,723
PARENT AREA	2.2141	*96,446
REMAINDER AREA	LT. *2.1286	*92,723

SEE PAGE 6 OF 7

EXHIBIT "A"

PAGE 7 OF 7

INGRESS-EGRESS EASEMENT
TO LENORA WARREN, JOSEPHINE WARREN NANCE,
JIMMIE LYNN WARREN, JAMES AMOS, JR.,
WILLIAM AMOS, GAIL LA NELL SANFORD,
THE HEIRS OF ARNETTA REESE, DECEASED,
BETTY D. WHITMILL, GLENN COBB,
ERWIN COBB, THURMAN COBB,
BRUCE COBB, BEVERLY JOYCE COBB,
MARGARET LANE, THE HEIRS OF
THEDERICK COBB, DECEASED
INSTRUMENT NO. 20100100041164
O.P.R.S.C.T.
CALLED 0.458 ACRES
FILED: AUGUST 27, 2010

OWNERS:
JESTINA CARTER,
JOVANA LOFTIN
AND JEVENA BURKHALTER
INSTRUMENT NO. 202301011701
O.P.R.S.C.T.
FILED: APRIL 25, 2023
FURTHER DESCRIBED IN
VOLUME 1144, PAGE 37
D.R.S.C.T.
CALLED 1.485 ACRES
FILED: FEBRUARY 5, 1965

P.O.B. PARCEL
P00067069.001

N=6,832,233.64
E=3,009,292.35
STA. 730+87.90
135.42' LT.

P00067069.001

PROPOSED
R.O.W.

FOUND "X" CUT IN
CONCRETE BEARS
N 03°06'10" W 1.03'

FOUND 3/8"
IRON ROD BEARS
N 02°26'43" W 0.44'

FOUND TXDOT
TYPE I CONCRETE
MONUMENT BEARS
S 77°04'13" E 1.51'

OWNER:
JEAN SPIKES
VOLUME 4139, PAGE 77
O.P.R.S.C.T.
CALLED 2.2141 ACRES
PART VI
FIRST TRACT
FILED:
DECEMBER 23, 1997

N=6,832,246.74
E=3,009,344.31
STA. 731+42.32
140.26' LT.

OWNER:
SANDRA M. SPIKES
INSTRUMENT NO. 20180100041167
O.P.R.S.C.T.
FILED: OCTOBER 5, 2018
FURTHER DESCRIBED IN
VOLUME 2360, PAGE 534
D.R.S.C.T.
CALLED 1.122 ACRES
FILED: JANUARY 22, 1985

PROPOSED
CENTERLINE

EXISTING R.O.W.

FOUND TXDOT
TYPE I CONCRETE
MONUMENT BEARS
N 36°15'03" W 4.04'

730+00

SH 31

(R.O.W. WIDTH VARIES)

STATE OF TEXAS
VOLUME 959, PAGE 537
D.R.S.C.T.
CALLED 6.650 ACRES
FILED: OCTOBER 9, 1959

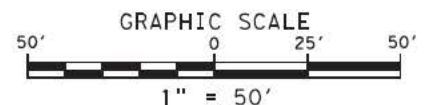
JAMES A. CHAFFIN SURVEY
ABSTRACT NO. 265
CITY OF TYLER
SMITH COUNTY, TEXAS

CENTERLINE CURVE DATA

PI STATION = 730+88.25
PI NORTHING = 6,832,064.10
PI EASTING = 3,009,316.38
DELTA = 11°27'48" (LT.)
DEGREE OF CURVE = 00°48'15"
TANGENT = 715.15'
LENGTH = 1,425.53'
RADIUS = 7,125.00'
PC STATION = 723+73.09
PT STATION = 737+98.62
CHORD BEARING = N 81°15'40" E
CHORD DISTANCE = 1,423.15'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 75°51'01" E	53.59'
L2	S 02°26'43" E	71.15'
L3	S 74°59'33" W	52.84'
L4	N 03°09'51" W	71.78'



*DENOTES A CALCULATED AREA

11/08/2023

© 2023



PARCEL PLAT SHOWING
PARCEL P00067069.001

FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10

SCALE
1" = 50'

FILE
042401059_P00067069.001_PG07

R.O.W.-C.S.J NO.
0424-01-059

COUNTY
SMITH

PARCEL
NUMBER

P00067069.001

	ACRES	SQUARE FEET
ACQUISITION	0.0855	3,723
PARENT AREA	2.2141	*96,446
REMAINDER AREA	LT. *2.1286	*92,723

Revised: February 20, 2024
November 8, 2023
Parcel ID P00067070.001
Page 1 of 7

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067070.001

BEING 0.2533 acres (11,032 square feet) of land situated in the James A. Chaffin Survey, Abstract No. 265, in the City of Tyler, Smith County, Texas, said 0.2533 acres (11,032 square feet) of land being a portion of a tract of land described in Quitclaim Deed to Sandra M. Spikes, filed October 5, 2018 and recorded in Instrument No. 20180100041167 of the Official Public Records of Smith County, Texas and being further described as a called 1.122 acre tract of land in Volume 2360, Page 534 of the Deed Records of Smith County, Texas, said 0.2533 acres (11,032 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap stamped "RPLS 3683" found for the northeast corner of said called 1.122 acre tract of land, said 1/2 inch iron rod with cap stamped "RPLS 3683" being the most northerly southeast corner of a called 2.2141 acre tract of land described as Part VI First Tract in deed to Jean Spikes as recorded in Volume 4139, Page 77 of said Official Public Records of Smith County, Texas, said 1/2 inch iron rod with cap stamped "RPLS 3683" being the southwest corner of a tract of land described in deed to Curtis D. Roberson Sr., Anthony D. Roberson, Larry N. Roberson, Judy Gail Parks and Elvin Roberson Jr. as recorded in Instrument No. 20190100036692 of said Official Public Records of Smith County, Texas and being further described as a called 2.2141 acre tract of land described as Part IV First Tract in Volume 4139, Page 77 of said Official Public Records of Smith County, Texas, said 1/2 inch iron rod with cap stamped "RPLS 3683" also being the northwest corner of a called 1.1250 acre tract of land described in deed to Willie Lee Amos as recorded in Volume 1808, Page 712 of said Deed Records of Smith County, Texas, from which a 1 inch iron pipe found for the northwest corner of said called 1.122 acre tract of land bears South 80 degrees 42 minutes 23 seconds West, a distance of 156.26 feet, said 1 inch iron pipe being an interior ell corner of said called 2.2141 acre tract of land described as Part VI First Tract;

Revised: February 20, 2024
November 8, 2023
Parcel ID P00067070.001
Page 2 of 7

THENCE, South 01 degrees 54 minutes 56 seconds East, with the east line of said called 1.122 acre tract of land and with the west line of said called 1.1250 acre tract of land, a distance of 239.90 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the **POINT OF BEGINNING** and having surface coordinates of N=6,832,284.92 and E=3,009,495.75, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" being the intersection of the east line of said called 1.122 acre tract of land and the west line of said called 1.1250 acre tract of land with the proposed northerly right-of-way line of SH 31 (right-of-way width varies), said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" also being 152.02 feet Left of and at right angles to centerline Station 733+01.32 of said SH 31;

- (1) **THENCE**, South 01 degrees 54 minutes 56 seconds East, with the east line of said called 1.122 acre tract of land and with the west line of said called 1.1250 acre tract of land, a distance of 77.49 feet to a calculated point for the southeast corner of said called 1.122 acre tract of land, said calculated point being the southwest corner of said called 1.1250 acre tract of land, said calculated point being in the northerly line of a called 6.650 acre tract of land described in deed to the State of Texas as recorded in Volume 959, Page 537 of said Deed Records of Smith County, Texas, said calculated point also being in the existing northerly right-of-way line of SH 31 (right-of-way width varies), from which a 1/2 inch iron pipe found for reference bears South 01 degrees 54 minutes 56 seconds East, a distance of 0.19 feet;
- (2) **THENCE**, South 80 degrees 44 minutes 12 seconds West, with the southerly line of said called 1.122 acre tract of land, with the northerly line of said called 6.650 acre tract of land and with the existing northerly right-of-way line of said SH 31, a distance of 83.60 feet to a calculated point for an angle point, from which a Texas Department of Transportation (TxDOT) Type I concrete monument found for reference bears South 77 degrees 04 minutes 13 seconds East, a distance of 1.51 feet;
- (3) **THENCE**, South 74 degrees 59 minutes 33 seconds West, with the southerly line of said called 1.122 acre tract of land, with the northerly line of said called 6.650 acre tract of land and with the existing northerly right-of-way line of said SH 31, a distance of 70.90 feet to a calculated point for the southwest corner of said called 1.122 acre tract of land, said calculated point being the most southerly southeast corner of said called 2.2141 acre tract of land described as Part VI First Tract, said calculated point being in the northerly line of said called 6.650 acre tract of land, said calculated point also being in the existing northerly right-of-way line of said SH 31, from which a 3/8 inch iron rod found for reference bears North 02 degrees 26 minutes 43 seconds West, a distance of 0.44 feet;

Revised: February 20, 2024
November 8, 2023
Parcel ID P00067070.001
Page 3 of 7

- (4) **THENCE**, North 02 degrees 26 minutes 43 seconds West, with the west line of said called 1.122 acre tract of land and with the most southerly east line of said called 2.2141 acre tract of land described as Part VI First Tract, a distance of 71.15 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the intersection of the west line of said called 1.122 acre tract of land and the most southerly east line of said called 2.2141 acre tract of land described as Part VI First Tract with the proposed northerly right-of-way line of said SH 31, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" having surface coordinates of N=6,832,246.74 and E=3,009,344.31 and being 140.26 feet Left of and at right angles to centerline Station 731+42.32 of said SH 31;
- (5) **THENCE**, North 75 degrees 51 minutes 01 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 156.18 feet to the **POINT OF BEGINNING** and containing 0.2533 acres (11,032 square feet) of land.

Revised: February 20, 2024
November 8, 2023
Parcel ID P00067070.001
Page 4 of 7

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.


Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorron dona & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 5 OF 7

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND:

APPROXIMATE SURVEY LINE

EXISTING R.O.W. LINE

LOT LINE

PROPERTY LINE

PROPOSED CENTERLINE

PROPOSED R.O.W.

EXISTING EASEMENT LINE

BROKEN LINE

LAND HOOK (SAME OWNER)

TxDOT TYPE I CONCRETE MONUMENT FOUND

TxDOT TYPE II CONCRETE MONUMENT FOUND

TxDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS

DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION

R.O.W." SET (UNLESS OTHERWISE NOTED)

MONUMENT FOUND (SIZE & TYPE NOTED)

CALCULATED POINT

5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK

STAMPED "TX DEPT OF TRANSPORTATION PROPERTY

CORNER" SET (UNLESS OTHERWISE NOTED)

ACRES

COUNTY ROAD

DEED RECORDS OF SMITH COUNTY, TEXAS

FARM TO MARKET ROAD

LEFT

OFFICIAL PUBLIC RECORDS

OF SMITH COUNTY, TEXAS

PLAT RECORDS OF SMITH COUNTY, TEXAS

POINT OF BEGINNING

POINT OF COMMENCING

RIGHT

RIGHT-OF-WAY

STATE HIGHWAY

STATE HIGHWAY LOOP

SQUARE FEET

SH 31

P.O.C.

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

P

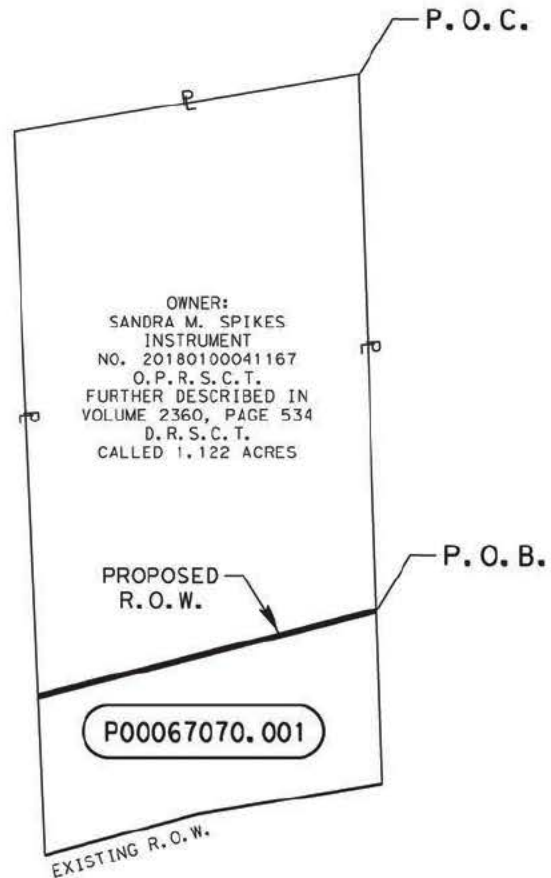
P

P

P

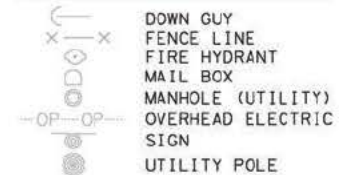
P

P

WHOLE PROPERTY SKETCH
(NOT TO SCALE)

SH 31

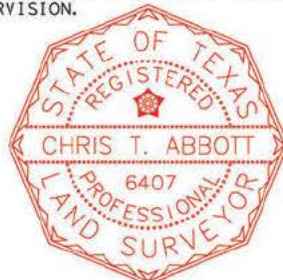
PLANIMETRICS LEGEND



I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris T. Abbott 2/20/24

CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900



REVISED: 02/20/2024
*DENOTES A CALCULATED AREA 11/08/2023

© 2024

PARCEL PLAT SHOWING
PARCEL P00067070.001

FEDERAL AID PROJECT NO.

N/A

SH 31

STATE DISTRICT NO.

10

SCALE

1" = 50'

FILE

042401059_P00067070.001_PG05

R.O.W.-C.S. J. NO.

0424-01-059

COUNTY

SMITH

PARCEL
NUMBER

P00067070.001

ACQUISITION

ACRES

SQUARE FEET

PARENT AREA

1.122

*48,874

REMAINDER AREA

LT. *0.869

*37,842

JAMES A. CHAFFIN SURVEY
ABSTRACT NO. 265
CITY OF TYLER
SMITH COUNTY, TEXAS

EXHIBIT "A"

PAGE 6 OF 7

OWNER:
JEAN SPIKES
VOLUME 4139, PAGE 77
O.P.R.S.C.T.
CALLED 2.2141 ACRES
PART VI
FIRST TRACT
FILED: DECEMBER 23, 1997

OWNERS:
CURTIS D. ROBERSON SR.,
ANTHONY D. ROBERSON,
LARRY N. ROBERSON,
JUDY GAIL PARKS
AND ELVIN ROBERSON JR.
INSTRUMENT NO. 20190100036692
O.P.R.S.C.T.
FILED: OCTOBER 28, 2019
FURTHER DESCRIBED IN
VOLUME 4139, PAGE 77
O.P.R.S.C.T.
CALLED 2.2141 ACRES
PART IV
FIRST TRACT
FILED: DECEMBER 23, 1997

INGRESS-EGRESS EASEMENT
TO LENORA WARREN, JOSEPHINE WARREN NANCE,
JIMMIE LYNN WARREN, JAMES AMOS, JR.,
WILLIAM AMOS, GAIL LA NELL SANFORD,
THE HEIRS OF ARNETTA REESE, DECEASED,
BETTY D. WHITMILL, GLENN COBB,
ERWIN COBB, THURMAN COBB,
BRUCE COBB, BEVERLY JOYCE COBB,
MARGARET LANE, THE HEIRS OF
THEREDICK COBB, DECEASED
INSTRUMENT NO. 20100100041164
O.P.R.S.C.T.
CALLED 0.458 ACRES
FILED: AUGUST 27, 2010

P.O.C. PARCEL
P00067070.001

FOUND 1/2" IRON
ROD WITH CAP
STAMPED "RPLS 3683"

FOUND 5/8"
IRON PIPE

S 80° 42' 23" W 156.26'

FOUND 1"
IRON PIPE

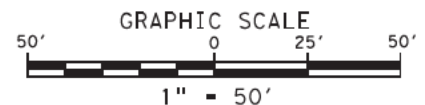
OWNER:
SANDRA M. SPIKES
INSTRUMENT NO. 20180100041167
O.P.R.S.C.T.
FILED: OCTOBER 5, 2018
FURTHER DESCRIBED IN
VOLUME 2360, PAGE 534
D.R.S.C.T.
CALLED 1.122 ACRES
FILED: JANUARY 22, 1985

S 01° 54' 56" E 239.90'

OWNERS:
CURTIS D. ROBERSON SR.,
ANTHONY D. ROBERSON,
LARRY N. ROBERSON,
JUDY GAIL PARKS
AND ELVIN ROBERSON JR.
INSTRUMENT
NO. 20190100036692
O.P.R.S.C.T.
FILED: OCTOBER 28, 2019
FURTHER DESCRIBED IN
VOLUME 1808, PAGE 710
D.R.S.C.T.
CALLED 1.122 ACRES
FILED: JUNE 23, 1980

OWNER:
WILLIE LEE AMOS
VOLUME 1808, PAGE 712
D.R.S.C.T.
CALLED 1.1250 ACRES
FILED: JUNE 23, 1980

SEE PAGE 7 OF 7



REVISED: 02/20/2024

*DENOTES A CALCULATED AREA

11/08/2023

© 2024



PARCEL PLAT SHOWING
PARCEL P00067070.001

FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10

SCALE
1" = 50'

FILE
042401059_P00067070.001_PG06

R.O.W. - C.S. J NO.
0424-01-059

COUNTY
SMITH

PARCEL
NUMBER

P00067070.001

ACQUISITION

ACRES

SQUARE FEET

0.2533

11,032

PARENT AREA

1.122

*48,874

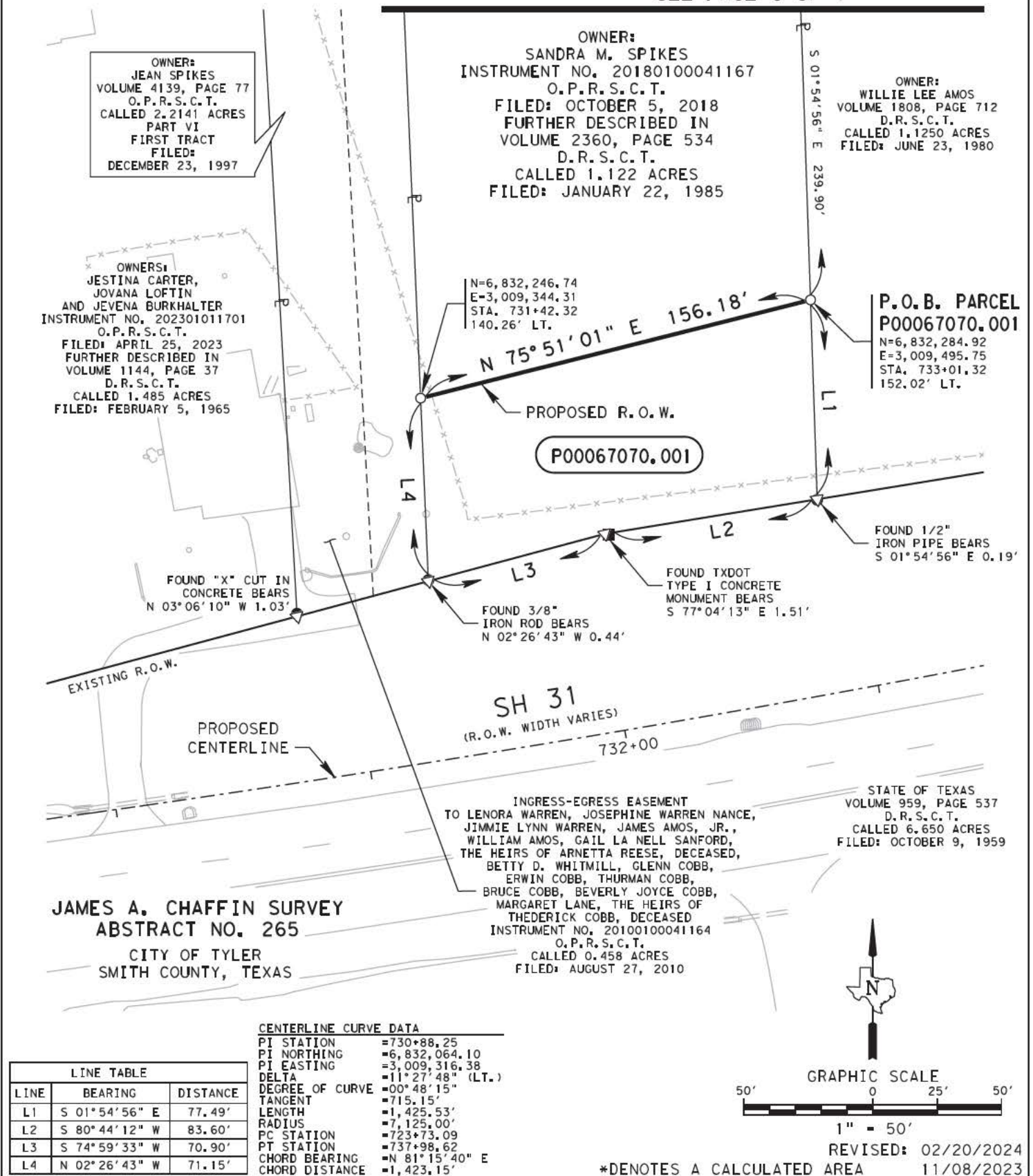
REMAINDER AREA

LT. *0.869

*37,842

EXHIBIT "A" SEE PAGE 6 OF 7

PAGE 7 OF 7



© 2024

PARCEL PLAT SHOWING
PARCEL P00067070.001FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10SCALE
1" = 50'FILE
042401059_P00067070.001_PG07R.O.W.-C.S. J NO.
0424-01-059COUNTY
SMITHPARCEL
NUMBER

P00067070.001

ACQUISITION

ACRES

SQUARE FEET

PARENT AREA

1.122

*48,874

REMAINDER AREA

LT. *0.869

*37,842

Revised: February 20, 2024
November 8, 2023
Parcel ID P00067071.001
Page 1 of 7

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067071.001

BEING 0.2859 acres (12,453 square feet) of land situated in the James A. Chaffin Survey, Abstract No. 265, in the City of Tyler, Smith County, Texas, said 0.2859 acres (12,453 square feet) of land being a portion of a called 1.1250 acre tract of land described in Warranty Deed to Willie Lee Amos, filed June 23, 1980 and recorded in Volume 1808, Page 712 of the Deed Records of Smith County, Texas, said 0.2859 acres (12,453 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap stamped "RPLS 3683" found for the northwest corner of said called 1.1250 acre tract of land, said 1/2 inch iron rod with cap stamped "RPLS 3683" being the northeast corner of a called 1.122 acre tract of land described in deed to Sandra M. Spikes as recorded in Instrument No. 20180100041167 of the Official Public Records of Smith County, Texas, said 1/2 inch iron rod with cap stamped "RPLS 3683" being the most northerly southeast corner of a called 2.2141 acre tract of land described as Part VI First Tract in deed to Jean Spikes as recorded in Volume 4139, Page 77 of said Official Public Records of Smith County, Texas, said 1/2 inch iron rod with cap stamped "RPLS 3683" also being the southwest corner of a tract of land described in deed to Curtis D. Roberson Sr., Anthony D. Roberson, Larry N. Roberson, Judy Gail Parks and Elvin Roberson Jr. as recorded in Instrument No. 20190100036692 of said Official Public Records of Smith County, Texas and being further described as a called 2.2141 acre tract of land described as Part IV First Tract in Volume 4139, Page 77 of said Official Public Records of Smith County, Texas, from which a 1 inch iron pipe found for the northwest corner of said called 1.122 acre tract of land bears South 80 degrees 42 minutes 23 seconds West, a distance of 156.26 feet, said 1 inch iron pipe being an interior ell corner of said called 2.2141 acre tract of land described as Part VI First Tract;

Revised: February 20, 2024
November 8, 2023
Parcel ID P00067071.001
Page 2 of 7

THENCE, South 01 degrees 54 minutes 56 seconds East, with the west line of said called 1.1250 acre tract of land and with the east line of said called 1.122 acre tract of land, a distance of 239.90 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the **POINT OF BEGINNING** and having surface coordinates of N=6,832,284.92 and E=3,009,495.75, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" being the intersection of the west line of said called 1.1250 acre tract of land and the east line of said called 1.122 acre tract of land with the proposed northerly right-of-way line of SH 31 (right-of-way width varies), said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" also being 152.02 feet Left of and at right angles to centerline Station 733+01.32 of said SH 31;

- (1) **THENCE**, North 75 degrees 51 minutes 01 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 49.19 feet to a Texas Department of Transportation (TxDOT) Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for an angle point, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." having surface coordinates of N=6,832,296.95 and E=3,009,543.45 and being 155.00 feet Left of and at right angles to centerline Station 733+51.50 of said SH 31;
- (2) **THENCE**, North 81 degrees 17 minutes 13 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 107.10 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the intersection of the proposed northerly right-of-way line of said SH 31 with the east line of said called 1.1250 acre tract of land and the west line of a tract of land described in deed to Curtis D. Roberson Sr., Anthony D. Roberson, Larry N. Roberson, Judy Gail Parks and Elvin Roberson Jr. as recorded in Instrument No. 20190100036692 of said Official Public Records of Smith County, Texas and being further described as a called 1.122 acre tract of land described in Volume 1808, Page 710 of said Deed Records of Smith County, Texas, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" having surface coordinates of N=6,832,313.17 and E=3,009,649.31 and being 150.14 feet Left of and at right angles to centerline Station 734+60.83 of said SH 31;

Revised: February 20, 2024
November 8, 2023
Parcel ID P00067071.001
Page 3 of 7

- (3) **THENCE**, South 01 degrees 46 minutes 15 seconds East, with the east line of said called 1.1250 acre tract of land and with the west line of said called 1.122 acre tract of land as recorded in Volume 1808, Page 710, a distance of 80.70 feet to a calculated point for the southeast corner of said called 1.1250 acre tract of land, said calculated point being the southwest corner of said called 1.122 acre tract of land as recorded in Volume 1808, Page 710, said calculated point being in the northerly line of a called 6.650 acre tract of land described in deed to the State of Texas as recorded in Volume 959, Page 537 of said Deed Records of Smith County, Texas, said calculated point also being in the existing northerly right-of-way line of SH 31 (right-of-way width varies), from which a 1/2 inch iron pipe found for reference bears North 01 degrees 46 minutes 15 seconds West, a distance of 0.69 feet;
- (4) **THENCE**, South 80 degrees 44 minutes 12 seconds West, with the southerly line of said called 1.1250 acre tract of land, with the northerly line of said called 6.650 acre tract of land and with the existing northerly right-of-way line of said SH 31, a distance of 155.49 feet to a calculated point for the southwest corner of said called 1.1250 acre tract of land, said calculated point being the southeast corner of said called 1.22 acre tract of land as recorded in Volume 2360, Page 534, said calculated point being in the northerly line of said called 6.650 acre tract of land, said calculated point also being in the existing northerly right-of-way line of said SH 31, from which a 1/2 inch iron pipe found for reference bears South 01 degrees 54 minutes 56 seconds East, a distance of 0.19 feet;
- (5) **THENCE**, North 01 degrees 54 minutes 56 seconds West, with the west line of said called 1.1250 acre tract of land and with the east line of said called 1.122 acre tract of land as recorded in Volume 2360, Page 534, a distance of 77.49 feet to the **POINT OF BEGINNING** and containing 0.2859 acres (12,453 square feet) of land.

Revised: February 20, 2024
November 8, 2023
Parcel ID P00067071.001
Page 4 of 7

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 2/20/24

Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorron dona & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 5 OF 7

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

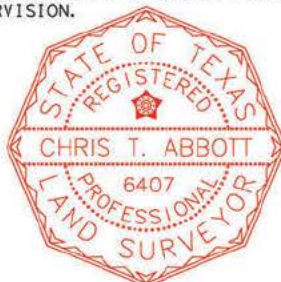
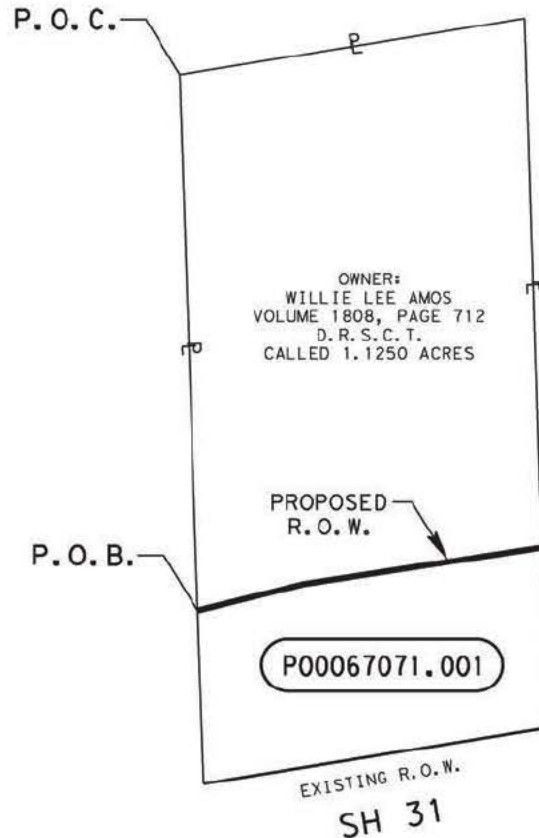
7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND:

APPROXIMATE SURVEY LINE	---
EXISTING R.O.W. LINE	---
LOT LINE	---
PROPERTY LINE	---
PROPOSED CENTERLINE	---
PROPOSED R.O.W.	---
EXISTING EASEMENT LINE	---
BROKEN LINE	---
LAND HOOK (SAME OWNER)	---
TxDOT TYPE I CONCRETE MONUMENT FOUND	■
TxDOT TYPE II CONCRETE MONUMENT FOUND	■
TxDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." SET (UNLESS OTHERWISE NOTED)	□
MONUMENT FOUND (SIZE & TYPE NOTED)	●
CALCULATED POINT	△
5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET (UNLESS OTHERWISE NOTED)	○
ACRES	AC.
COUNTY ROAD	CR
DEED RECORDS OF SMITH COUNTY, TEXAS	D.R.S.C.T.
FARM TO MARKET ROAD	FM
LEFT	LT.
OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS	O.P.R.S.C.T.
PLAT RECORDS OF SMITH COUNTY, TEXAS	P.R.S.C.T.
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.
RIGHT	RT.
RIGHT-OF-WAY	R.O.W.
STATE HIGHWAY	SH
STATE HIGHWAY LOOP	SL
SQUARE FEET	SQ. FT.

I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris T. Abbott 2/20/24
CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900

WHOLE PROPERTY SKETCH
(NOT TO SCALE)

PLANIMETRICS LEGEND

—	DOWN GUY
X—X	FENCE LINE
○	FIRE HYDRANT
□	MAIL BOX
○	MANHOLE (UTILITY)
—OP—OP—	OVERHEAD ELECTRIC
—	SIGN
—	UTILITY POLE

REVISED: 02/20/2024

*DENOTES A CALCULATED AREA

11/08/2023

© 2024

PARCEL PLAT SHOWING
PARCEL P00067071.001

FEDERAL AID PROJECT NO.		STATE DISTRICT NO.		ACQUISITION	ACRES	SQUARE FEET
N/A		10		PARENT AREA	0.2859	12,453
SCALE		FILE		REMAINDER AREA	1.1250	*49,005
1" = 50'		042401059_P00067071.001_PG05			LT. *0.8391	*36,552
		R.O.W.-C.S.J NO. 0424-01-059				
		COUNTY SMITH				

EXHIBIT "A"

PAGE 6 OF 7

JAMES A. CHAFFIN SURVEY
ABSTRACT NO. 265
CITY OF TYLER
SMITH COUNTY, TEXAS

OWNER:
JEAN SPIKES
VOLUME 4139, PAGE 77
O.P.R.S.C.T.
CALLED 2.2141 ACRES
PART VI
FIRST TRACT
FILED: DECEMBER 23, 1997

OWNERS:
CURTIS D. ROBERSON SR.,
ANTHONY D. ROBERSON,
LARRY N. ROBERSON,
JUDY GAIL PARKS
AND ELVIN ROBERSON JR.
INSTRUMENT NO. 20190100036692
O.P.R.S.C.T.
FILED: OCTOBER 28, 2019
FURTHER DESCRIBED IN
VOLUME 4139, PAGE 77
O.P.R.S.C.T.
CALLED 2.2141 ACRES
PART IV
FIRST TRACT
FILED: DECEMBER 23, 1997

INGRESS-EGRESS EASEMENT
TO LENORA WARREN, JOSEPHINE WARREN NANCE,
JIMMIE LYNN WARREN, JAMES AMOS, JR.,
WILLIAM AMOS, GAIL LA NELL SANFORD,
THE HEIRS OF ARNETTA REESE, DECEASED,
BETTY D. WHITMILL, GLENN COBB,
ERWIN COBB, THURMAN COBB,
BRUCE COBB, BEVERLY JOYCE COBB,
MARGARET LANE, THE HEIRS OF
THEDERICK COBB, DECEASED
INSTRUMENT NO. 20100100041164
O.P.R.S.C.T.
CALLED 0.458 ACRES
FILED: AUGUST 27, 2010

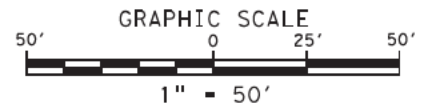
P.O.C. PARCEL
P00067071.001
FOUND 1/2" IRON
ROD WITH CAP
STAMPED "RPLS 3683"

OWNERS:
CURTIS D. ROBERSON SR.,
ANTHONY D. ROBERSON,
LARRY N. ROBERSON,
JUDY GAIL PARKS
AND ELVIN ROBERSON JR.
INSTRUMENT
NO. 20190100036692
O.P.R.S.C.T.
FILED: OCTOBER 28, 2019
FURTHER DESCRIBED IN
VOLUME 1808, PAGE 710
D.R.S.C.T.
CALLED 1.122 ACRES
FILED: JUNE 23, 1980

OWNER:
SANDRA M. SPIKES
INSTRUMENT NO. 20180100041167
O.P.R.S.C.T.
FILED: OCTOBER 5, 2018
FURTHER DESCRIBED IN
VOLUME 2360, PAGE 534
D.R.S.C.T.
CALLED 1.122 ACRES
FILED: JANUARY 22, 1985

OWNER:
WILLIE LEE AMOS
VOLUME 1808, PAGE 712
D.R.S.C.T.
CALLED 1.1250 ACRES
FILED: JUNE 23, 1980

SEE PAGE 7 OF 7



REVISED: 02/20/2024
*DENOTES A CALCULATED AREA 11/08/2023



PARCEL PLAT SHOWING PARCEL P00067071.001

PARCEL PLAT SHOWING PARCEL P00067071.001				PARCEL NUMBER	P00067071.001	
					ACRES	SQUARE FEET
FEDERAL AID PROJECT NO. N/A	SH 31		STATE DISTRICT NO. 10	ACQUISITION	0.2859	12,453
SCALE 1" = 50'	FILE 042401059_P00067071.001_PG06	R.O.W. - C.S. J NO. 0424-01-059	COUNTY SMITH	PARENT AREA	1.1250	*49,005
				REMAINDER AREA	LT. *0.8391	*36,552

SEE PAGE 6 OF 7

EXHIBIT "A"

PAGE 7 OF 7

OWNER:
SANDRA M. SPIKES
INSTRUMENT NO. 20180100041167
O.P.R.S.C.T.
FILED: OCTOBER 5, 2018
FURTHER DESCRIBED IN
VOLUME 2360, PAGE 534
D.R.S.C.T.
CALLED 1.122 ACRES
FILED: JANUARY 22, 1985

P.O.B. PARCEL
P00067071.001

N=6,832,284.92
E=3,009,495.75
STA. 733+01.32
152.02' LT.

OWNER:
WILLIE LEE AMOS
VOLUME 1808, PAGE 712
D.R.S.C.T.
CALLED 1.1250 ACRES
FILED: JUNE 23, 1980

PROPOSED
R.O.W.

OWNERS:
CURTIS D. ROBERSON SR.,
ANTHONY D. ROBERSON,
LARRY N. ROBERSON,
JUDY GAIL PARKS
AND ELVIN ROBERSON JR.
INSTRUMENT NO. 20190100036692
O.P.R.S.C.T.
FILED: OCTOBER 28, 2019
FURTHER DESCRIBED IN
VOLUME 1808, PAGE 710
D.R.S.C.T.
CALLED 1.122 ACRES
FILED: JUNE 23, 1980

N=6,832,313.17
E=3,009,649.31
STA. 734+60.83
150.14' LT.

N=6,832,296.95
E=3,009,543.45
STA. 733+51.50
155.00' LT.

P00067071.001

EXISTING R.O.W.

FOUND 1/2"
IRON PIPE BEARS
N 01°46'15" W 0.69'

FOUND TXDOT
TYPE I CONCRETE
MONUMENT BEARS
S 77°04'13" E 1.51'

FOUND 1/2"
IRON PIPE BEARS
S 01°54'56" E 0.19'

PROPOSED
CENTERLINE

STATE OF TEXAS
VOLUME 959, PAGE 537
D.R.S.C.T.
CALLED 6.650 ACRES
FILED: OCTOBER 9, 1959

SH 31
(R.O.W. WIDTH VARIES)

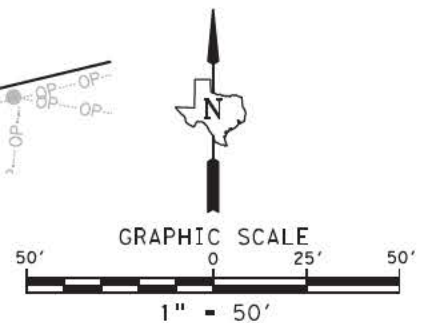
JAMES A. CHAFFIN SURVEY
ABSTRACT NO. 265
CITY OF TYLER
SMITH COUNTY, TEXAS

CENTERLINE CURVE DATA

PI STATION = 730+88.25
PI NORTHING = 6,832,064.10
PI EASTING = 3,009,316.38
DELTA = 11°27'48" (LT.)
DEGREE OF CURVE = 00°48'15"
TANGENT = 715.15'
LENGTH = 1,425.53'
RADIUS = 7,125.00'
PC STATION = 723+73.09
PT STATION = 737+98.62
CHORD BEARING = N 81°15'40" E
CHORD DISTANCE = 1,423.15'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 75°51'01" E	49.19'
L2	N 81°17'13" E	107.10'
L3	S 01°46'15" E	80.70'
L4	N 01°54'56" W	77.49'



REVISED: 02/20/2024

*DENOTES A CALCULATED AREA

11/08/2023

© 2024



PARCEL PLAT SHOWING
PARCEL P00067071.001

PARCEL
NUMBER

P00067071.001

FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10

ACQUISITION

ACRES

SQUARE FEET

SCALE
1" = 50'

FILE
042401059_P00067071.001_PG07

R.O.W. - C.S. J NO.
0424-01-059

COUNTY
SMITH

PARENT AREA

LT. #0.8391

*49,005
*36,552

November 8, 2023
Parcel ID P00067073.001
Page 1 of 7

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067073.001

BEING 0.3697 acres (16,103 square feet) of land in the James A. Chaffin Survey, Abstract No. 265, in the City of Tyler, Smith County, Texas, said 0.3697 acres (16,103 square feet) of land being a portion of a called 1.5 acre tract of land described as Tract Two in Warranty Deed to Myron Cobb, filed April 28, 2008 and recorded in Instrument No. 2008-R00019351 of the Official Public Records of Smith County, Texas, said 0.3697 acres (16,103 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron pipe found for the northwest corner of a tract of land described in deed to Curtis D. Roberson, Sr., Anthony D. Roberson, Larry N. Roberson, Judy Gail Parks and Elvin Roberson Jr. as recorded in Instrument No. 20190100036692 of said Official Public Records of Smith County, Texas and being further described in Volume 1808, Page 710 of the Deed Records of Smith County, Texas, said 5/8 inch iron pipe being the northeast corner of a called 1.1250 acre tract of land described in deed to Willie Lee Amos as recorded in Volume 1808, Page 712 of said Deed Records of Smith County, Texas, said 5/8 inch iron pipe also being in the southerly line of a tract of land described in deed to Curtis D. Roberson, Sr., Anthony D. Roberson, Larry N. Roberson, Judy Gail Parks and Elvin Roberson Jr. as recorded in Instrument No. 20190100036692 of said Official Public Records of Smith County, Texas and being further described as a called 2.2141 acre tract of land described as Part IV First Tract in Volume 4139, Page 77 of said Official Public Records of Smith County, Texas;

THENCE, North 80 degrees 42 minutes 23 seconds East, with the northerly line of said called 1.122 acre tract of land and with the southerly line of said called 2.2141 acre tract of land, passing at a distance of 114.96 feet, a 3/8 inch iron rod found for the southeast corner of said called 2.2141 acre tract of land and the southwest corner of a called 2.2141 acre tract described as First Tract in deed to Herman Warren as recorded in Instrument No. 2009-R00057453 of said Official Public Records of Smith County, Texas, in all, a distance of 156.26 feet to a calculated point for the northeast corner of said called 1.122 acre tract of land, said calculated point being the northwest corner of said called 1.5 acre tract of land, said calculated point also being in the southerly line of said called 2.2141 acre tract of land as recorded in Instrument No. 2009-R00057453, from which a 3/4 inch iron pipe found for reference bears South 01 degrees 50 minutes 49 seconds East, a distance of 0.22 feet;

November 8, 2023
Parcel ID P00067073.001
Page 2 of 7

THENCE, South 01 degrees 50 minutes 49 seconds East, with the west line of said called 1.5 acre tract of land and with the east line of said called 1.122 acre tract of land, a distance of 238.43 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the **POINT OF BEGINNING** and having coordinates of N=6,832,336.86 and E=3,009,803.88, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" being the intersection of the west line of said called 1.5 acre tract of land and the east line of said called 1.122 acre tract of land with the proposed northerly right-of-way line of SH 31 (right-of-way width varies), said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" also being 140.10 feet Left of and at right angles to centerline Station 736+20.13 of said SH 31;

- (1) **THENCE**, North 81 degrees 17 minutes 13 seconds East, with the proposed northerly right-of-way line of SH 31, a distance of 207.42 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the intersection of the east line of said called 1.5 acre tract and the proposed northerly right-of-way line of SH 31, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" having coordinates of N=6,832,368.28 and E=3,010,008.90 and being 121.48 feet Left of and at right angles to centerline Station 738+30.03 of SH 31;
- (2) **THENCE**, South 01 degrees 56 minutes 10 seconds East, with the east line of said called 1.5 acre tract of land, a distance of 77.15 feet to a calculated point for the southeast corner of said called 1.5 acre tract of land, said calculated point being the southwest corner of a called 1.0 acre tract of land described in deed to J. W. Warren and Irene Warren as recorded in Volume 3226, Page 374 of said Deed Records of Smith County, Texas, said calculated point being in the northerly line of a called 6.650 acre tract of land described in deed to the State of Texas as recorded in Volume 959, Page 537 of said Deed Records of Smith County, Texas, said calculated point also being in the existing northerly right-of-way line of SH 31, from which a 1/2 inch iron pipe found for reference bears North 01 degrees 56 minutes 10 seconds West, a distance of 2.39 feet;

November 8, 2023
Parcel ID P00067073.001
Page 3 of 7

- (3) **THENCE**, South 80 degrees 44 minutes 12 seconds West, with the southerly line of said called 1.5 acre tract, with the northerly line of said called 6.650 acre tract of land and with the existing northerly right-of-way line of SH 31, a distance of 207.79 feet to a calculated point for the southwest corner of said 1.5 acre tract of land, said calculated point being the southeast corner of said called 1.122 acre tract of land, said calculated point being in the northerly line of said called 6.650 acre tract of land, said calculated point also being in the existing northerly right-of-way line of SH 31, from which a 5/8 inch iron rod found for reference bears South 01 degrees 50 minutes 49 seconds East, a distance of 4.66 feet;
- (4) **THENCE**, North 01 degrees 50 minutes 49 seconds West, with the west line of said called 1.5 acre tract of land and with the east line of said called 1.122 acre tract of land, a distance of 79.18 feet to the **POINT OF BEGINNING** and being 0.3697 acres (16,103 square feet) of land.

November 8, 2023
Parcel ID P00067073.001
Page 4 of 7

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

Chris T. Abbott 11/8/23
Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorronдона & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 5 OF 7

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

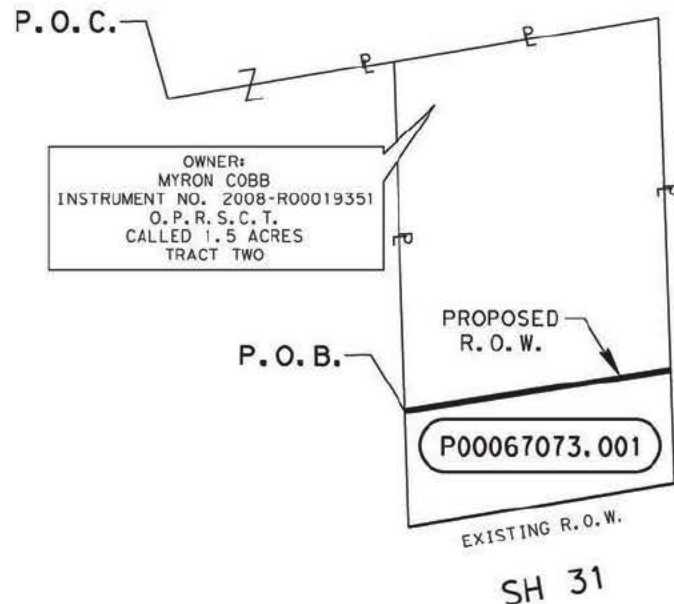
7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND:

APPROXIMATE SURVEY LINE	
EXISTING R.O.W. LINE	
LOT LINE	
PROPERTY LINE	
PROPOSED CENTERLINE	
PROPOSED R.O.W.	
EXISTING EASEMENT LINE	
BROKEN LINE	
LAND HOOK (SAME OWNER)	
TxDOT TYPE I CONCRETE MONUMENT FOUND	
TxDOT TYPE II CONCRETE MONUMENT FOUND	
TxDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." SET (UNLESS OTHERWISE NOTED)	
MONUMENT FOUND (SIZE & TYPE NOTED)	
CALCULATED POINT	
5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET (UNLESS OTHERWISE NOTED)	
ACRES	AC.
COUNTY ROAD	CR
DEED RECORDS OF SMITH COUNTY, TEXAS	D.R.S.C.T.
FARM TO MARKET ROAD	FM
LEFT	LT.
OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS	O.P.R.S.C.T.
PLAT RECORDS OF SMITH COUNTY, TEXAS	P.R.S.C.T.
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.
RIGHT	RT.
RIGHT-OF-WAY	R.O.W.
STATE HIGHWAY	SH
STATE HIGHWAY LOOP	SL
SQUARE FEET	SQ. FT.

I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris T. Abbott 11/8/23
CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900

WHOLE PROPERTY SKETCH
(NOT TO SCALE)

PLANIMETRICS LEGEND

	DOWN GUY
	FENCE LINE
	FIRE HYDRANT
	MAIL BOX
	MANHOLE (UTILITY)
	OVERHEAD ELECTRIC SIGN
	UTILITY POLE

*DENOTES A CALCULATED AREA

11/08/2023

© 2023

PARCEL PLAT SHOWING
PARCEL P00067073.001

FEDERAL AID PROJECT NO.		STATE DISTRICT NO.		ACQUISITION	ACRES	SQUARE FEET
N/A		10		PARENT AREA	0.3697	16,103
SCALE 1" = 50'		FILE 042401059_P00067073.001_PG05		REMAINDER AREA	1.5	*65,340
		R.O.W.-C.S.J. NO. 0424-01-059			LT. *1.13	*49,237
		COUNTY SMITH				

EXHIBIT "A"

PAGE 6 OF 7

JAMES A. CHAFFIN SURVEY
ABSTRACT NO. 265
CITY OF TYLER
SMITH COUNTY, TEXAS

OWNERS:
CURTIS D. ROBERSON SR.,
ANTHONY D. ROBERSON,
LARRY N. ROBERSON,
JUDY GAIL PARKS
AND ELVIN ROBERSON JR.
INSTRUMENT NO. 20190100036692
O.P.R.S.C.T.
FILED: OCTOBER 28, 2019
FURTHER DESCRIBED IN
VOLUME 4139, PAGE 77
O.P.R.S.C.T.
CALLED 2.2141 ACRES
PART IV
FIRST TRACT
FILED: DECEMBER 23, 1997

OWNER:
HERMAN WARREN
INSTRUMENT NO. 2009-R00057453
O.P.R.S.C.T.
CALLED 2.2141 ACRES
FIRST TRACT
FILED: NOVEMBER 25, 2009

P.O.C. PARCEL
P00067073.001

FOUND 5/8"
IRON PIPE

OWNER:
WILLIE LEE AMOS
VOLUME 1808, PAGE 712
D.R.S.C.T.
CALLED 1.1250 ACRES
FILED: JUNE 23, 1980

OWNERS:
CURTIS D. ROBERSON SR.,
ANTHONY D. ROBERSON,
LARRY N. ROBERSON,
JUDY GAIL PARKS
AND ELVIN ROBERSON JR.
INSTRUMENT NO. 20190100036692
O.P.R.S.C.T.
FILED: OCTOBER 28, 2019
FURTHER DESCRIBED IN
VOLUME 1808, PAGE 710
D.R.S.C.T.
CALLED 1.122 ACRES
FILED: JUNE 23, 1980

OWNER:
MYRON COBB
INSTRUMENT NO. 2008-R00019351
O.P.R.S.C.T.
CALLED 1.5 ACRES
TRACT TWO
FILED: APRIL 28, 2008

FOUND 3/8"
IRON ROD

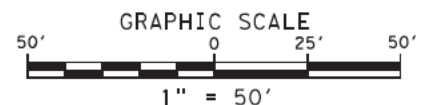
114.96'
N 80° 42' 23" E 156.26'

41.30'

FOUND 3/4"
IRON PIPE BEARS
S 01° 50' 49" E 0.22'

S 01° 50' 49" E 238.43'

SEE PAGE 7 OF 7



*DENOTES A CALCULATED AREA

11/08/2023

© 2023



PARCEL PLAT SHOWING
PARCEL P00067073.001

PARCEL
NUMBER

P00067073.001

FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10

ACQUISITION

ACRES

SQUARE FEET

SCALE
1" = 50'

FILE
042401059_P00067073.001_PG06

R.O.W.-C.S.J NO.
0424-01-059

COUNTY
SMITH

PARENT AREA

LT. #1.13

*49,237

REMAINDER AREA

SEE PAGE 6 OF 7

EXHIBIT "A"

PAGE 7 OF 7

OWNERS:
CURTIS D. ROBERSON SR.,
ANTHONY D. ROBERSON,
LARRY N. ROBERSON,
JUDY GAIL PARKS
AND ELVIN ROBERSON JR.
INSTRUMENT NO. 20190100036692
O.P.R.S.C.T.
FILED: OCTOBER 28, 2019
FURTHER DESCRIBED IN
VOLUME 1808, PAGE 710
D.R.S.C.T.
CALLED 1.122 ACRES
FILED: JUNE 23, 1980

OWNER:
MYRON COBB
INSTRUMENT NO. 2008-R00019351
O.P.R.S.C.T.
CALLED 1.5 ACRES
TRACT TWO
FILED: APRIL 28, 2008

OWNERS:
J. W. WARREN
AND IRENE WARREN
VOLUME 3226, PAGE 374
D.R.S.C.T.
REMAINDER OF
CALLED 1.0 ACRE
FILED: MAY 1, 1992

APPROXIMATE LOCATION OF
10' EASEMENT TO
ONCOR ELECTRIC
DELIVERY COMPANY LLC
INSTRUMENT NO.
2013-00012785
O.P.R.S.C.T.
FILED: MARCH 22, 2013

P.O.B. PARCEL
P00067073.001

N=6,832,336.86
E=3,009,803.88
STA. 736+20.13
140.10' LT.

PROPOSED
R.O.W.

P00067073.001

DRIVEWAY
WIDTH 12.4'

N=6,832,368.28
E=3,010,008.90
STA. 738+30.03
121.48' LT.

FOUND 1/2"
IRON PIPE BEARS
N 01°56'10" W 2.39'

FOUND TXDOT
TYPE I CONCRETE
MONUMENT BEARS
N 56°50'01" W 3.74'

N 75°31'46" E
2,761.59'

EXISTING R.O.W.
FOUND 5/8"
IRON ROD BEARS
S 01°50'49" E 4.66'

PROPOSED
CENTERLINE

735+00

SH 31
(R.O.W. WIDTH VARIES)

STATE OF TEXAS
VOLUME 959, PAGE 537
D.R.S.C.T.
CALLED 6.650 ACRES
FILED: OCTOBER 9, 1959

EXISTING R.O.W.

JAMES A. CHAFFIN SURVEY
ABSTRACT NO. 265
CITY OF TYLER
SMITH COUNTY, TEXAS

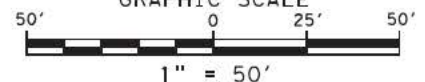
FOUND 1/2" IRON ROD
WITH CAP STAMPED
"THOMPSON & ASSO'S INC"

CENTERLINE CURVE DATA

PI STATION	=730+88.25
PI NORTHING	=6,832,064.10
PI EASTING	=3,009,316.38
DELTA	=11°27'48" (LT.)
DEGREE OF CURVE	=00°48'15"
TANGENT	=715.15'
LENGTH	=1,425.53'
RADIUS	=7,125.00'
PC STATION	=723+73.09
PT STATION	=737+98.62
CHORD BEARING	=N 81°15'40" E
CHORD DISTANCE	=1,423.15'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°56'10" E	77.15'
L2	N 01°50'49" W	79.18'

GRAPHIC SCALE



*DENOTES A CALCULATED AREA

11/08/2023

© 2023



PARCEL PLAT SHOWING
PARCEL P00067073.001

FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10

SCALE
1" = 50'

FILE
042401059_P00067073.001_PG07

R.O.W.-C.S.J NO.
0424-01-059

COUNTY
SMITH

PARCEL
NUMBER

P00067073.001

ACQUISITION

ACRES

SQUARE FEET

PARENT AREA

1.5

*65,340

REMAINDER AREA

LT. *1.13

*49,237

November 8, 2023
Parcel ID P00067074.001
Page 1 of 6

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067074.001

BEING 0.3146 acres (13,704 square feet) of land in the James A. Chaffin Survey, Abstract No. 265, in the City of Tyler, Smith County, Texas, said 0.3146 acres (13,704 square feet) of land being a portion of the remainder of a called 1.0 acre tract of land described in Warranty Deed with Vendor's Lien to J. W. Warren and Irene Warren, filed May 1, 1992 and recorded in Volume 3226, Page 374 of the Deed Records of Smith County, Texas, said 0.3146 acres (13,704 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod (bent) found for the northeast corner of said called 1.0 acre tract of land, said 5/8 inch iron rod being the northwest corner of a called 1.000 acre tract of land described in deed to Herman L. Warren as recorded in Volume 2360, Volume 532 of said Deed Records of Smith County, Texas, said 5/8 inch iron rod also being in the southerly line of a called 2.2141 acre tract of land described as Part V First Tract in deed to Herman L. Warren as recorded in Volume 4139, Page 77 of the Official Public Records of Smith County, Texas, from which a 1/2 inch iron rod with cap stamped "RICHARD DAVIS 1974" found for the southeast corner of said called 2.2141 acre tract of land bears North 74 degrees 38 minutes 03 seconds East, a distance of 157.82 feet, said 1/2 inch iron rod with cap stamped "RICHARD DAVIS 1974" being the southwest corner of a called 1.8979 acre tract of land described as Part I First Tract in deed to James W. Warren as recorded in Volume 4139, Page 77 of said Official Public Records of Smith County, Texas, said 1/2 inch iron rod with cap stamped "RICHARD DAVIS 1974" also being in the northeasterly line of said called 1.000 acre tract of land;

November 8, 2023
Parcel ID P00067074.001
Page 2 of 6

THENCE South 14 degrees 24 minutes 22 seconds East, with the easterly line of said called 1.0 acre tract of land and with the westerly line of said called 1.000 acre tract of land, a distance of 151.28 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the **POINT OF BEGINNING** and having coordinates of N=6,832,401.08 and E=3,010,199.23, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" being the intersection of the easterly line of said called 1.0 acre tract of land and the westerly line of said called 1.000 acre tract of land with the proposed northerly right-of-way line of SH 31 (right-of-way width varies), said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" also being 105.69 feet Left of and at right angles to centerline Station 740+22.51 of said SH 31;

- (1) **THENCE**, South 14 degrees 24 minutes 22 seconds East, with the easterly line of said called 1.0 acre tract of land and with the westerly line of said called 1.000 acre tract of land, a distance of 61.39 feet to a calculated point for the southeast corner of said called 1.0 acre tract of land, said calculated point being the southwest corner of said called 1.000 acre tract of land, said calculated point being in the northerly line of a called 6.650 acre tract of land described in deed to the State of Texas as recorded in Volume 959, Page 537 of said Deed Records of Smith County, Texas, said calculated point also being in the existing northerly right-of-way line of said SH 31, from which a 3/8 inch iron rod found for reference bears North 14 degrees 24 minutes 22 seconds West, a distance of 3.82 feet;
- (2) **THENCE**, South 75 degrees 27 minutes 20 seconds West, with the southerly line of said called 1.0 acre tract of land, with the northerly line of said called 6.650 acre tract and with the existing northerly right-of-way line of said SH 31, a distance of 186.01 feet to a calculated point for an angle point in the southerly line of said called 1.0 acre tract of land, said calculated point being an angle point in the northerly line of said called 6.650 acre tract of land, said calculated point also being an angle point in the northerly right-of-way line of said SH 31, from which a TxDOT Type I concrete monument found for reference bears North 56 degrees 50 minutes 01 seconds West, a distance of 3.74 feet;

November 8, 2023
Parcel ID P00067074.001
Page 3 of 6

- (3) **THENCE**, South 80 degrees 44 minutes 12 seconds West, with the southerly line of said called 1.0 acre tract of land, with the northerly line of said called 6.650 acre tract and with the existing northerly right-of-way line of said SH 31, a distance of 23.24 feet to a calculated point for the southwest corner of said called 1.0 acre tract of land, said calculated point being the southeast corner of a called 1.5 acre tract of land described in deed as Tract Two to Myron Cobb as recorded in Instrument No. 2008-R00019351 of said Official Public Records of Smith County, Texas, said calculated point being in the northerly line of said called 6.650 acre tract of land, said calculated point also being in the northerly right-of-way line of said SH 31, from which a 1/2 inch iron pipe found for reference bears North 01 degrees 56 minutes 10 seconds West, a distance of 2.39 feet;
- (4) **THENCE**, North 01 degrees 56 minutes 10 seconds West, with the east line of said called 1.5 acre tract of land, a distance of 77.15 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the intersection of the east line of said called 1.5 acre tract of land with the proposed northerly right-of-way line of said SH 31, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" having coordinates of N=6,832,368.28 and E=3,010,008.90 and being 121.48 feet Left of and at right angles to centerline Station 738+30.03 of said SH 31;
- (5) **THENCE**, North 81 degrees 17 minutes 13 seconds East, with the proposed northerly right-of-way line of SH 31, a distance of 164.29 feet to a Texas Department of Transportation (TxDOT) Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for an angle point in the proposed northerly right-of-way line of said SH 31, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." having coordinates of N=6,832,393.17 and E=3,010,171.30 and being 105.00 feet Left of and at right angles to centerline Station 739+93.50 of said SH 31;
- (6) **THENCE**, North 74 degrees 10 minutes 37 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 29.03 feet to the **POINT OF BEGINNING** and containing 0.3146 acres (13,704 square feet) of land.

November 8, 2023
Parcel ID P00067074.001
Page 4 of 6

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.


Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorronдона & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 5 OF 6

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND:

APPROXIMATE SURVEY LINE	
EXISTING R.O.W. LINE	
LOT LINE	
PROPERTY LINE	
PROPOSED CENTERLINE	
PROPOSED R.O.W.	
EXISTING EASEMENT LINE	
BROKEN LINE	
LAND HOOK (SAME OWNER)	
TxDOT TYPE I CONCRETE MONUMENT FOUND	
TxDOT TYPE II CONCRETE MONUMENT FOUND	
TxDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." SET (UNLESS OTHERWISE NOTED)	
MONUMENT FOUND (SIZE & TYPE NOTED)	
CALCULATED POINT	
5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET (UNLESS OTHERWISE NOTED)	
ACRES	AC.
COUNTY ROAD	CR
DEED RECORDS OF SMITH COUNTY, TEXAS	D.R.S.C.T.
FARM TO MARKET ROAD	FM
LEFT	LT.
OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS	O.P.R.S.C.T.
PLAT RECORDS OF SMITH COUNTY, TEXAS	P.R.S.C.T.
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.
RIGHT	RT.
RIGHT-OF-WAY	R.O.W.
STATE HIGHWAY	SH
STATE HIGHWAY LOOP	SL
SQUARE FEET	SQ. FT.

I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris T. Abbott 11/8/23

CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900



PLANIMETRICS LEGEND

	DOWN GUY
	FENCE LINE
	FIRE HYDRANT
	MAIL BOX
	MANHOLE (UTILITY)
	OVERHEAD ELECTRIC SIGN
	UTILITY POLE

*DENOTES A CALCULATED AREA

11/08/2023

© 2023

PARCEL PLAT SHOWING
PARCEL P00067074.001FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10PARCEL
NUMBER

P00067074.001

SCALE
1" = 50'FILE
042401059_P00067074.001_P005R.O.W.-C.S. J. NO.
0424-01-059COUNTY
SMITH

ACQUISITION

ACRES

SQUARE FEET

PARENT AREA

*0.9088

*39,587

REMAINDER AREA

LT. *0.5942

*25,883

EXHIBIT "A"

PAGE 6 OF 6

JAMES A. CHAFFIN SURVEY
ABSTRACT NO. 265
CITY OF TYLER
SMITH COUNTY, TEXAS

OWNER:
HERMAN L. WARREN
VOLUME 4139, PAGE 77
O.P.R.S.C.T.
CALLED 2.2141 ACRES
PART V
FIRST TRACT
FILED: DECEMBER 23, 1997

OWNER:
JAMES W. WARREN
VOLUME 4139, PAGE 77
O.P.R.S.C.T.
CALLED 1.8979 ACRES
PART I
FIRST TRACT
FILED: DECEMBER 23, 1997

OWNER:
MYRON COBB
INSTRUMENT NO. 2008-R00019351
O.P.R.S.C.T.
CALLED 1.5 ACRES
TRACT TWO
FILED: APRIL 28, 2008

OWNERS:
J. W. WARREN
AND IRENE WARREN
VOLUME 3226, PAGE 374
D.R.S.C.T.
REMAINDER OF
CALLED 1.0 ACRE
FILED: MAY 1, 1992

OWNER:
HERMAN L. WARREN
VOLUME 2360, PAGE 532
D.R.S.C.T.
CALLED 1.000 ACRE
FILED: JANUARY 22, 1985

P.O.C. PARCEL
P00067074.001
FOUND 5/8"
IRON ROD
(BENT)

P.O.B. PARCEL
P00067074.001
N=6,832,401.08
E=3,010,199.23
STA. 740+22.51
105.69' LT.

APPROXIMATE LOCATION OF
10' EASEMENT TO
ONCOR ELECTRIC
DELIVERY COMPANY LLC
INSTRUMENT NO. 2013-00012785
O.P.R.S.C.T.
FILED: MARCH 22, 2013

EASEMENT & RIGHT OF WAY
TO TEXAS POWER
& LIGHT COMPANY
VOLUME 2033, PAGE 130
D.R.S.C.T.
FILED: OCTOBER 4, 1982

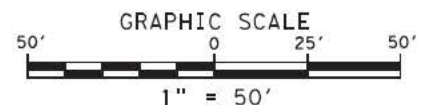
PROPOSED
CENTERLINE

STATE OF TEXAS
VOLUME 959, PAGE 537
D.R.S.C.T.
CALLED 6.650 ACRES
FILED: OCTOBER 9, 1959

SH 31
(R.O.W. WIDTH VARIES)

CENTERLINE CURVE DATA	
PI STATION	=730+88.25
PI NORTHING	=6,832,064.10
PI EASTING	=3,009,316.38
DELTA	=11°27'48" (LT.)
DEGREE OF CURVE	=00°48'15"
TANGENT	=715.15'
LENGTH	=1,425.53'
RADIUS	=7,125.00'
PC STATION	=723+73.09
PT STATION	=737+98.62
CHORD BEARING	=N 81°15'40" E
CHORD DISTANCE	=1,423.15'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 14°24'22" E	61.39'
L2	S 80°44'12" W	23.24'
L3	N 01°56'10" W	77.15'
L4	N 74°10'37" E	29.03'



*DENOTES A CALCULATED AREA

11/08/2023



PARCEL PLAT SHOWING
PARCEL P00067074.001

FEDERAL AID PROJECT NO.		STATE DISTRICT NO.		PARCEL NUMBER	P00067074.001	
N/A		10			ACRES	SQUARE FEET
SCALE 1" = 50'		FILE 042401059_P00067074.001_PG06		ACQUISITION	0.3146	13,704
		R.O.W.-C.S. J NO. 0424-01-059		PARENT AREA	*0.9088	*39,587
		COUNTY SMITH		REMAINDER AREA	LT. *0.5942	*25,883

November 8, 2023
Parcel ID P00067075.001
Page 1 of 6

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067075.001

BEING 0.2848 acres (12,407 square feet) of land in the James A. Chaffin Survey, Abstract No. 265, in the City of Tyler, Smith County, Texas, said 0.2848 acres (12,407 square feet) of land being a portion of a called 1.000 acre tract of land described in Warranty Deed to Herman L. Warren, filed January 22, 1985 and recorded in Volume 2360, Page 532 of the Deed Records of Smith County, Texas, said 0.2848 acres (12,407 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod (bent) found for the northwest corner of said called 1.000 acre tract, said 5/8 inch iron rod being the northeast corner of a called 1.0 acre tract of land described in deed to J. W. Warren and Irene Warren as recorded in Volume 3226, Page 374 of said Deed Records of Smith County, Texas, said 5/8 inch iron rod also being in the southerly line of a called 2.2141 acre tract of land described as Part V First Tract in deed to Herman L. Warren as recorded in Volume 4139, Page 77 of the Official Public Records of Smith County, Texas, from which a 1/2 inch iron rod with cap stamped "RICHARD DAVIS 1974" found for the southeast corner of said called 2.2141 acre tract of land bears North 74 degrees 38 minutes 03 seconds East, a distance of 157.82 feet, said 1/2 inch iron rod with cap stamped "RICHARD DAVIS 1974" being the southwest corner of a called 1.8979 acre tract of land described as Part I First Tract in deed to James W. Warren as recorded in Volume 4139, Page 77 of said Official Public Records of Smith County, Texas, said 1/2 inch iron rod with cap stamped "RICHARD DAVIS 1974" also being in the northerly line of said called 1.000 acre tract of land;

November 8, 2023
Parcel ID P00067075.001
Page 2 of 6

THENCE South 14 degrees 24 minutes 22 seconds East, with the westerly line of said called 1.000 acre tract of land and with the easterly line of said called 1.0 acre tract of land, a distance of 151.28 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the **POINT OF BEGINNING** and having coordinates of N=6,832,401.08 and E=3,010,199.23, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" being the intersection of the westerly line of said called 1.000 acre tract of land and the easterly line of said called 1.0 acre tract of land with the proposed northerly right-of-way line of SH 31 (right-of-way width varies), said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" being 105.69 feet Left of and at right angles to centerline Station 740+22.51 of said SH 31;

- (1) **THENCE**, North 74 degrees 10 minutes 37 seconds East, with the proposed northerly right-of-way line of SH 31, a distance of 200.17 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the intersection of the proposed northerly right-of-way line of said SH 31 with the easterly line of said called 1.000 acre tract of land and the westerly line of a called 1.000 acre tract of land described in deed to James and Irene Warren as recorded in Volume 2208, Page 422 of said Deed Records of Smith County, Texas, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" having coordinates of N=6,832,455.66 and E=3,010,391.82 and being 110.41 feet Left of and at right angles to centerline Station 742+22.63 of said SH 31;
- (2) **THENCE**, South 05 degrees 54 minutes 50 seconds East, with the easterly line of said called 1.000 acre tract of land as recorded in Volume 2360, Page 532 and with the westerly line of said called 1.000 acre tract of land as recorded in Volume 2208, Page 422, a distance of 66.61 feet to a calculated point for the southeast corner of said called 1.000 acre tract of land as recorded in Volume 2360, Page 532, said calculated point being the southwest corner of said called 1.000 acre tract of land as recorded in Volume 2208, Page 422, said calculated point being in the northerly line of a called 6.650 acre tract described in deed to the State of Texas as recorded in Volume 959, Page 537 of said Deed Records of Smith County, Texas, said calculated point also being in the existing northerly right-of-way line of said SH 31, from which a 3/8 inch iron rod found for reference bears North 05 degrees 54 minutes 50 seconds West, a distance of 4.94 feet;

November 8, 2023
Parcel ID P00067075.001
Page 3 of 6

- (3) **THENCE**, South 75 degrees 27 minutes 20 seconds West, with the southerly line of said called 1.000 acre tract of land as recorded in Volume 2360, Page 532, with the northerly line of said called 6.650 acre tract of land, and with the existing northerly right-of-way line of said SH 31, a distance of 190.27 feet to a calculated point for the southwest corner of said called 1.000 acre tract of land as recorded in Volume 2360, Page 532, said calculated point being the southeast corner of said called 1.0 acre tract of land, said calculated point being in the northerly line of said called 6.650 acre tract of land, said calculated point also being in the existing northerly right-of-way line of SH 31, from which a 3/8 inch iron rod found for reference bears North 14 degrees 24 minutes 22 seconds West, a distance of 3.82 feet;
- (4) **THENCE**, North 14 degrees 24 minutes 22 seconds West, with the westerly line of said called 1.000 acre tract of land as recorded in Volume 2360, Page 532 and with the easterly line of said called 1.0 acre tract of land, a distance of 61.39 feet to the **POINT OF BEGINNING** and containing 0.2848 acres (12,407 square feet) of land.

November 8, 2023
Parcel ID P00067075.001
Page 4 of 6

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 11/8/23
Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorronдона & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 5 OF 6

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

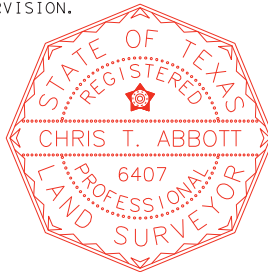
LEGEND:

APPROXIMATE SURVEY LINE	=====S=====
EXISTING R.O.W. LINE	-----P-----
LOT LINE	-----P-----
PROPERTY LINE	-----P-----
PROPOSED CENTERLINE	-----P-----
PROPOSED R.O.W.	-----P-----
EXISTING EASEMENT LINE	-----P-----
BROKEN LINE	-----P-----
LAND HOOK (SAME OWNER)	-----P-----
TXDOT TYPE I CONCRETE MONUMENT FOUND	-----P-----
TXDOT TYPE II CONCRETE MONUMENT FOUND	-----P-----
TXDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." SET (UNLESS OTHERWISE NOTED)	-----P-----
MONUMENT FOUND (SIZE & TYPE NOTED)	-----P-----
CALCULATED POINT	-----P-----
5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET (UNLESS OTHERWISE NOTED)	-----P-----
ACRES	AC.
COUNTY ROAD	CR.
DEED RECORDS OF SMITH COUNTY, TEXAS	D.R.S.C.T.
FARM TO MARKET ROAD	FM
LEFT	LT.
OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS	O.P.R.S.C.T.
PLAT RECORDS OF SMITH COUNTY, TEXAS	P.R.S.C.T.
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.
RIGHT	RT.
RIGHT-OF-WAY	R.O.W.
STATE HIGHWAY	SH
STATE HIGHWAY LOOP	SL
SQUARE FEET	SQ. FT.

I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris T. Abbott 11/8/23

CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900



PLANIMETRICS LEGEND

---	DOWN GUY
X --- X	FENCE LINE
○	FIRE HYDRANT
□	MAIL BOX
○	MANHOLE (UTILITY)
---OP---OP---	OVERHEAD ELECTRIC
○	SIGN
○	UTILITY POLE

*DENOTES A CALCULATED AREA 11/08/2023

© 2023

PARCEL PLAT SHOWING
PARCEL P00067075.001

FEDERAL AID PROJECT NO. N/A	SH 31	STATE DISTRICT NO. 10	PARCEL NUMBER	P00067075.001	
				ACRES	SQUARE FEET
			ACQUISITION	0.2848	12,407
			PARENT AREA	1.000	*43,560
SCALE 1" = 50'	FILE 042401059-P00067075.001-PG05	R.O.W. -C.S.J NO. 0424-01-059	COUNTY SMITH	REMAINDER AREA	LT. *0.715 *31,153

JAMES A. CHAFFIN SURVEY
ABSTRACT NO. 265
CITY OF TYLER
SMITH COUNTY, TEXAS

EXHIBIT "A"

OWNER:
HERMAN L. WARREN
VOLUME 4139, PAGE 77
O.P.R.S.C.T.
CALLED 2.2141 ACRES
PART V
FIRST TRACT
FILED: DECEMBER 23, 1997

OWNER:
JAMES W. WARREN
VOLUME 4139, PAGE 77
O.P.R.S.C.T.
CALLED 1.8979 ACRES
PART I
FIRST TRACT
FILED: DECEMBER 23, 1997

P.O.C. PARCEL
P00067075.001

FOUND 5/8"
IRON ROD
(BENT)

OWNER:
HERMAN L. WARREN
VOLUME 2360, PAGE 532
D.R.S.C.T.
CALLED 1.000 ACRE
FILED: JANUARY 22, 1985

OWNERS:
JAMES AND IRENE WARREN
VOLUME 2208, PAGE 422
D.R.S.C.T.
CALLED 1.000 ACRE
FILED: JANUARY 3, 1984

OWNERS:
J. W. WARREN
AND IRENE WARREN
VOLUME 3226, PAGE 374
D.R.S.C.T.
REMAINDER OF
CALLED 1.0 ACRE
FILED: MAY 1, 1992

P.O.B. PARCEL
P00067075.001

N=6,832,401.08
E=3,010,199.23
STA. 740+22.51
105.69' LT.

PROPOSED
R.O.W.

P00067075.001

APPROXIMATE LOCATION OF
10' EASEMENT TO
ONCOR ELECTRIC
DELIVERY COMPANY LLC
INSTRUMENT NO. 2013-00012785
O.P.R.S.C.T.
FILED: MARCH 22, 2013

EASEMENT & RIGHT OF WAY
TO TEXAS POWER
& LIGHT COMPANY
VOLUME 2033, PAGE 130
D.R.S.C.T.
FILED: OCTOBER 4, 1982

N=6,832,455.66
E=3,010,391.82
STA. 742+22.63
110.41' LT.

FOUND 3/8"
IRON ROD BEARS
N 05° 54' 50" W 4.94'

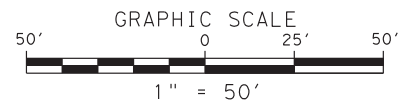
PROPOSED
CENTERLINE

EXISTING R.O.W.
FOUND 3/8"
IRON ROD BEARS
N 14° 24' 22" W 3.82'

STATE OF TEXAS
VOLUME 959, PAGE 537
D.R.S.C.T.
CALLED 6.650 ACRES
FILED: OCTOBER 9, 1959

N 75° 31' 46" E 2,761.59'

SH 31
(R.O.W. WIDTH VARIES)



*DENOTES A CALCULATED AREA 11/08/2023

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 05° 54' 50" E	66.61'
L2	N 14° 24' 22" W	61.39'



PARCEL PLAT SHOWING PARCEL P00067075.001				PARCEL NUMBER	P00067075.001	
FEDERAL AID PROJECT NO. N/A	SH 31		STATE DISTRICT NO. 10	ACQUISITION	0.2848	12,407
SCALE 1" = 50'	FILE 042401059-P00067075.001-PG06	R.O.W. -C.S.J NO. 0424-01-059	COUNTY SMITH	PARENT AREA	1.000	*43,560
				REMAINDER AREA	LT. *0.715	*31,153

November 8, 2023
Parcel ID P00067076.001
Page 1 of 7

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067076.001

BEING 0.3037 acres (13,230 square feet) of land in the James A. Chaffin Survey, Abstract No. 265, in the City of Tyler, Smith County, Texas, said 0.3037 acres (13,230 square feet) of land being a portion of a called 1.000 acre tract of land described in Quit Claim Deed to James Warren and Irene Warren, filed January 3, 1984 and recorded in Volume 2208, Page 422 of the Deed Records of Smith County, Texas, said 0.3037 acres (13,230 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for the southeast corner of a called 15.234 acre tract of land described as Tract One in deed to Martin Aparicio as recorded in Instrument No. 2007-R00006541 of the Official Public Records of Smith County, Texas, said 5/8 inch iron rod being the northeast corner of a called 1.8979 acre tract of land described as Part I First Tract in deed to James W. Warren as recorded in Volume 4139, Page 77 of said Official Public Records of Smith County, Texas, said 5/8 inch iron rod also being in the most southerly west line of a called 223.704 acre tract of land described in deed to Kenneth E. Roddy and Joyce Roddy, Trustees of the Kenneth E. Roddy and Joyce Roddy Revocable Trust dated December 12, 1984 as recorded in Instrument No. 2006-R00021336 of said Official Public Records of Smith County, Texas, from which a 1/2 inch iron rod with cap stamped "RICHARD C. DAVIS RPLS 1794" found for the northwest corner of said called 1.8979 acre tract of land bears South 87 degrees 37 minutes 55 seconds West, a distance of 278.54 feet, said 1/2 inch iron rod with cap stamped "RICHARD C. DAVIS RPLS 1794" being the northeast corner of a called 2.2141 acre tract of land described as Part V First Tract in deed to Herman L. Warren as recorded in Volume 4139, Page 77 of said Official Public Records of Smith County, Texas, said 1/2 inch iron rod with cap stamped "RICHARD C. DAVIS RPLS 1794" also being in the south line of said called 15.234 acre tract of land;

THENCE South 01 degrees 16 minutes 26 seconds East, with the most southerly west line of said called 223.704 acre tract of land and with the east line of said called 1.8979 acre tract of land, a distance of 268.53 feet to a calculated point for the southeast corner of said called 1.8979 acre tract of land, said calculated point being the northeast corner of said called 1.000 acre tract of land, said calculated point also being in the most southerly west line of said called 223.704 acre tract of land;

November 8, 2023
Parcel ID P00067076.001
Page 2 of 7

THENCE South 00 degrees 08 minutes 37 seconds West, with the east line of said called 1.000 acre tract of land and with most southerly west line of said called 223.704 acre tract of land, a distance of 153.67 feet to a Texas Department of Transportation (TxDOT) Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for the **POINT OF BEGINNING** and having surface coordinates of N=6,832,509.95 and E=3,010,583.35, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." being the intersection of the east line of said called 1.000 acre tract of land and the most southerly west line of said called 223.704 acre tract of land with the proposed northerly right-of-way line of SH 31 (right-of-way width varies), said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." being 115.11 feet Left of and at right angles to centerline Station 744+21.66 of said SH 31;

- (1) **THENCE**, South 00 degrees 08 minutes 37 seconds West, with the east line of said called 1.000 acre tract of land and the most southerly west line of said called 223.704 acre tract of land, a distance of 72.67 feet to a calculated point for the southeast corner of said called 1.000 acre tract of land, said calculated point being the most southerly southwest corner of said called 223.704 acre tract of land, said calculated point being in the northerly line of a called 6.650 acre tract of land described in deed to the State of Texas as recorded in Volume 959, Page 537 of said Deed Records of Smith County, Texas, said calculated point also being in the existing northerly right of way line of SH 31 (right-of-way width varies);
- (2) **THENCE**, South 75 degrees 27 minutes 20 seconds West, with the southerly line of said called 1.000 acre tract of land, with the northerly line of said called 6.650 acre tract of land, and with the existing northerly right-of-way line of SH 31, a distance of 190.60 feet to a calculated point for the southwest corner of said called 1.000 acre tract of land, said calculated point being the southeast corner of a called 1.000 acre tract of land described in deed to Herman L. Warren as recorded in Volume 2360, Page 532 of said Deed Records of Smith County, Texas, said calculated point being in the northerly line of said called 6.650 acre tract of land, said calculated point also being in the existing northerly right-of-way line of SH 31, from which a 3/8 inch iron rod found for reference bears North 05 degrees 54 minutes 50 seconds West, a distance of 4.94 feet;

November 8, 2023
Parcel ID P00067076.001
Page 3 of 7

- (3) **THENCE**, North 05 degrees 54 minutes 50 seconds West, with the west line of said called 1.000 acre tract of land as recorded in Volume 2208, Page 422 and with the east line of said called 1.000 acre tract of land as recorded in Volume 2360, Page 532, a distance of 66.61 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the intersection of the west line of said called 1.000 acre tract of land as recorded in Volume 2208, Page 422 and the east line of said called 1.000 acre tract of land as recorded in Volume 2360, Page 532 with the proposed northerly right-of-way line of said SH 31, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" having coordinates of N=6,832,455.66 and E=3,010,391.82 and being 110.41 feet Left of and at right angles to centerline Station 742+22.63 of SH 31;
- (4) **THENCE**, North 74 degrees 10 minutes 37 seconds East, with the proposed northerly right-of-way line of SH 31, a distance of 199.08 feet to the **POINT OF BEGINNING** and containing 0.3037 acres (13,230 square feet) of land.

November 8, 2023
Parcel ID P00067076.001
Page 4 of 6

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 11/8/23
Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorronдона & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 5 OF 7

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

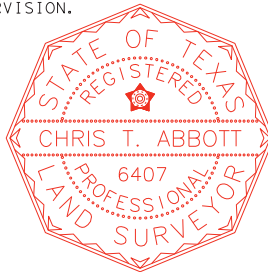
LEGEND:

APPROXIMATE SURVEY LINE	-----S-----
EXISTING R.O.W. LINE	-----P-----
LOT LINE	-----P-----
PROPERTY LINE	-----P-----
PROPOSED CENTERLINE	-----P-----
PROPOSED R.O.W.	-----P-----
EXISTING EASEMENT LINE	-----P-----
BROKEN LINE	-----P-----
LAND HOOK (SAME OWNER)	-----P-----
TXDOT TYPE I CONCRETE MONUMENT FOUND	■
TXDOT TYPE II CONCRETE MONUMENT FOUND	□
TXDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." SET (UNLESS OTHERWISE NOTED)	□
MONUMENT FOUND (SIZE & TYPE NOTED)	●
CALCULATED POINT	△
5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET (UNLESS OTHERWISE NOTED)	○
ACRES	AC.
COUNTY ROAD	CR.
DEED RECORDS OF SMITH COUNTY, TEXAS	D.R.S.C.T.
FARM TO MARKET ROAD	FM
LEFT	LT.
OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS	O.P.R.S.C.T.
PLAT RECORDS OF SMITH COUNTY, TEXAS	P.R.S.C.T.
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.
RIGHT	RT.
RIGHT-OF-WAY	R.O.W.
STATE HIGHWAY	SH
STATE HIGHWAY LOOP	SL
SQUARE FEET	SQ. FT.

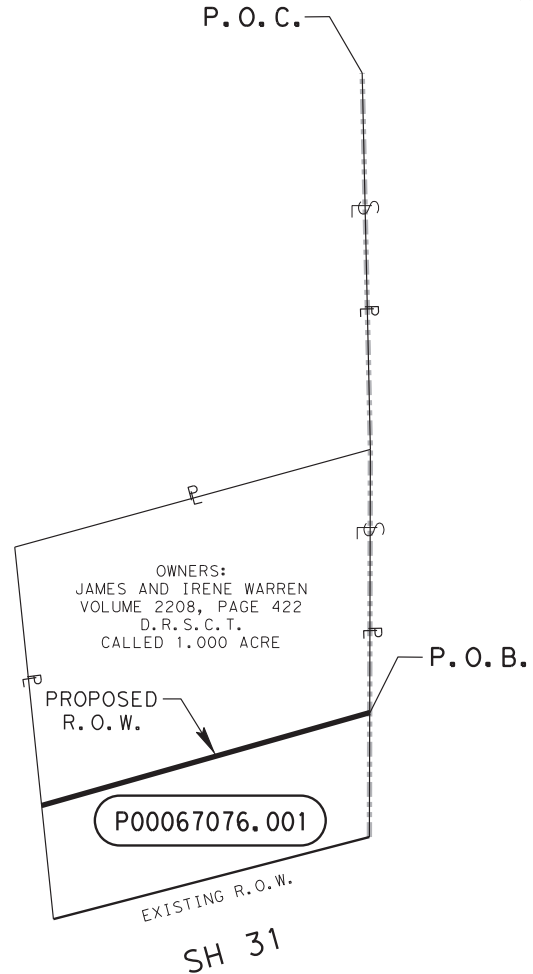
I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris T. Abbott 11/8/23

CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900



WHOLE PROPERTY SKETCH (NOT TO SCALE)



PLANIMETRICS LEGEND

—	DOWN GUY
× — ×	FENCE LINE
○	FIRE HYDRANT
□	MAIL BOX
○	MANHOLE (UTILITY)
---OP---	OVERHEAD ELECTRIC
○	SIGN
○	UTILITY POLE

*DENOTES A CALCULATED AREA

11/08/2023

© 2023



PARCEL PLAT SHOWING PARCEL P00067076.001

FEDERAL AID PROJECT NO.
N/A

SCALE
1" = 50'

SH 31

FILE
042401059-P00067076.001-PG05

STATE DISTRICT NO.
10

R.O.W. -C.S.J. NO.
0424-01-059

COUNTY
SMITH

PARCEL
NUMBER

P00067076.001

ACRES

0.3037

SQUARE FEET

13,230

ACQUISITION

PARENT AREA

REMAINDER AREA

1.000

LT. *0.696

*43,560

*30,330

JAMES A. CHAFFIN SURVEY
ABSTRACT NO. 265
CITY OF TYLER
SMITH COUNTY, TEXAS

EXHIBIT "A"

OWNER:
MARTIN APARICIO
INSTRUMENT NO. 2007-R00006541
O.P.R.S.C.T.
CALLED 15.234 ACRES
TRACT ONE
FILED: FEBRUARY 8, 2007

J. S. CROMWELL SURVEY
ABSTRACT NO. 231
CITY OF TYLER
SMITH COUNTY, TEXAS

P.O.C. PARCEL
P00067076.001
FOUND 5/8"
IRON ROD

RIGHT OF WAY AND EASEMENT
TO LONE STAR GAS
VOLUME 771, PAGE 373
D.R.S.C.T.
FILED: JUNE 29, 1954
(BLANKET IN NATURE)

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
VOLUME 7911, PAGE 417
O.P.R.S.C.T.
FILED: OCTOBER 7, 2005
(BLANKET IN NATURE)

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
INSTRUMENT NO. 2006-R00050538
O.P.R.S.C.T.
FILED: OCTOBER 11, 2006
(BLANKET IN NATURE)

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
INSTRUMENT NO. 202101026445
O.P.R.S.C.T.
FILED: JUNE 30, 2021
(BLANKET IN NATURE)

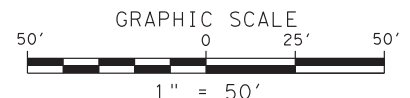
OWNERS:
KENNETH E. RODDY
AND JOYCE RODDY, TRUSTEES OF THE
KENNETH E. RODDY AND JOYCE RODDY
REVOCABLE TRUST DATED DECEMBER 12, 1984
INSTRUMENT NO. 2006-R00021336
O.P.R.S.C.T.
CALLED 223.704 ACRES
FILED: MAY 5, 2006

OWNER:
JAMES W. WARREN
VOLUME 4139, PAGE 77
O.P.R.S.C.T.
CALLED 1.8979 ACRES
PART I
FIRST TRACT
FILED: DECEMBER 23, 1997

OWNER:
HERMAN L. WARREN
VOLUME 4139, PAGE 77
O.P.R.S.C.T.
CALLED 2.2141 ACRES
PART V
FIRST TRACT
FILED: DECEMBER 23, 1997

OWNERS:
JAMES AND IRENE WARREN
VOLUME 2208, PAGE 422
D.R.S.C.T.
CALLED 1.000 ACRE
FILED: JANUARY 3, 1984

SEE PAGE 7 OF 7



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°08'37" W	153.67'

*DENOTES A CALCULATED AREA 11/08/2023

© 2023



PARCEL PLAT SHOWING
PARCEL P00067076.001

FEDERAL AID PROJECT NO.
N/A
SCALE
1" = 50'

SH 31
FILE
042401059-P00067076.001-PG06

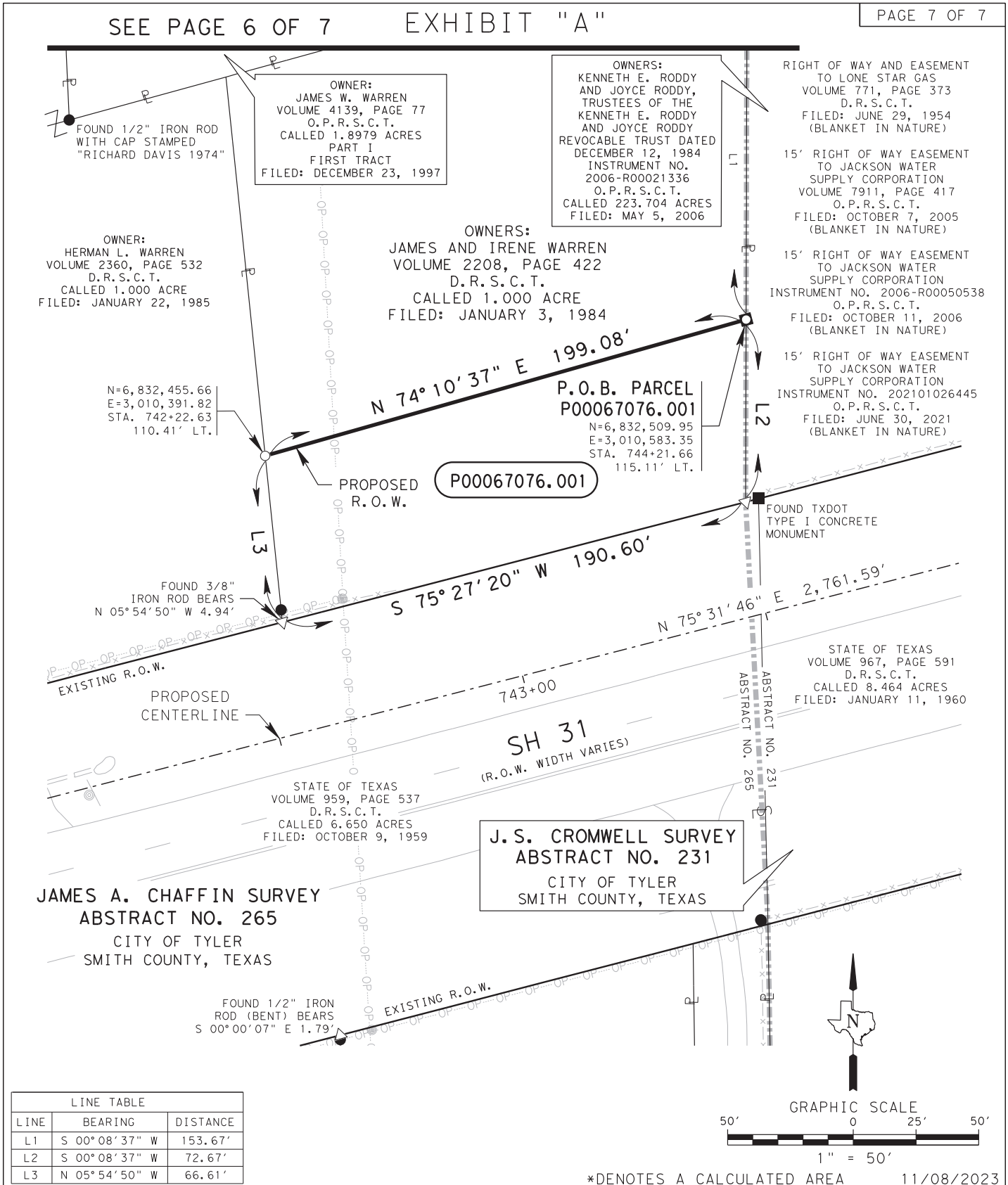
STATE DISTRICT NO.
10
COUNTY
SMITH

PARCEL NUMBER	P00067076.001	
	ACRES	SQUARE FEET
ACQUISITION	0.3037	13,230
PARENT AREA	1.000	*43,560
REMAINDER AREA	LT. *0.696	*30,330

SEE PAGE 6 OF 7

EXHIBIT "A"

PAGE 7 OF 7



© 2023	PARCEL PLAT SHOWING PARCEL P00067076.001			PARCEL NUMBER	P00067076.001	
	FEDERAL AID PROJECT NO. N/A	SH 31		ACQUISITION	0.3037	13,230
	SCALE 1" = 50'	FILE 042401059-P00067076.001-PG07	R.O.W. - C.S. J. NO. 0424-01-059	PARENT AREA	1.000	*43,560
		STATE DISTRICT NO. 10	COUNTY SMITH	REMAINDER AREA	LT. *0.696	*30,330

Revised: March 11, 2024
November 8, 2023
Parcel ID P00067077.001
Page 1 of 20

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067077.001

BEING 6.716 acres (292,538 square feet) of land in the J.S. Cromwell Survey, Abstract No. 231 and the Levi Hinds Survey, Abstract No. 432, in the City of Tyler, Smith County, Texas, said 6.716 acres (292,538 square feet) of land being a portion of a called 223.704 acre tract of land described in General Warranty Deed to Kenneth E. Roddy and Joyce Roddy, Trustees of the Kenneth E. Roddy and Joyce Roddy Revocable Trust dated December 12, 1984, filed May 5, 2006 and recorded in Instrument No. 2006-R00021336 of the Official Public Records of Smith County, Texas, said 6.716 acres (292,538 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found in the most southerly west line of said called 223.704 acre tract of land, said 5/8 inch iron rod being the southeast corner of a called 15.234 acre tract of land described as Tract One in deed to Martin Aparicio as recorded in Instrument No. 2007-R00006541 of said Official Public Records of Smith County, Texas, said 5/8 inch iron rod also being the northeast corner of a called 1.8979 acre tract of land described as Part I First Tract in deed to James W. Warren as recorded in Volume 4139, Page 77 of said Official Public Records of Smith County, Texas, from which a 1/2 inch iron rod with cap stamped "RICHARD C. DAVIS RPLS 1794" found for the northwest corner of said called 1.8979 acre tract of land bears South 87 degrees 37 minutes 55 seconds West, a distance of 278.54 feet, said 1/2 inch iron rod with cap stamped "RICHARD C. DAVIS RPLS 1794" being the northeast corner of a called 2.2141 acre tract of land described as Part V First Tract in deed to Herman L. Warren as recorded in Volume 4139, Page 77 of said Official Public Records of Smith County, Texas, said 1/2 inch iron rod with cap stamped "RICHARD C. DAVIS RPLS 1794" also being in the south line of said 15.234 acre tract of land;

THENCE, South 01 degrees 16 minutes 26 seconds East, with the most southerly west line of said called 223.704 acre tract of land and with the east line of said called 1.8979 acre tract of land, a distance of 268.53 feet to a calculated point for the southeast corner of said called 1.8979 acre tract of land, said calculated point being the northeast corner of a called 1.000 acre tract of land described in deed to James and Irene Warren as recorded in Volume 2208, Page 422 of the Deed Records of Smith County, Texas, said calculated point also being in the most southerly west line of said called 223.704 acre tract of land;

Revised: March 11, 2024
November 8, 2023
Parcel ID P00067077.001
Page 2 of 20

THENCE, South 00 degrees 08 minutes 37 seconds West, with the most southerly west line of said called 223.704 acre tract of land and with the east line of said called 1.000 acre tract of land, a distance of 153.67 feet to a Texas Department of Transportation (TxDOT) Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for the **POINT OF BEGINNING** and having surface coordinates of N=6,832,509.95 and E=3,010,583.35, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." being the intersection of the most southerly west line of said called 223.704 acre tract of land and the east line of said called 1.000 acre tract of land with the proposed northerly right-of-way line of SH 31 (right-of-way width varies), said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." also being 115.11 feet Left of and at right angles to centerline Station 744+21.66 of said SH 31;

- (1) **THENCE**, North 71 degrees 21 minutes 00 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 244.11 feet to a TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for an angle point, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." having surface coordinates of N=6,832,588.01 and E=3,010,814.65 and being 132.90 feet Left of and at right angles to centerline Station 746+65.12 of said SH 31;
- (2) **THENCE**, North 13 degrees 25 minutes 38 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 11.69 feet to a TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for an angle point, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." having surface coordinates of N=6,832,599.38 and E=3,010,817.36 and being 143.24 feet Left of and at right angles to centerline Station 746+70.59 of said SH 31;
- (3) **THENCE**, North 71 degrees 07 minutes 14 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 30.42 feet to a TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for an angle point, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." having surface coordinates of N=6,832,609.23 and E=3,010,846.14 and being 145.57 feet Left of and at right angles to centerline Station 747+00.92 of said SH 31;

Revised: March 11, 2024
November 8, 2023
Parcel ID P00067077.001
Page 3 of 20

- (4) **THENCE**, South 56 degrees 53 minutes 32 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 12.72 feet to a TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for an angle point, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." having surface coordinates of N=6,832,602.28 and E=3,010,856.80 and being 136.18 feet Left of and at right angles to centerline Station 747+09.50 of said SH 31;
- (5) **THENCE**, North 71 degrees 18 minutes 06 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 390.53 feet to a calculated point for an angle point (falls under water in a creek), said calculated point having surface coordinates of N=6,832,727.47 and E=3,011,226.72 and being 164.97 feet Left of and at right angles to centerline Station 750+98.97 of said SH 31;
- (6) **THENCE**, North 77 degrees 22 minutes 33 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 981.91 feet to TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for an angle point, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." having surface coordinates of N=6,832,942.07 and E=3,012,184.89 and being 133.34 feet Left of and at right angles to centerline Station 760+80.37 of said SH 31;
- (7) **THENCE**, North 77 degrees 05 minutes 13 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 327.51 feet to TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for an angle point, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." having surface coordinates of N=6,833,015.26 and E=3,012,504.12 and being 124.43 feet Left of and at right angles to centerline Station 764+07.76 of said SH 31;

Revised: March 11, 2024
November 8, 2023
Parcel ID P00067077.001
Page 4 of 20

- (8) **THENCE**, North 76 degrees 25 minutes 10 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 822.00 feet to a TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for an angle point, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." having surface coordinates of N=6,833,208.28 and E=3,013,303.13 and being 129.28 feet Left of and at right angles to centerline Station 772+25.00 of said SH 31;
- (9) **THENCE**, North 58 degrees 07 minutes 05 seconds East, with the proposed northerly right-of-way line of SH 31, a distance of 79.61 feet to a TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for an angle point, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." having surface coordinates of N=6,833,250.33 and E=3,013,370.74 and being 155.99 feet Left of and at right angles to centerline Station 773+00.00 of said SH 31;
- (10) **THENCE**, North 76 degrees 25 minutes 10 seconds East, with the proposed northerly right-of-way line of SH 31, a distance of 100.03 feet to a TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for an angle point, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." having surface coordinates of N=6,833,273.81 and E=3,013,467.96 and being 158.25 feet Left of and at right angles to centerline Station 774+00.00 of said SH 31;
- (11) **THENCE**, South 85 degrees 01 minutes 09 seconds East, with the proposed northerly right-of-way line of SH 31, a distance of 78.54 feet to a TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for an angle point, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." having surface coordinates of N=6,833,267.00 and E=3,013,546.21 and being 134.95 feet Left of and at right angles to centerline Station 774+75.00 of said SH 31;

Revised: March 11, 2024
November 8, 2023
Parcel ID P00067077.001
Page 5 of 20

- (12) **THENCE**, North 76 degrees 25 minutes 10 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 589.88 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the intersection of the proposed northerly right-of-way line of said SH 31 with the most easterly line of said called 223.704 acre tract of land and the westerly line of a called 4.76 acre tract of land described in deed to American Towers LLC as recorded in Instrument No. 20160100051342 of said Official Public Records of Smith County, Texas, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" having surface coordinates of N=6,833,405.51 and E=3,014,119.59 and being 134.62 feet Left of and at right angles to centerline Station 780+70.08 of SH 31;
- (13) **THENCE**, South 09 degrees 44 minutes 27 seconds East, with the most easterly line of said called 223.704 acre tract of land and with the westerly line of said called 4.76 acre tract of land, a distance of 44.62 feet to a 5/8 inch iron rod found for the southeast corner of said called 223.704 acre tract of land, said 5/8 inch iron rod being the southwest corner of said called 4.76 acre tract of land, said 5/8 inch iron rod being in the northerly line of a called 11.568 acre tract of land described in deed to the State of Texas as recorded in Volume 962, Page 411 of said Deed Records of Smith County, Texas, said 5/8 inch iron rod also being in the existing northerly right-of-way line of SH 31 (right-of-way width varies);
- (14) **THENCE**, South 75 degrees 28 minutes 04 seconds West, with the southerly line of said called 223.704 acre tract of land, with the northerly line of said called 11.568 acre tract of land and with the existing northerly right-of-way line of said SH 31, a distance of 366.59 feet to a calculated point for an angle point in the southerly line of said called 223.704 acre tract of land, said calculated point being an angle point in the northerly line of said called 11.568 acre tract of land, said calculated point also being an angle point in the existing northerly right-of-way line of said SH 31, from which a 1/2 inch iron rod (laid over) found for reference bears North 05 degrees 12 minutes 03 seconds East, a distance of 2.10 feet;
- (15) **THENCE**, South 69 degrees 45 minutes 26 seconds West, with the southerly line of said called 223.704 acre tract of land, with the northerly line of said called 11.568 acre tract of land and with the existing northerly right-of-way line of said SH 31, a distance of 201.00 feet to a TxDOT Type I concrete monument (top broken) found for an angle point in the southerly line of said called 223.704 acre tract of land, said TxDOT Type I concrete monument (top broken) being an angle point in the northerly line of said called 11.568 acre tract of land, said TxDOT Type I concrete monument (top broken) also being an angle point in the existing northerly right-of-way line of said SH 31;

Revised: March 11, 2024
November 8, 2023
Parcel ID P00067077.001
Page 6 of 20

- (16) **THENCE**, South 75 degrees 28 minutes 04 seconds West, with the southerly line of said called 223.704 acre tract of land, with the northerly line of said called 11.568 acre tract of land and with the existing northerly right-of-way line of said SH 31, a distance of 500.00 feet to a calculated point for an angle point in the southerly line of said called 223.704 acre tract of land, said calculated point being an angle point in the northerly line of said called 11.568 acre tract of land, said calculated point also being an angle point in the existing northerly right-of-way line of said SH 31, from which a TxDOT Type I concrete monument (top broken) found for reference bears North 72 degrees 35 minutes 38 seconds West, a distance of 1.30 feet;
- (17) **THENCE**, South 81 degrees 10 minutes 42 seconds West, with the southerly line of said called 223.704 acre tract of land, with the northerly line of said called 11.568 acre tract of land and with the existing northerly right-of-way line of said SH 31, a distance of 201.00 feet to a calculated point for an angle point in the southerly line of said called 223.704 acre tract of land, said calculated point being an angle point in the northerly line of said called 11.568 acre tract of land, said calculated point also being an angle point in the existing northerly right-of-way line of said SH 31, from which a TxDOT Type I concrete monument (leaning) found for reference bears North 73 degrees 19 minutes 28 seconds West, a distance of 4.23 feet;
- (18) **THENCE**, South 75 degrees 28 minutes 04 seconds West, with the southerly line of said called 223.704 acre tract of land, with the northerly line of said called 11.568 acre tract of land and with the existing northerly right-of-way line of said SH 31, passing at a distance of 418.73 feet, the northwest corner of said called 11.568 acre tract of land and the northeast corner of a called 8.464 acre tract of land described in deed to the State of Texas as recorded in Volume 967, Page 591 of said Deed Records of Smith County, Texas, in all, a distance of distance of 1,000.00 feet to a TxDOT Type I concrete monument found for an angle point in the southerly line of said called 223.704 acre tract of land, said TxDOT Type I concrete monument being an angle point in the northerly line of said called 8.464 acre tract of land, said TxDOT Type I concrete monument also being an angle point in the existing northerly right-of-way line of said SH 31;
- (19) **THENCE**, South 78 degrees 19 minutes 49 seconds West, with the southerly line of said called 223.704 acre tract of land, with the northerly line of said called 8.464 acre tract of land and with the existing northerly right-of-way line of said SH 31, a distance of 400.50 feet to a calculated point for an angle point in the southerly line of said called 223.704 acre tract of land, said calculated point being an angle point in the northerly line of said called 8.464 acre tract of land, said calculated point also being an angle point in the existing northerly right-of-way line of said SH 31;

Revised: March 11, 2024
November 8, 2023
Parcel ID P00067077.001
Page 7 of 20

- (20) **THENCE**, South 72 degrees 33 minutes 26 seconds West, with the southerly line of said called 223.704 acre tract of land, with the northerly line of said called 8.464 acre tract of land and with the existing northerly right-of-way line of said SH 31, a distance of 498.60 feet to a calculated point for an angle point in the southerly line of said called 223.704 acre tract of land, said calculated point being an angle point in the northerly line of said called 8.464 acre tract of land, said calculated point also being an angle point in the existing northerly right-of-way line of said SH 31;
- (21) **THENCE**, South 75 degrees 27 minutes 20 seconds West, with the southerly line of said called 223.704 acre tract of land, with the northerly line of said called 8.464 acre tract of land and with the existing northerly right-of-way line of said SH 31, passing at a distance of 492.71 feet, a TxDOT Type I concrete monument found for the northwest corner of said called 8.464 acre tract of land and the northeast corner of a called 6.650 acre tract of land described in deed to the State of Texas as recorded in Volume 959, Page 537 of said Deed Records of Smith County, Texas, in all, a distance of 497.96 feet to a calculated point for the most southerly southwest corner of said called 223.704 acre tract of land, said calculated point being the southeast corner of said called 1.000 acre tract of land, said calculated point being in the northerly line of said called 6.650 acre tract of land, said calculated point also being in the existing northerly right-of-way line of said SH 31;
- (22) **THENCE**, North 00 degrees 08 minutes 37 seconds East, with the most southerly west line of said called 223.704 acre tract of land and with the east line of said called 1.000 acre tract of land, a distance of 72.67 feet to the **POINT OF BEGINNING** and containing 6.716 acres (292,538 square feet) of land.

Revised: March 11, 2024
November 8, 2023
Parcel ID P00067077.001
Page 8 of 20

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.


Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorron dona & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 9 OF 20

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

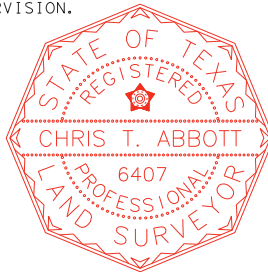
7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND:

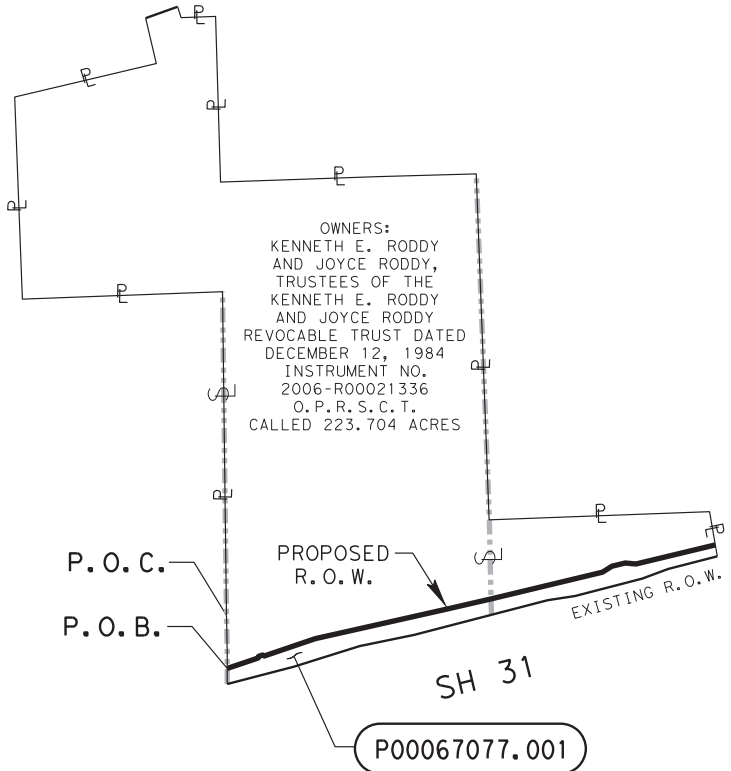
APPROXIMATE SURVEY LINE	----
EXISTING R.O.W. LINE	----
LOT LINE	----
PROPERTY LINE	----
PROPOSED CENTERLINE	----
PROPOSED R.O.W.	----
EXISTING EASEMENT LINE	----
BROKEN LINE	----
LAND HOOK (SAME OWNER)	----
TxDOT TYPE I CONCRETE MONUMENT FOUND	■
TxDOT TYPE II CONCRETE MONUMENT FOUND	■
TxDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." SET (UNLESS OTHERWISE NOTED)	■
MONUMENT FOUND (SIZE & TYPE NOTED)	●
CALCULATED POINT	△
5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET (UNLESS OTHERWISE NOTED)	○
ACRES	AC.
COUNTY ROAD	CR.
DEED RECORDS OF SMITH COUNTY, TEXAS	D.R.S.C.T.
FARM TO MARKET ROAD	FM
LEFT	LT.
OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS	O.P.R.S.C.T.
PLAT RECORDS OF SMITH COUNTY, TEXAS	P.R.S.C.T.
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.
RIGHT	RT.
RIGHT-OF-WAY	R.O.W.
STATE HIGHWAY	SH
STATE HIGHWAY LOOP	SL
SQUARE FEET	SQ. FT.

I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris T. Abbott 3/11/24
CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900



WHOLE PROPERTY SKETCH (NOT TO SCALE)



PLANIMETRICS LEGEND

—	DOWN GUY
× — ×	FENCE LINE
○	FIRE HYDRANT
□	MAIL BOX
○	MANHOLE (UTILITY)
— OP —	OVERHEAD ELECTRIC
○	SIGN
○	UTILITY POLE

REVISED: 03/11/2024

*DENOTES A CALCULATED AREA 11/08/2023

© 2024



PARCEL PLAT SHOWING PARCEL P00067077.001

FEDERAL AID PROJECT NO.
N/A
SCALE
1" = 50'

SH 31

FILE
042401059-P00067077.001_PG09

STATE DISTRICT NO.
10
COUNTY
SMITH

R.O.W. - C.S.J. NO.
0424-01-059

PARCEL NUMBER	ACRES	SQUARE FEET
P00067077.001		
ACQUISITION	6.716	292,538
PARENT AREA	223.704	*9,744,546
REMAINDER AREA	LT. *216.988	*9,452,008

EXHIBIT "A"

PAGE 10 OF 20

JAMES A. CHAFFIN SURVEY
ABSTRACT NO. 265
CITY OF TYLER
SMITH COUNTY, TEXAS

J. S. CROMWELL
SURVEY
ABSTRACT NO. 231
CITY OF TYLER
SMITH COUNTY, TEXAS

OWNERS:
KENNETH E. RODDY
AND JOYCE RODDY, TRUSTEES OF THE
KENNETH E. RODDY AND JOYCE RODDY
REVOCABLE TRUST DATED DECEMBER 12, 1984
INSTRUMENT NO. 2006-R00021336
O.P.R.S.C.T.
CALLED 223.704 ACRES
FILED: MAY 5, 2006

OWNER:
MARTIN APARICIO
INSTRUMENT NO. 2007-R00006541
O. P. R. S. C. T.
CALLED 15.234 ACRES
TRACT ONE
FILED: FEBRUARY 8, 2007

OWNER:
HERMAN L. WARREN
VOLUME 4139, PAGE 77
O.P.R.S.C.T.
CALLED 2.2141 ACRES
PART V
FIRST TRACT
FILED: DECEMBER 23, 1997

P.O.C. PARCEL
P00067077.001
FOUND 5/8"
IRON ROD

S 87° 37' 55" W 278.54'

FOUND 1/2" IRON ROD
WITH CAP STAMPED
"RICHARD C. DAVIS
RPLS 1794"

OWNER:
JAMES W. WARREN
VOLUME 4139, PAGE 77
O.P.R.S.C.T.
CALLED 1.8979 ACRES
PART I
FIRST TRACT
FILED: DECEMBER 23, 1997

S 01° 16' 26" E 268.53

SEE PAGE 11 OF 20

GRAPHIC SCALE

GRAPHIC SCALE

50' 0 25' 50'

1" = 50'

REVISED: 03/11/2024
AREA 11/08/2023

*DENOTES A CALCULATED AREA

© 2024



PARCEL PLAT SHOWING
PARCEL P00067077.001

PARCEL
NUMBER

P00067077.001

FEDERAL AID PROJECT NO.	N/A
-------------------------	-----

SH 31

STATE DISTRICT NO.
10

0.	ACQUISITION
	CURRENT AREA

ACRES
6.716
227.724

292,538

SCALE
1" = 50'

FILE
042401059 P00067077-001 PG10

R.O.W. -C.S. J NO.	0424-01-059
--------------------	-------------

COUNTY
SMITH

PARENT AREA
REMAINDER ARE

223.704
11. *216.98

	*9,744,546
8	*9,452,008

SEE PAGE 10 OF 20

EXHIBIT "A"

PAGE 11 OF 20

J. S. CROMWELL SURVEY
ABSTRACT NO. 231
CITY OF TYLER
SMITH COUNTY, TEXAS

OWNER:
JAMES W. WARREN
VOLUME 4139, PAGE 77
O.P.R.S.C.T.
CALLED 1.8979 ACRES
PART I
FIRST TRACT
FILED:
DECEMBER 23, 1997

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
INSTRUMENT NO. 2006-R00050538
O.P.R.S.C.T.
FILED: OCTOBER 11, 2006
(BLANKET IN NATURE)
15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
INSTRUMENT NO. 202101026445
O.P.R.S.C.T.
FILED: JUNE 30, 2021
(BLANKET IN NATURE)

RIGHT OF WAY AND EASEMENT
TO LONE STAR GAS
VOLUME 771, PAGE 373
D.R.S.C.T.
FILED: JUNE 29, 1954
(BLANKET IN NATURE)
15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
VOLUME 7911, PAGE 417
O.P.R.S.C.T.
FILED: OCTOBER 7, 2005
(BLANKET IN NATURE)

OWNERS:
KENNETH E. RODDY
AND JOYCE RODDY, TRUSTEES OF THE
KENNETH E. RODDY AND JOYCE RODDY
REVOCABLE TRUST DATED DECEMBER 12, 1984
INSTRUMENT NO. 2006-R00021336
O.P.R.S.C.T.
CALLED 223.704 ACRES
FILED: MAY 5, 2006

N 71°18'06" E
390.53'

N=6,832,609.23
E=3,010,846.14
STA. 747+00.92
145.57' LT.

N=6,832,599.38
E=3,010,817.36
STA. 746+70.59
143.24' LT.

N=6,832,588.01
E=3,010,814.65
STA. 746+65.12
132.90' LT.

N=6,832,602.28
E=3,010,856.80
STA. 747+09.50
136.18' LT.

JAMES A.
CHAFFIN SURVEY
ABSTRACT
NO. 265
CITY OF TYLER
SMITH
COUNTY, TEXAS

OWNERS:
JAMES AND
IRENE WARREN
VOLUME 2208, PAGE 422
D.R.S.C.T.
CALLED 1.000 ACRE
FILED:
JANUARY 3, 1984

P.O.B. PARCEL
P00067077.001

N=6,832,509.95
E=3,010,583.35
STA. 744+21.66
115.11' LT.

PROPOSED R.O.W.

N 71°21'00" E 244.11'

P00067077.001

EXISTING R.O.W.

S 75°27'20" W 497.96'

5.25'
FOUND TXDOT
TYPE I CONCRETE
MONUMENT

N 75°31'46" E 2,761.59'

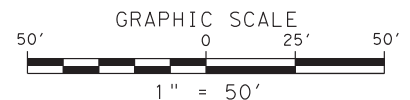
SH 31
(R.O.W. WIDTH VARIES)

PROPOSED
CENTERLINE

PROPOSED
CENTERLINE

STATE OF TEXAS
VOLUME 959, PAGE 537
D.R.S.C.T.
CALLED 6.650 ACRES
FILED: OCTOBER 9, 1959

STATE OF TEXAS
VOLUME 967, PAGE 591
D.R.S.C.T.
CALLED 8.464 ACRES
FILED: JANUARY 11, 1960



REVISED: 03/11/2024
11/08/2023

*DENOTES A CALCULATED AREA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 13°25'38" E	11.69'
L2	N 71°07'14" E	30.42'
L3	S 56°53'32" E	12.72'
L8	N 00°08'37" E	72.67'

© 2024



PARCEL PLAT SHOWING
PARCEL P00067077.001

FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10

SCALE
1" = 50'

FILE
042401059-P00067077.001-PG11

R.O.W. -C.S.J. NO.
0424-01-059

COUNTY
SMITH

PARCEL
NUMBER

P00067077.001

	ACRES	SQUARE FEET
ACQUISITION	6.716	292,538
PARENT AREA	223.704	*9,744,546
REMAINDER AREA	LT. *216.988	*9,452,008

EXHIBIT "A"

PAGE 12 OF 20

J. S. CROMWELL SURVEY
ABSTRACT NO. 231
CITY OF TYLER
SMITH COUNTY, TEXAS

RIGHT OF WAY AND EASEMENT
TO LONE STAR GAS
VOLUME 771, PAGE 373
D.R.S.C.T.
FILED: JUNE 29, 1954
(BLANKET IN NATURE)
15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
VOLUME 7911, PAGE 417
O.P.R.S.C.T.
FILED: OCTOBER 7, 2005
(BLANKET IN NATURE)
15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
INSTRUMENT NO. 2006-R00050538
O.P.R.S.C.T.
FILED: OCTOBER 11, 2006
(BLANKET IN NATURE)
15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
INSTRUMENT NO. 202101026445
O.P.R.S.C.T.
FILED: JUNE 30, 2021
(BLANKET IN NATURE)

OWNERS:
KENNETH E. RODDY
AND JOYCE RODDY, TRUSTEES OF THE
KENNETH E. RODDY AND JOYCE RODDY
REVOCABLE TRUST DATED DECEMBER 12, 1984
INSTRUMENT NO. 2006-R00021336
O.P.R.S.C.T.
CALLED 223.704 ACRES
FILED: MAY 5, 2006

N 77° 22' 33" E
981.91'
FALLS UNDER
WATER IN CREEK
N=6,832,727.47
E=3,011,226.72
STA. 750+98.97
164.97' LT.

PROPOSED R.O.W.

N 71° 18' 06" E 390.53'

EASEMENT FOR
HIGHWAY PURPOSES
TO STATE OF TEXAS
VOLUME 967, PAGE 597
D.R.S.C.T.
CALLED 0.045 ACRES
FILED: JANUARY 11, 1960

P00067077.001

S 72° 33' 26" W 498.60'

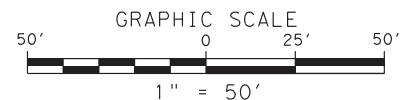
EXISTING R.O.W. S 75° 27' 20" W 497.96'

N 75° 31' 46" E 2,761.59'

SH 31
(R.O.W. WIDTH VARIES)

STATE OF TEXAS
VOLUME 967, PAGE 591
D.R.S.C.T.
CALLED 8.464 ACRES
FILED: JANUARY 11, 1960

PROPOSED
CENTERLINE



REVISED: 03/11/2024

*DENOTES A CALCULATED AREA 11/08/2023

© 2024



PARCEL PLAT SHOWING
PARCEL P00067077.001

PARCEL NUMBER	P00067077.001	
	ACRES	SQUARE FEET
ACQUISITION	6.716	292,538
PARENT AREA	223.704	*9,744,546
REMAINDER AREA	LT. *216.988	*9,452,008

FEDERAL AID PROJECT NO.
N/A

SCALE
1" = 50'

SH 31

FILE
042401059-P00067077.001-PG12

STATE DISTRICT NO.
10

R.O.W. -C.S.J NO.
0424-01-059

COUNTY
SMITH

EXHIBIT "A"

PAGE 13 OF 20

RIGHT OF WAY AND EASEMENT
TO LONE STAR GAS
VOLUME 771, PAGE 373
D.R.S.C.T.
FILED: JUNE 29, 1954
(BLANKET IN NATURE)

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
VOLUME 7911, PAGE 417
O.P.R.S.C.T.
FILED: OCTOBER 7, 2005
(BLANKET IN NATURE)

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
INSTRUMENT NO. 2006-R00050538
O.P.R.S.C.T.
FILED: OCTOBER 11, 2006
(BLANKET IN NATURE)

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
INSTRUMENT NO. 202101026445
O.P.R.S.C.T.
FILED: JUNE 30, 2021
(BLANKET IN NATURE)

OWNERS:
KENNETH E. RODDY
AND JOYCE RODDY, TRUSTEES OF THE
KENNETH E. RODDY AND JOYCE RODDY
REVOCABLE TRUST DATED DECEMBER 12, 1984
INSTRUMENT NO. 2006-R00021336
O.P.R.S.C.T.
CALLED 223.704 ACRES
FILED: MAY 5, 2006

J. S. CROMWELL SURVEY
ABSTRACT NO. 231
CITY OF TYLER
SMITH COUNTY, TEXAS

SEE PAGE 12 OF 20

SEE PAGE 14 OF 20

EASEMENT FOR
HIGHWAY PURPOSES
TO STATE OF TEXAS
VOLUME 967, PAGE 597
D.R.S.C.T.
CALLED 0.045 ACRES
FILED: JANUARY 11, 1960

EXISTING R.O.W.

PROPOSED
CENTERLINE

P00067077.001

N 77° 22' 33" E 981.91'

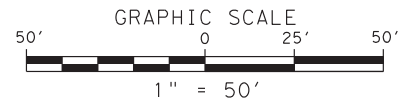
S 72° 33' 26" W 498.60'

S 78° 19' 49" W
400.50'

N 75° 31' 46" E 2,761.59'
752+00

SH 31
(R.O.W. WIDTH VARIES)

STATE OF TEXAS
VOLUME 967, PAGE 591
D.R.S.C.T.
CALLED 8.464 ACRES
FILED: JANUARY 11, 1960



REVISED: 03/11/2024
11/08/2023

*DENOTES A CALCULATED AREA



PARCEL PLAT SHOWING PARCEL P00067077.001				PARCEL NUMBER	P00067077.001	
FEDERAL AID PROJECT NO. N/A	SH 31			ACQUISITION	6.716	292,538
SCALE 1" = 50'	FILE 042401059_P00067077.001_PG13	R.O.W. - C.S. J NO. 0424-01-059	STATE DISTRICT NO. 10	PARENT AREA	223.704	*9,744,546
		COUNTY SMITH		REMAINDER AREA	LT. *216.988	*9,452,008

EXHIBIT "A"

PAGE 14 OF 20

RIGHT OF WAY AND EASEMENT
TO LONE STAR GAS
VOLUME 771, PAGE 373
D.R.S.C.T.
FILED: JUNE 29, 1954
(BLANKET IN NATURE)

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
VOLUME 7911, PAGE 417
O.P.R.S.C.T.
FILED: OCTOBER 7, 2005
(BLANKET IN NATURE)

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
INSTRUMENT NO. 2006-R00050538
O.P.R.S.C.T.
FILED: OCTOBER 11, 2006
(BLANKET IN NATURE)

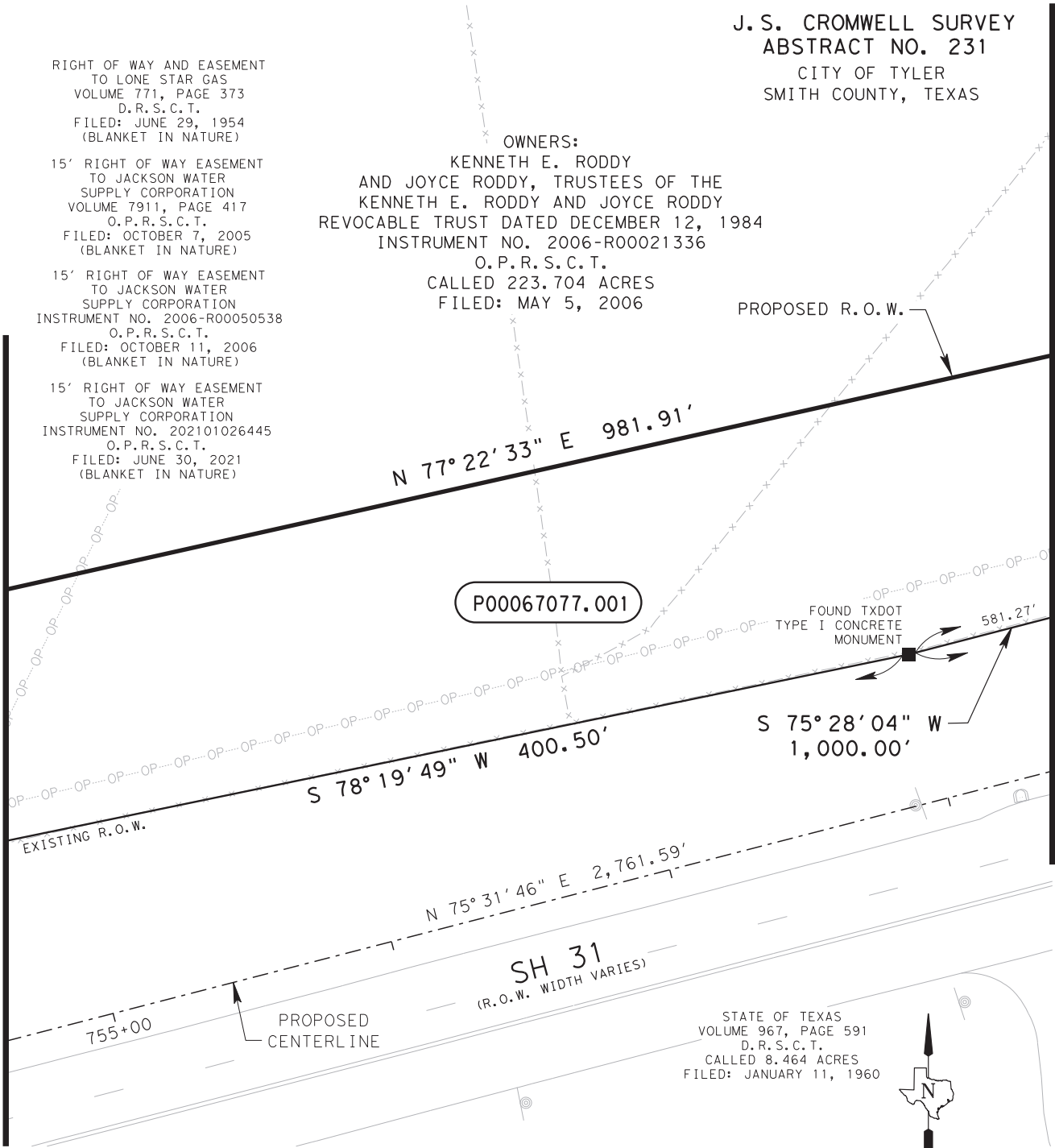
15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
INSTRUMENT NO. 202101026445
O.P.R.S.C.T.
FILED: JUNE 30, 2021
(BLANKET IN NATURE)

OWNERS:
KENNETH E. RODDY
AND JOYCE RODDY, TRUSTEES OF THE
KENNETH E. RODDY AND JOYCE RODDY
REVOCABLE TRUST DATED DECEMBER 12, 1984
INSTRUMENT NO. 2006-R00021336
O.P.R.S.C.T.
CALLED 223.704 ACRES
FILED: MAY 5, 2006

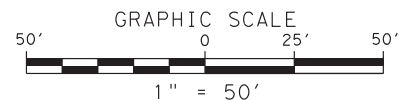
J.S. CROMWELL SURVEY
ABSTRACT NO. 231
CITY OF TYLER
SMITH COUNTY, TEXAS

SEE PAGE 13 OF 20

SEE PAGE 15 OF 20



STATE OF TEXAS
VOLUME 967, PAGE 591
D.R.S.C.T.
CALLED 8.464 ACRES
FILED: JANUARY 11, 1960



REVISED: 03/11/2024
11/08/2023

*DENOTES A CALCULATED AREA

© 2024



PARCEL PLAT SHOWING
PARCEL P00067077.001

FEDERAL AID PROJECT NO.
N/A

SCALE
1" = 50'

SH 31

FILE
042401059_P00067077.001_PG14

STATE DISTRICT NO.
10

R.O.W. - C.S.J. NO.
0424-01-059

COUNTY
SMITH

PARCEL
NUMBER

P00067077.001

	ACRES	SQUARE FEET
ACQUISITION	6.716	292,538
PARENT AREA	223.704	*9,744,546
REMAINDER AREA	LT. *216.988	*9,452,008

EXHIBIT "A"

PAGE 15 OF 20

RIGHT OF WAY AND EASEMENT
TO LONE STAR GAS
VOLUME 771, PAGE 373
D.R.S.C.T.
FILED: JUNE 29, 1954
(BLANKET IN NATURE)

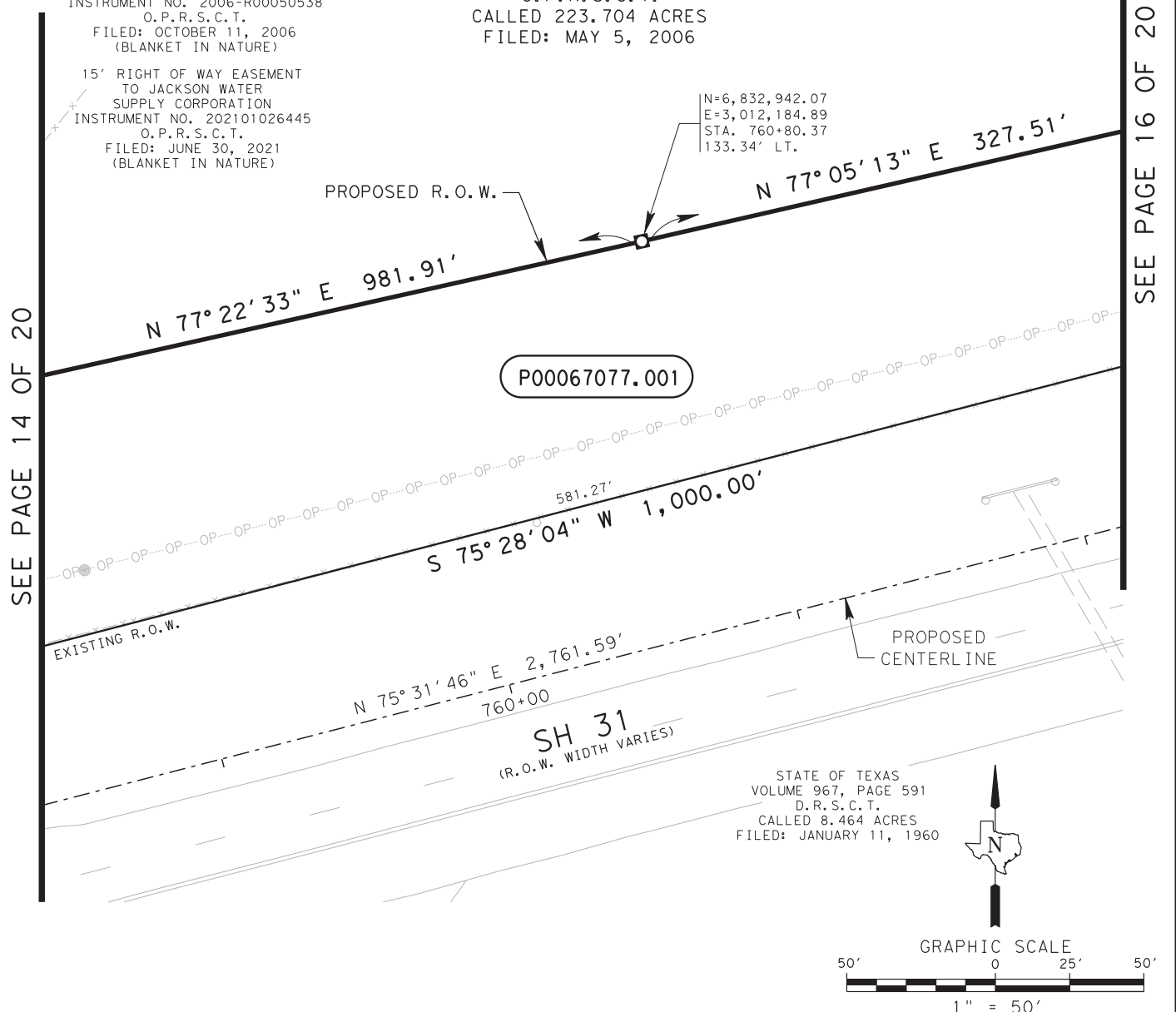
15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
VOLUME 7911, PAGE 417
O.P.R.S.C.T.
FILED: OCTOBER 7, 2005
(BLANKET IN NATURE)

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
INSTRUMENT NO. 2006-R00050538
O.P.R.S.C.T.
FILED: OCTOBER 11, 2006
(BLANKET IN NATURE)

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
INSTRUMENT NO. 202101026445
O.P.R.S.C.T.
FILED: JUNE 30, 2021
(BLANKET IN NATURE)

OWNERS:
KENNETH E. RODDY
AND JOYCE RODDY, TRUSTEES OF THE
KENNETH E. RODDY AND JOYCE RODDY
REVOCABLE TRUST DATED DECEMBER 12, 1984
INSTRUMENT NO. 2006-R00021336
O.P.R.S.C.T.
CALLED 223.704 ACRES
FILED: MAY 5, 2006

J.S. CROMWELL SURVEY
ABSTRACT NO. 231
CITY OF TYLER
SMITH COUNTY, TEXAS



REVISED: 03/11/2024
*DENOTES A CALCULATED AREA 11/08/2023

© 2024



PARCEL PLAT SHOWING
PARCEL P00067077.001

FEDERAL AID PROJECT NO.
N/A

SCALE
1" = 50'

SH 31

FILE
042401059_P00067077.001_PG15

R.O.W. - C.S.J. NO.
0424-01-059

STATE DISTRICT NO.
10

COUNTY
SMITH

PARCEL
NUMBER

P00067077.001

	ACRES	SQUARE FEET
ACQUISITION	6.716	292,538
PARENT AREA	223.704	*9,744,546
REMAINDER AREA	LT. *216.988	*9,452,008

EXHIBIT "A"

PAGE 16 OF 20

J. S. CROMWELL SURVEY
ABSTRACT NO. 231
CITY OF TYLER
SMITH COUNTY, TEXAS

RIGHT OF WAY AND EASEMENT
TO LONE STAR GAS
VOLUME 771, PAGE 373
D.R.S.C.T.
FILED: JUNE 29, 1954
(BLANKET IN NATURE)

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
VOLUME 7911, PAGE 417
O.P.R.S.C.T.
FILED: OCTOBER 7, 2005
(BLANKET IN NATURE)

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
INSTRUMENT NO. 2006-R00050538
O.P.R.S.C.T.
FILED: OCTOBER 11, 2006
(BLANKET IN NATURE)

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
INSTRUMENT NO. 202101026445
O.P.R.S.C.T.
FILED: JUNE 30, 2021
(BLANKET IN NATURE)

LEVI HINDS SURVEY
ABSTRACT NO. 432
CITY OF TYLER
SMITH COUNTY, TEXAS

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
INSTRUMENT NO. 202101026445
O.P.R.S.C.T.
FILED: JUNE 30, 2021
(BLANKET IN NATURE)

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
VOLUME 7911, PAGE 417
O.P.R.S.C.T.
FILED: OCTOBER 7, 2005
(BLANKET IN NATURE)

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
INSTRUMENT NO. 2006-R00050538
O.P.R.S.C.T.
FILED: OCTOBER 11, 2006
(BLANKET IN NATURE)

OWNERS:

KENNETH E. RODDY
AND JOYCE RODDY, TRUSTEES OF THE
KENNETH E. RODDY AND JOYCE RODDY
REVOCABLE TRUST DATED DECEMBER 12, 1984
INSTRUMENT NO. 2006-R00021336
O.P.R.S.C.T.
CALLED 223.704 ACRES
FILED: MAY 5, 2006

PROPOSED R.O.W.

N 76°25'10" E 822.00'

N=6,833,015.26
E=3,012,504.12
STA. 764+07.76
124.43' LT.

DRIVEWAY
WIDTH 17.3'

P00067077.001

N 77°05'13" E 327.51'

EXISTING R.O.W.

STATE OF TEXAS
VOLUME 967, PAGE 591
D.R.S.C.T.
CALLED 8.464 ACRES
FILED: JANUARY 11, 1960

S 75°28'04" W 1,000.00'

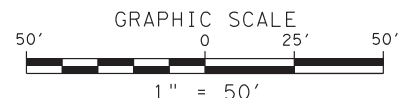
N 75°31'46" E 2,761.59'
765+00

PROPOSED
CENTERLINE

STATE OF TEXAS
VOLUME 962, PAGE 411
D.R.S.C.T.
CALLED 11.568 ACRES
FILED: NOVEMBER 5, 1959

CENTERLINE CURVE DATA

PI STATION = 767+66.61
PI NORTHING = 6,832,984.45
PI EASTING = 3,012,882.68
DELTA = 02°11'23" (RT.)
DEGREE OF CURVE = 00°31'50"
TANGENT = 206.39'
LENGTH = 412.74'
RADIUS = 10,800.00'
PC STATION = 765+60.21
PT STATION = 769+72.95
CHORD BEARING = N 76°37'28" E
CHORD DISTANCE = 412.71'



REVISED: 03/11/2024

*DENOTES A CALCULATED AREA

11/08/2023

© 2024



PARCEL PLAT SHOWING
PARCEL P00067077.001

FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10

SCALE
1" = 50'

FILE
042401059_P00067077.001_PG16

R.O.W. - C.S.J. NO.
0424-01-059

COUNTY
SMITH

PARCEL
NUMBER

P00067077.001

ACQUISITION

6.716 292,538

PARENT AREA

223.704 *9,744,546

REMAINDER AREA

LT. *216.988 *9,452,008

EXHIBIT "A"

PAGE 17 OF 20

LEVI HINDS SURVEY
ABSTRACT NO. 432
CITY OF TYLER
SMITH COUNTY, TEXAS

CENTERLINE CURVE DATA	
PI STATION	=767+66.61
PI NORTHING	=6,832,984.45
PI EASTING	=3,012,882.68
DELTA	=02°11'23" (RT.)
DEGREE OF CURVE	=00°31'50"
TANGENT	=206.39'
LENGTH	=412.74'
RADIUS	=10,800.00'
PC STATION	=765+60.21
PT STATION	=769+72.95
CHORD BEARING	=N 76°37'28" E
CHORD DISTANCE	=412.71'

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
VOLUME 7911, PAGE 417
O.P.R.S.C.T.
FILED: OCTOBER 7, 2005
(BLANKET IN NATURE)

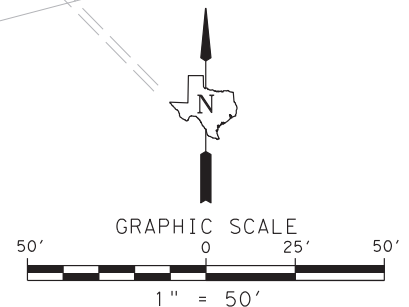
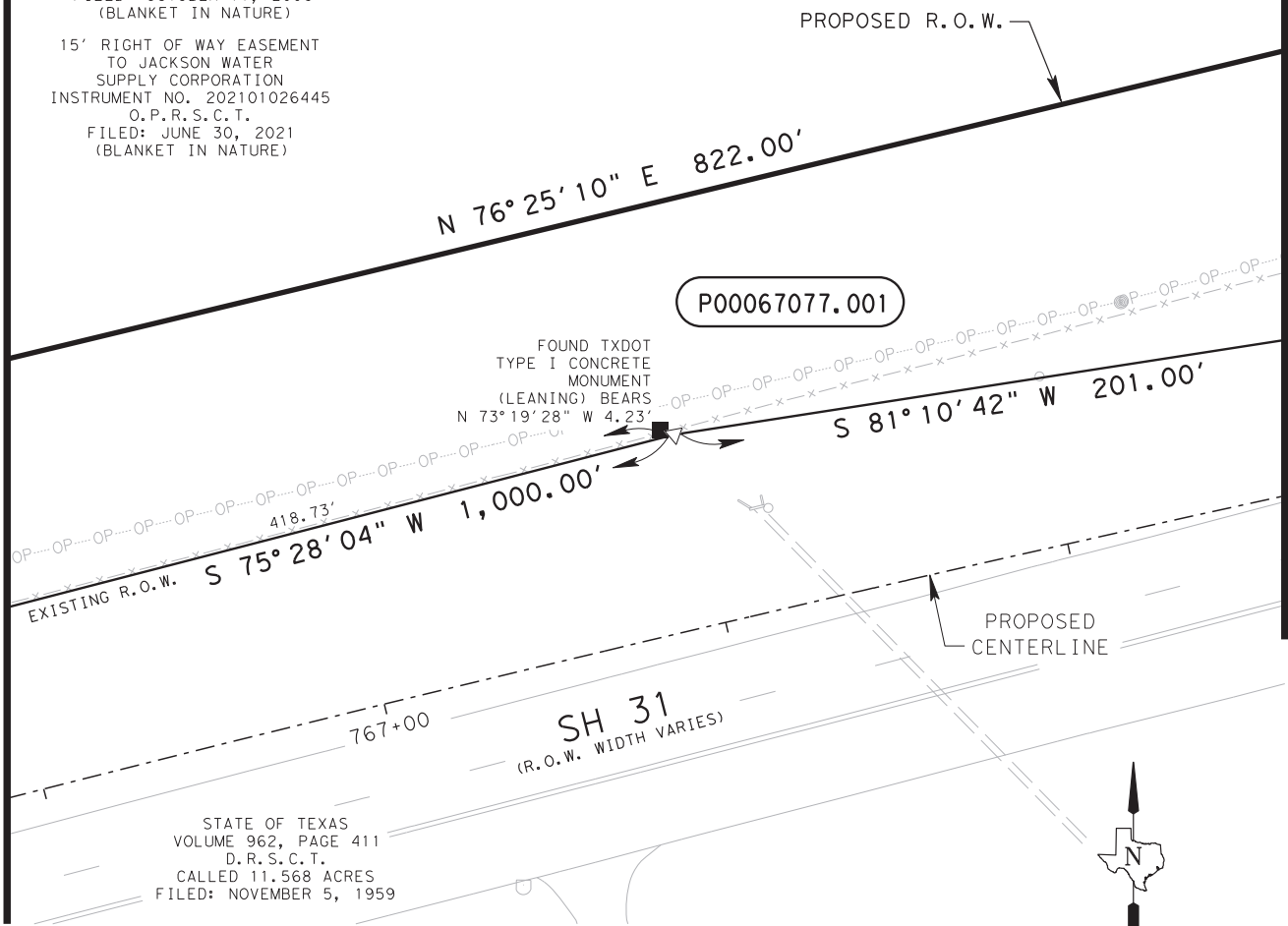
15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
INSTRUMENT NO. 2006-R00050538
O.P.R.S.C.T.
FILED: OCTOBER 11, 2006
(BLANKET IN NATURE)

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
INSTRUMENT NO. 202101026445
O.P.R.S.C.T.
FILED: JUNE 30, 2021
(BLANKET IN NATURE)

OWNERS:
KENNETH E. RODDY
AND JOYCE RODDY, TRUSTEES OF THE
KENNETH E. RODDY AND JOYCE RODDY
REVOCABLE TRUST DATED DECEMBER 12, 1984
INSTRUMENT NO. 2006-R00021336
O.P.R.S.C.T.
CALLED 223.704 ACRES
FILED: MAY 5, 2006

SEE PAGE 16 OF 20

SEE PAGE 18 OF 20



REVISED: 03/11/2024
*DENOTES A CALCULATED AREA 11/08/2023



PARCEL PLAT SHOWING PARCEL P00067077.001				PARCEL NUMBER	P00067077.001	
FEDERAL AID PROJECT NO. N/A	SH 31		STATE DISTRICT NO. 10	ACQUISITION	ACRES	SQUARE FEET
SCALE 1" = 50'	FILE 042401059_P00067077.001_PG17	R.O.W. -C.S.J NO. 0424-01-059	COUNTY SMITH	PARENT AREA	6.716	292,538
				REMAINDER AREA	LT. *216.988	*9,452,008

EXHIBIT "A"

PAGE 18 OF 20

CENTERLINE CURVE DATA

PI STATION = 767+66.61
PI NORTHING = 6,832,984.45
PI EASTING = 3,012,882.68
DELTA = 02°11'23" (RT.)
DEGREE OF CURVE = 00°31'50"
TANGENT = 206.39'
LENGTH = 412.74'
RADIUS = 10,800.00'
PC STATION = 765+60.21
PT STATION = 769+72.95
CHORD BEARING = N 76°37'28" E
CHORD DISTANCE = 412.71'

LEVI HINDS SURVEY
ABSTRACT NO. 432
CITY OF TYLER
SMITH COUNTY, TEXAS

OWNERS:
KENNETH E. RODDY
AND JOYCE RODDY, TRUSTEES OF THE
KENNETH E. RODDY AND JOYCE RODDY
REVOCABLE TRUST DATED DECEMBER 12, 1984
INSTRUMENT NO. 2006-R00021336
O.P.R.S.C.T.
CALLED 223.704 ACRES
FILED: MAY 5, 2006

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
VOLUME 7911, PAGE 417
O.P.R.S.C.T.
FILED: OCTOBER 7, 2005
(BLANKET IN NATURE)

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
INSTRUMENT NO. 2006-R00050538
O.P.R.S.C.T.
FILED: OCTOBER 11, 2006
(BLANKET IN NATURE)

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
INSTRUMENT NO. 202101026445
O.P.R.S.C.T.
FILED: JUNE 30, 2021
(BLANKET IN NATURE)

N=6,833,250.33
E=3,013,370.74
STA. 773+00.00
155.99' LT.

N=6,833,208.28
E=3,013,303.13
STA. 772+25.00
129.28' LT.

EASEMENT FOR
HIGHWAY PURPOSES
TO STATE OF TEXAS
VOLUME 962, PAGE 409
D.R.S.C.T.
CALLED 0.041 ACRES
FILED: NOVEMBER 5, 1959

SEE PAGE 17 OF 20

SEE PAGE 19 OF 20

N 76°25'10" E 822.00'

P00067077.001

FOUND TXDOT
TYPE I CONCRETE
MONUMENT (TOP
BROKEN) BEARS
N 72°35'38" W 1.30'

S 75°28'04" W 500.00'

N 77°43'09" E 529.44'

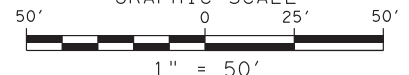
S 81°10'42" W
201.00'

SH 31
(R.O.W. WIDTH VARIES)

STATE OF TEXAS
VOLUME 962, PAGE 411
D.R.S.C.T.
CALLED 11.568 ACRES
FILED: NOVEMBER 5, 1959



GRAPHIC SCALE



LINE TABLE		
LINE	BEARING	DISTANCE
L4	N 58°07'05" E	79.61'
L5	N 76°25'10" E	100.03'

REVISED: 03/11/2024
*DENOTES A CALCULATED AREA 11/08/2023

© 2024



PARCEL PLAT SHOWING
PARCEL P00067077.001

FEDERAL AID PROJECT NO.
N/A

SCALE
1" = 50'

SH 31

FILE
042401059_P00067077.001_PG18

STATE DISTRICT NO.
10

R.O.W. - C.S.J. NO.
0424-01-059

COUNTY
SMITH

PARCEL
NUMBER

P00067077.001

	ACRES	SQUARE FEET
ACQUISITION	6.716	292,538
PARENT AREA	223.704	*9,744,546
REMAINDER AREA	LT. *216.988	*9,452,008

EXHIBIT "A"

PAGE 19 OF 20

LEVI HINDS SURVEY
ABSTRACT NO. 432
CITY OF TYLER
SMITH COUNTY, TEXAS

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
VOLUME 7911, PAGE 417
O.P.R.S.C.T.
FILED: OCTOBER 7, 2005
(BLANKET IN NATURE)

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
INSTRUMENT NO. 2006-R00050538
O.P.R.S.C.T.
FILED: OCTOBER 11, 2006
(BLANKET IN NATURE)

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
INSTRUMENT NO. 202101026445
O.P.R.S.C.T.
FILED: JUNE 30, 2021
(BLANKET IN NATURE)

OWNERS:
KENNETH E. RODDY
AND JOYCE RODDY, TRUSTEES OF THE
KENNETH E. RODDY AND JOYCE RODDY
REVOCABLE TRUST DATED DECEMBER 12, 1984
INSTRUMENT NO. 2006-R00021336
O.P.R.S.C.T.
CALLED 223.704 ACRES
FILED: MAY 5, 2006

CENTERLINE CURVE DATA
PI STATION = 777+08.79
PI NORTHING = 6,833,184.86
PI EASTING = 3,013,803.35
DELTA = 02° 11' 23" (LT.)
DEGREE OF CURVE = 00° 31' 50"
TANGENT = 206.39'
LENGTH = 412.74'
RADIUS = 10,800.00'
PC STATION = 775+02.40
PT STATION = 779+15.13
CHORD BEARING = N 76° 37' 28" E
CHORD DISTANCE = 412.71'

SEE PAGE 18 OF 20

SEE PAGE 20 OF 20

LINE TABLE		
LINE	BEARING	DISTANCE
L5	N 76° 25' 10" E	100.03'
L6	S 85° 01' 09" E	78.54'



PARCEL PLAT SHOWING PARCEL P00067077.001				PARCEL NUMBER	P00067077.001	
FEDERAL AID PROJECT NO.	SH 31		STATE DISTRICT NO.	ACQUISITION	ACRES	SQUARE FEET
N/A			10	PARENT AREA	6.716	292,538
SCALE	FILE	R.O.W. - C.S.J. NO.	COUNTY	REMAINDER AREA	223.704	*9,744,546
1" = 50'	042401059-P00067077.001_PG19	0424-01-059	SMITH	LT. *216.988		*9,452,008

N=6,833,273.81
E=3,013,467.96
STA. 774+00.00
158.25' LT.

N=6,833,267.00
E=3,013,546.21
STA. 774+75.00
134.95' LT.

P00067077.001

N 76° 25' 10" E 589.88'

FOUND 1/2" IRON ROD
(LAID OVER) BEARS
N 05° 12' 03" E 2.10'

S 75° 28' 04" W
366.59'

DRIVEWAY
WIDTH 10.8'

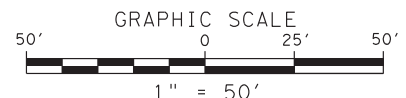
EASEMENT FOR
HIGHWAY PURPOSES
TO STATE OF TEXAS
VOLUME 962, PAGE 409
D.R.S.C.T.
CALLED 0.041 ACRES
FILED: NOVEMBER 5, 1959

FOUND TXDOT TYPE I
CONCRETE MONUMENT
(TOP BROKEN)

STATE OF TEXAS
VOLUME 962, PAGE 411
D.R.S.C.T.
CALLED 11.568 ACRES
FILED: NOVEMBER 5, 1959

PROPOSED
CENTERLINE

SH 31
(R.O.W. WIDTH VARIES)



REVISED: 03/11/2024
*DENOTES A CALCULATED AREA 11/08/2023

EXHIBIT "A"

PAGE 20 OF 20

CENTERLINE CURVE DATA
PI STATION = 777+08.79
PI NORTHING = 6,833,184.86
PI EASTING = 3,013,803.35
DELTA = 02°11'23" (LT.)
DEGREE OF CURVE = 00°31'50"
TANGENT = 206.39'
LENGTH = 412.74'
RADIUS = 10,800.00'
PC STATION = 775+02.40
PT STATION = 779+15.13
CHORD BEARING = N 76°37'28" E
CHORD DISTANCE = 412.71'

LEVI HINDS SURVEY
ABSTRACT NO. 432
CITY OF TYLER
SMITH COUNTY, TEXAS

OWNER:
AMERICAN TOWERS LLC
INSTRUMENT NO.
20160100051342
O.P.R.S.C.T.
CALLED 4.76 ACRES
FILED: DECEMBER 19, 2016

OWNERS:
KENNETH E. RODDY
AND JOYCE RODDY, TRUSTEES OF THE
KENNETH E. RODDY AND JOYCE RODDY
REVOCABLE TRUST DATED DECEMBER 12, 1984
INSTRUMENT NO. 2006-R00021336
O.P.R.S.C.T.
CALLED 223.704 ACRES
FILED: MAY 5, 2006

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
VOLUME 7911, PAGE 417
O.P.R.S.C.T.
FILED: OCTOBER 7, 2005
(BLANKET IN NATURE)

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
INSTRUMENT NO. 2006-R00050538
O.P.R.S.C.T.
FILED: OCTOBER 11, 2006
(BLANKET IN NATURE)

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
INSTRUMENT NO. 202101026445
O.P.R.S.C.T.
FILED: JUNE 30, 2021
(BLANKET IN NATURE)

N=6,833,405.51
E=3,014,119.59
STA. 780+70.08
134.62' LT.

PROPOSED R.O.W.

N 76°25'10" E 589.88'

P00067077.001

S 75°28'04" W 366.59'

STATE OF TEXAS
VOLUME 962, PAGE 411
D.R.S.C.T.
CALLED 11.568 ACRES
FILED: NOVEMBER 5, 1959

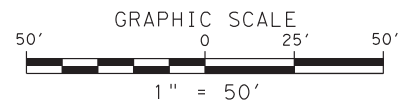
EXISTING R.O.W.

SH 31
(R.O.W. WIDTH VARIES)

PT 779+15.13

N 75°31'46" E 411.52'
780+00

PROPOSED
CENTERLINE



REVISED: 03/11/2024
11/08/2023

*DENOTES A CALCULATED AREA

LINE TABLE		
LINE	BEARING	DISTANCE
L7	S 09°44'27" E	44.62'



PARCEL PLAT SHOWING
PARCEL P00067077.001

FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10

SCALE
1" = 50'

FILE
042401059_P00067077.001_PG20

R.O.W. - C.S.J. NO.
0424-01-059

COUNTY
SMITH

PARCEL
NUMBER

P00067077.001

	ACRES	SQUARE FEET
ACQUISITION	6.716	292,538
PARENT AREA	223.704	*9,744,546
REMAINDER AREA	LT. *216.988	*9,452,008

Revised: March 11, 2024
November 8, 2023
Parcel ID P00067078.001
and P00067078.002
Page 1 of 13

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067078.001 and Parcel P00067078.002

BEING 0.0177 acres (772 square feet) of land in the J.S. Cromwell Survey, Abstract No. 231, in the City of Tyler, Smith County, Texas, said 0.0177 acres (772 square feet) of land being a portion of a called 33.210 acre tract of land described in General Warranty Deed to J. Merced Espinoza, filed October 30, 2014 and recorded in Instrument No. 20140100044933 of the Official Public Records of Smith County, Texas, said 0.0177 acres (722 square feet) of land being more particularly described in two parts by metes and bounds as follows:

Parcel P00067078.001

BEING 0.0084 acres (366 square feet) of land in the J.S. Cromwell Survey, Abstract No. 231, in the City of Tyler, Smith County, Texas, said 0.0084 acres (366 square feet) of land being a portion of a called 33.210 acre tract of land described in General Warranty Deed to J. Merced Espinoza, filed October 30, 2014 and recorded in Instrument No. 20140100044933 of the Official Public Records of Smith County, Texas, said 0.0084 acres (366 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for the most northerly southeast corner of said called 33.210 acre tract of land, said 5/8 inch iron rod being the southwest corner of a called 3.270 acre tract of land described in deed to Earl Arterberry as recorded in Instrument No. 2005-R0040855 of said Official Public Records of Smith County, Texas, said 5/8 inch iron rod also being in the north line of a called 13.3457 acre tract of land described as Part V Third Tract in deed to Herman L. Warren as recorded in Volume 4139, Page 77 of said Official Public Records of Smith County, Texas, from which a 5/8 inch iron rod found for reference bears North 87 degrees 59 minutes 51 seconds East, a distance of 1.43 feet, and from which a sucker rod found for an ell corner of said called 33.210 acre tract of land bears South 87 degrees 36 minutes 09 seconds West, a distance of 355.45 feet, said sucker rod also being the northwest corner of said called 13.3457 acre tract of land;

Revised: March 11, 2024
November 8, 2023
Parcel ID P00067078.001
and P00067078.002
Page 2 of 13

THENCE, North 00 degrees 41 minutes 22 seconds West, with the most northerly east line of said called 33.210 acre tract of land and with the west line of said called 3.270 acre tract of land, a distance of 274.23 feet to a calculated point for the northeast corner of said called 33.210 acre tract of land, said calculated point being the northwest corner of said called 3.270 acre tract of land, said calculated point being in the southerly line of a called 8.464 acre tract of land described in deed to the State of Texas as recorded in Volume 967, Page 591 of the Deed Records of Smith County, Texas, said calculated point also being in the existing southerly right-of-way line of SH 31 (right-of-way width varies), from which a 5/8 inch iron rod found for reference bears North 00 degrees 41 minutes 22 seconds West, a distance of 0.89 feet;

THENCE, South 72 degrees 34 minutes 09 seconds West, with the northerly line of said called 33.210 acre tract of land, with the southerly line of said called 8.464 acre tract of land and with the existing southerly right-of-way line of said SH 31, a distance of 493.74 feet to calculated point for an angle point in the northerly line of said called 33.210 acre tract of land, said calculated point being an angle point in the southerly line of said called 8.464 acre tract of land, said calculated point also being an angle point in the existing southerly right-of-way line of said SH 31, from which a Texas Department of Transportation (TxDOT) Type I concrete monument found for reference bears North 40 degrees 19 minutes 07 seconds West, a distance of 0.81 feet, and from which a 1/2 inch iron rod found for reference bears North 89 degrees 56 minutes 46 seconds West, a distance of 2.79 feet;

Revised: March 11, 2024
November 8, 2023
Parcel ID P00067078.001
and P00067078.002
Page 3 of 13

THENCE, South 78 degrees 19 minutes 05 seconds West, with the northerly line of said called 33.210 acre tract of land, with the southerly line of said called 8.464 acre tract of land and with the existing southerly right-of-way line of said SH 31, passing at a distance of 300.17 feet, a TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for the intersection of the northerly line of said called 33.210 acre tract of land, the southerly line of said called 8.464 acre tract of land and the existing southerly right-of-way line of said SH 31 with the proposed southerly right-of-way line of SH 31 (right-of-way width varies), said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." having surface coordinates of N=6,832,438.36 and E=3,011,304.16 and being 134.32 feet Right of and at right angles to centerline Station 751+01.71 of said SH 31, passing at a distance of 357.88 feet, a TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for the intersection of the northerly line of said called 33.210 acre tract of land, the southerly line of said called 8.464 acre tract of land and the existing southerly right-of-way line of said SH 31 with the proposed southerly right-of-way line of said SH 31, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." having surface coordinates of N=6,832,426.68 and E=3,011,247.64 and being 131.51 feet Right of and at right angles to centerline Station 750+44.07 of said SH 31, passing at a distance of 532.49 feet, a 1/2 inch iron found for reference, in all, a distance of 600.74 feet to a calculated point for an angle point in the northerly line of said called 33.210 acre tract of land, said calculated point being an angle point in the southerly line of said called 8.464 acre tract of land, said calculated point also being an angle point in the existing southerly right-of-way line of said SH 31, from which a TxDOT Type I concrete monument found for reference bears South 66 degrees 02 minutes 00 seconds West, a distance of 0.98 feet;

THENCE, South 75 degrees 27 minutes 20 seconds West, with the northerly line of said called 33.210 acre tract of land, with the southerly line of said called 8.464 acre tract of land and with the existing southerly right-of-way line of said SH 31, a distance of 89.69 feet to a TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for the **POINT OF BEGINNING** and having surface coordinates of N=6,832,354.98 and E=3,010,923.00, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." being the intersection of the northerly line of said called 33.210 acre tract of land, the southerly line of said called 8.464 acre tract of land and the existing southerly right-of-way line of said SH 31 with the proposed southerly right-of-way line of said SH 31, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." being 119.81 feet Right of and at right angles to centerline Station 747+11.81 of said SH 31;

Revised: March 11, 2024
November 8, 2023
Parcel ID P00067078.001
and P00067078.002
Page 4 of 13

THENCE, South 30 degrees 33 minutes 04 seconds West, with the proposed southerly right-of-way line of said SH 31, a distance of 9.11 feet to a TxDOT Type II concrete monument with 4 inch brass disk stamped “TEXAS DEPARTMENT OF TRANSPORTATION R.O.W.” set for an angle point, said TxDOT Type II concrete monument with 4 inch brass disk stamped “TEXAS DEPARTMENT OF TRANSPORTATION R.O.W.” having surface coordinates of N=6,832,347.13 and E=3,010,918.37 and being 126.25 feet Right of and at right angles to centerline Station 747+05.36 of said SH 31;

- (1) **THENCE**, South 75 degrees 21 minutes 37 seconds West, with the proposed southerly right-of-way line of said SH 31, a distance of 50.00 feet to a TxDOT Type II concrete monument with 4 inch brass disk stamped “TEXAS DEPARTMENT OF TRANSPORTATION R.O.W.” set for an angle point, said TxDOT Type II concrete monument with 4 inch brass disk stamped “TEXAS DEPARTMENT OF TRANSPORTATION R.O.W.” having surface coordinates of N=6,832,334.49 and E=3,010,869.99 and being 126.40 feet Right of and at right angles to centerline Station 746+55.36 of said SH 31;
- (2) **THENCE**, North 59 degrees 29 minutes 04 seconds West, with the proposed southerly right-of-way line of said SH 31, a distance of 9.21 feet to a TxDOT Type II concrete monument with 4 inch brass disk stamped “TEXAS DEPARTMENT OF TRANSPORTATION R.O.W.” set for the intersection of the proposed southerly right-of-way line of said SH 31 with the northerly line of said called 33.210 acre tract of land, the southerly line of said called 8.464 acre tract of land and the existing southerly right-of-way line of said SH 31, said TxDOT Type II concrete monument with 4 inch brass disk stamped “TEXAS DEPARTMENT OF TRANSPORTATION R.O.W.” having surface coordinates of N=6,832,339.17 and E=3,010,862.06 and being 119.89 feet Right of and at right angles to centerline Station 746+48.85 of said SH 31;
- (3) **THENCE**, North 75 degrees 27 minutes 20 seconds East, with the northerly line of said called 33.210 acre tract of land, with the southerly line of said called 8.464 acre tract of land, and with the existing southerly right-of-way line of said SH 31, a distance of 62.96 feet to the **POINT OF BEGINNING** and containing 0.0084 acres (366 square feet) of land.

Revised: March 11, 2024
November 8, 2023
Parcel ID P00067078.001
and P00067078.002
Page 5 of 13

Parcel P00067078.002

BEING 0.0093 acres (406 square feet) of land in the J.S. Cromwell Survey, Abstract No. 231, in the City of Tyler, Smith County, Texas, said 0.0093 acres (406 square feet) of land being a portion of a called 33.210 acre tract of land described in General Warranty Deed to J. Merced Espinoza, filed October 30, 2014 and recorded in Instrument No. 20140100044933 of the Official Public Records of Smith County, Texas, said 0.0093 acres (406 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for the most northerly southeast corner of said called 33.210 acre tract of land, said 5/8 inch iron rod being the southwest corner of a called 3.270 acre tract of land described in deed to Earl Arterberry as recorded in Instrument No. 2005-R0040855 of said Official Public Records of Smith County, Texas, said 5/8 inch iron rod also being in the north line of a called 13.3457 acre tract of land described as Part V Third Tract in deed to Herman L. Warren as recorded in Volume 4139, Page 77 of said Official Public Records of Smith County, Texas, from which a 5/8 inch iron rod found for reference bears North 87 degrees 59 minutes 51 seconds East, a distance of 1.43 feet, and from which a sucker rod found for an ell corner of said called 33.210 acre tract of land bears South 87 degrees 36 minutes 09 seconds West, a distance of 355.45 feet, said sucker rod also being the northwest corner of said called 13.3457 acre tract of land;

THENCE, North 00 degrees 41 minutes 22 seconds West, with the most northerly east line of said called 33.210 acre tract of land and with the west line of said called 3.270 acre tract of land, a distance of 274.23 feet to a calculated point for the northeast corner of said called 33.210 acre tract of land, said calculated point being the northwest corner of said called 3.270 acre tract of land, said calculated point being in the southerly line of a called 8.464 acre tract of land described in deed to the State of Texas as recorded in Volume 967, Page 591 of the Deed Records of Smith County, Texas, said calculated point also being in the existing southerly right-of-way line of said SH 31 (right-of-way width varies), from which a 5/8 inch iron rod found for reference bears North 00 degrees 41 minutes 22 seconds West, a distance of 0.89 feet;

Revised: March 11, 2024
November 8, 2023
Parcel ID P00067078.001
and P00067078.002
Page 6 of 13

THENCE, South 72 degrees 34 minutes 09 seconds West, with the north line of said called 33.210 acre tract of land, with the southerly line of said called 8.464 acre tract of land and with the existing southerly right-of-way line of said SH 31, a distance of 493.74 feet to calculated point for an angle point in the northerly line of said called 33.210 acre tract of land, said calculated point being an angle point in the southerly line of said called 8.464 acre tract of land, said calculated point also being an angle point in the existing southerly right-of-way line of said SH 31, from which a Texas Department of Transportation (TxDOT) Type I concrete monument found for reference bears North 40 degrees 19 minutes 07 seconds West, a distance of 0.81 feet, and from which a 1/2 inch iron rod found for reference bears North 89 degrees 56 minutes 46 seconds West, a distance of 2.79 feet;

THENCE, South 78 degrees 19 minutes 05 seconds West, with the northerly line of said called 33.210 acre tract of land, with the southerly line of said called 8.464 acre tract of land and with the existing southerly right-of-way line of said SH 31, a distance of 300.17 feet to a TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for the **POINT OF BEGINNING** and having surface coordinates of N=6,832,438.36 and E=3,011,304.16, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." being the intersection of the northerly line of said called 33.210 acre tract of land, the southerly line of said called 8.464 acre tract of land and the existing southerly right-of-way line of said SH 31 with the proposed southerly right-of-way line of SH 31 (right-of-way width varies), said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." being 134.32 feet Right of and at right angles to centerline Station 751+01.71 of said SH 31;

- (1) **THENCE**, South 33 degrees 24 minutes 49 seconds West, with the proposed southerly right-of-way line of said SH 31, a distance of 11.83 feet to a TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for an angle point in the proposed southerly right-of-way line of SH 31, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." having surface coordinates of N=6,832,428.49 and E=3,011,297.65 and being 142.25 feet Right of and at right angles to centerline Station 750+92.94 of said SH 31;

Revised: March 11, 2024
November 8, 2023
Parcel ID P00067078.001
and P00067078.002
Page 7 of 13

- (2) **THENCE**, South 78 degrees 24 minutes 49 seconds West, with the proposed southerly right-of-way line of said SH 31, a distance of 40.07 feet to a TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for an angle point, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." having surface coordinates of N=6,832,420.44 and E=3,011,258.40 and being 140.23 feet Right of and at right angles to centerline Station 750+52.92 of said SH 31;
- (3) **THENCE**, North 59 degrees 54 minutes 04 seconds West, with the proposed southerly right-of-way line of said SH 31, a distance of 12.43 feet to a TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for the intersection of the proposed southerly right-of-way line of said SH 31 with the northerly line of said called 33.210 acre tract of land, the southerly line of said called 8.464 acre tract of land and the existing southerly right-of-way line of said SH 31, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." having surface coordinates of N=6,832,426.68 and E=3,011,247.64 and being 131.51 feet Right of and at right angles to centerline Station 750+44.07 of said SH 31;
- (4) **THENCE**, North 78 degrees 19 minutes 05 seconds East, with the northerly line of said called 33.210 acre tract of land, with the southerly line of said called 8.464 acre tract of land and with the existing southerly right-of-way line of said SH 31, a distance of 57.71 feet to the **POINT OF BEGINNING** and containing 0.0093 acres (406 square feet) of land.

Revised: March 11, 2024
November 8, 2023
Parcel ID P00067078.001
and P00067078.002
Page 8 of 13

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.


Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorrondonga & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 9 OF 13

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND:

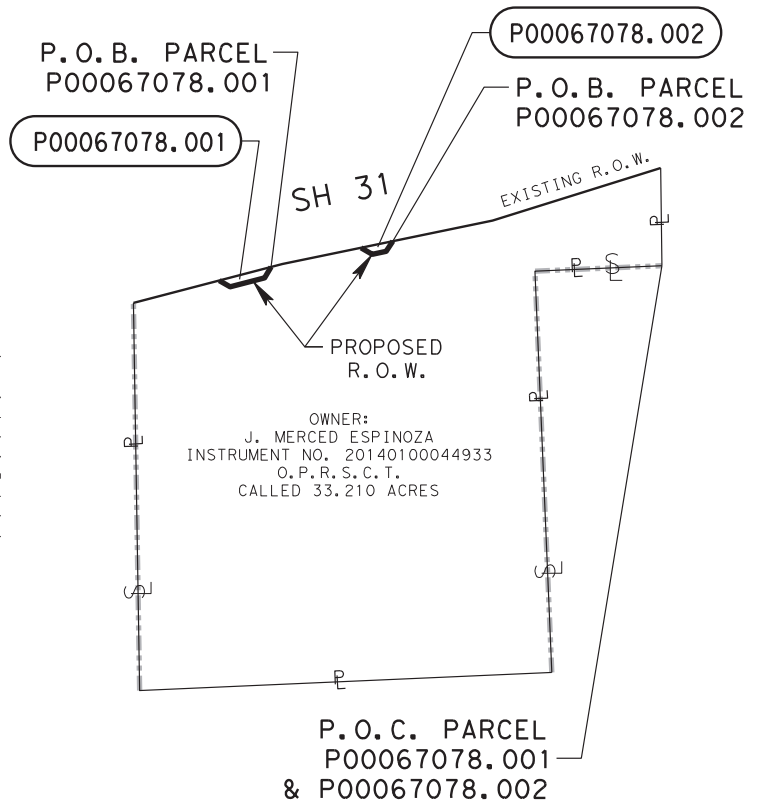
APPROXIMATE SURVEY LINE	-----S-----
EXISTING R.O.W. LINE	-----P-----
LOT LINE	-----P-----
PROPERTY LINE	-----P-----
PROPOSED CENTERLINE	-----P-----
PROPOSED R.O.W.	-----P-----
EXISTING EASEMENT LINE	-----P-----
BROKEN LINE	-----P-----
LAND HOOK (SAME OWNER)	-----P-----
TXDOT TYPE I CONCRETE MONUMENT FOUND	■
TXDOT TYPE II CONCRETE MONUMENT FOUND	■
TXDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." SET (UNLESS OTHERWISE NOTED)	■
MONUMENT FOUND (SIZE & TYPE NOTED)	●
CALCULATED POINT	△
5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET (UNLESS OTHERWISE NOTED)	○
ACRES	AC.
COUNTY ROAD	CR
DEED RECORDS OF SMITH COUNTY, TEXAS	D.R.S.C.T.
FARM TO MARKET ROAD	FM
LEFT	LT.
OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS	O.P.R.S.C.T.
PLAT RECORDS OF SMITH COUNTY, TEXAS	P.R.S.C.T.
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.
RIGHT	RT.
RIGHT-OF-WAY	R.O.W.
STATE HIGHWAY	SH
STATE HIGHWAY LOOP	SL
SQUARE FEET	SQ. FT.

I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris T. Abbott 3/11/24
CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900



WHOLE PROPERTY SKETCH
(NOT TO SCALE)



PLANIMETRICS LEGEND

---	DOWN GUY
×---×	FENCE LINE
○---○	FIRE HYDRANT
□	MAIL BOX
○	MANHOLE (UTILITY)
---OP---	OVERHEAD ELECTRIC
○	SIGN
○	UTILITY POLE

REVISED: 03/11/2024

*DENOTES A CALCULATED AREA 11/08/2023

© 2024



PARCEL PLAT SHOWING PARCEL P00067078.001 & PARCEL P00067078.002				ACRES	SQUARE FEET
FEDERAL AID PROJECT NO. N/A	SH 31	STATE DISTRICT NO. 10	P00067078.001 ACQUISITION	0.0084	366
SCALE 1" = 50'	FILE 042401059-P00067078.001-.002-PG09	R.O.W. -C.S.J. NO. 0424-01-059	P00067078.002 ACQUISITION	0.0093	406
		COUNTY SMITH	PARENT AREA	33.210	*1,446,628
			REMAINDER AREA	RT. *33.192	*1,445,856

EXHIBIT "A"

PAGE 10 OF 13

SEE PAGE 11 OF 13

J.S. CROMWELL SURVEY
ABSTRACT NO. 231
CITY OF TYLER
SMITH COUNTY, TEXAS

SH 31
(R.O.W. WIDTH VARIES)

STATE OF TEXAS
VOLUME 967, PAGE 591
D.R.S.C.T.
CALLED 8.464 ACRES
FILED: JANUARY 11, 1960

EXISTING R.O.W.

EASEMENT AND RIGHT OF WAY
TO TEXAS POWER
& LIGHT COMPANY
VOLUME 1363, PAGE 501
D.R.S.C.T.
FILED: FEBRUARY 25, 1971

OWNER:
J. MERCED ESPINOZA
INSTRUMENT NO. 20140100044933
O.P.R.S.C.T.
CALLED 33.210 ACRES
FILED: OCTOBER 30, 2014

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
INSTRUMENT NO. 20150100033459
O.P.R.S.C.T.
FILED: JULY 16, 2015
(BLANKET IN NATURE)

FOUND 5/8"
IRON ROD BEARS
N 00° 41' 22" W 0.89'

20' RIGHT-OF-WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
VOLUME 1290, PAGE 51
D.R.S.C.T.
FILED: JANUARY 30, 1969
(BLANKET IN NATURE)

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
INSTRUMENT NO. 20120100040228
O.P.R.S.C.T.
FILED: SEPTEMBER 6, 2012
(BLANKET IN NATURE)

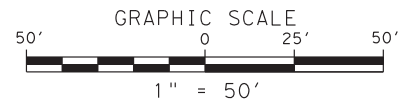
OWNER:
EARL ARTERBERRY
INSTRUMENT NO. 2005-R0040855
O.P.R.S.C.T.
CALLED 3.270 ACRES
FILED: AUGUST 16, 2005

P.O.C. PARCEL
P00067078.001
& P00067078.002

FOUND 5/8" IRON ROD,
FROM WHICH A FOUND
5/8" IRON ROD BEARS
N 87° 59' 51" E 1.43'

WILEY J. PARCHMAN SURVEY
ABSTRACT NO. 792
CITY OF TYLER
SMITH COUNTY, TEXAS

OWNER:
HERMAN L. WARREN
VOLUME 4139, PAGE 77
O.P.R.S.C.T.
CALLED 13.3457 ACRES
PART V
THIRD TRACT
FILED: DECEMBER 23, 1997



REVISED: 03/11/2024

*DENOTES A CALCULATED AREA 11/08/2023



PARCEL PLAT SHOWING PARCEL P00067078.001 & PARCEL P00067078.002				ACRES	SQUARE FEET
FEDERAL AID PROJECT NO. N/A	SH 31			P00067078.001 ACQUISITION	0.0084 366
SCALE 1" = 50'	FILE 042401059-P00067078.001-.002-PG10	R.O.W.-C.S.J NO. 0424-01-059	STATE DISTRICT NO. 10	P00067078.002 ACQUISITION	0.0093 406
		COUNTY SMITH		PARENT AREA	33.210 *1,446,628
				REMAINDER AREA	RT. *33.192 *1,445,856

EXHIBIT "A"

PAGE 11 OF 13

J. S. CROMWELL SURVEY
ABSTRACT NO. 231
CITY OF TYLER
SMITH COUNTY, TEXAS

STATE OF TEXAS
VOLUME 967, PAGE 591
D.R.S.C.T.
CALLED 8.464 ACRES
FILED: JANUARY 11, 1960

SH 31
(R.O.W. WIDTH VARIES)

PROPOSED
CENTERLINE

EXISTING R.O.W.

FOUND TXDOT
TYPE I CONCRETE
MONUMENT BEARS
N 40°19'07" W 0.81'

FOUND 1/2"
IRON ROD BEARS
N 89°56'46" W 2.79'

S 78°19'05" W 600.74'
300.17'

N=6,832,499.14
E=3,011,598.12
STA. 754+01.53
148.92' RT.

OWNER:
J. MERCED ESPINOZA
INSTRUMENT NO. 20140100044933
O.P.R.S.C.T.
CALLED 33.210 ACRES
FILED: OCTOBER 30, 2014

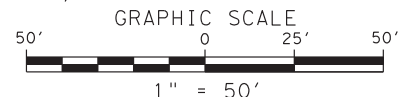
15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
INSTRUMENT NO. 20150100033459
O.P.R.S.C.T.
FILED: JULY 16, 2015
(BLANKET IN NATURE)

FOUND
SUCKER ROD

S 87°36'09" W 355.45' ABSTRACT NO. 231
ABSTRACT NO. 792

WILEY J. PARCHMAN SURVEY
ABSTRACT NO. 792
CITY OF TYLER
SMITH COUNTY, TEXAS

OWNER:
HERMAN L. WARREN
VOLUME 4139, PAGE 77
O.P.R.S.C.T.
CALLED 13.3457 ACRES
PART V
THIRD TRACT
FILED: DECEMBER 23, 1997



REVISED: 03/11/2024

*DENOTES A CALCULATED AREA 11/08/2023

© 2024



PARCEL PLAT SHOWING
PARCEL P00067078.001
& PARCEL P00067078.002

FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10

SCALE
1" = 50'

FILE
042401059-P00067078.001-.002-PG11

R.O.W. -C.S.J NO.
0424-01-059

COUNTY
SMITH

	ACRES	SQUARE FEET
P00067078.001 ACQUISITION	0.0084	366
P00067078.002 ACQUISITION	0.0093	406
PARENT AREA	33.210	*1,446,628
REMAINDER AREA	RT. *33.192	*1,445,856

SEE PAGE 12 OF 13

SEE PAGE 10 OF 13

EXHIBIT "A"

PAGE 12 OF 13

J. S. CROMWELL SURVEY
ABSTRACT NO. 231
CITY OF TYLER
SMITH COUNTY, TEXAS

EXISTING R.O.W.

N 75° 31' 46" E 2,761.59'

PROPOSED
CENTERLINE

SH 31
(R.O.W. WIDTH VARIES)

STATE OF TEXAS
VOLUME 967, PAGE 591
D.R.S.C.T.
CALLED 8.464 ACRES
FILED: JANUARY 11, 1960

P.O.B. PARCEL
P00067078.002

N=6,832,438.36
E=3,011,304.16
STA. 751+01.71
134.32' RT.

P00067078.002

N=6,832,426.68
E=3,011,247.64
STA. 750+44.07
131.51' RT.

S 78° 19' 05" W 600.74'
300.17'

EXISTING R.O.W.

L3

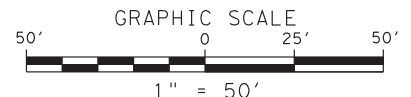
N=6,832,420.44
E=3,011,258.40
STA. 750+52.92
140.23' RT.

N=6,832,428.49
E=3,011,297.65
STA. 750+92.94
142.25' RT.

PROPOSED R.O.W.

OWNER:
J. MERCED ESPINOZA
INSTRUMENT NO. 20140100044933
O.P.R.S.C.T.
CALLED 33.210 ACRES
FILED: OCTOBER 30, 2014

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
INSTRUMENT NO. 20150100033459
O.P.R.S.C.T.
FILED: JULY 16, 2015
(BLANKET IN NATURE)



REVISED: 03/11/2024
11/08/2023

*DENOTES A CALCULATED AREA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 33° 24' 49" W	11.83'
L2	S 78° 24' 49" W	40.07'
L3	N 59° 54' 04" W	12.43'
L4	N 78° 19' 05" E	57.71'

© 2024



PARCEL PLAT SHOWING
PARCEL P00067078.001
& PARCEL P00067078.002

FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10

SCALE
1" = 50'

FILE
042401059-P00067078.001-.002-PG12

R.O.W. -C.S.J NO.
0424-01-059

COUNTY
SMITH

	ACRES	SQUARE FEET
P00067078.001 ACQUISITION	0.0084	366
P00067078.002 ACQUISITION	0.0093	406
PARENT AREA	33.210	*1,446,628
REMAINDER AREA	RT. *33.192	*1,445,856

SEE PAGE 13 OF 13

SEE PAGE 11 OF 13

EXHIBIT "A"

PAGE 13 OF 13

J.S. CROMWELL SURVEY
ABSTRACT NO. 231
CITY OF TYLER
SMITH COUNTY, TEXAS

EXISTING R.O.W.

N 75° 31' 46" E 2,761.59'

PROPOSED
CENTERLINE

SH 31
(R.O.W. WIDTH VARIES)

STATE OF TEXAS
VOLUME 967, PAGE 591
D.R.S.C.T.
CALLED 8.464 ACRES
FILED: JANUARY 11, 1960

P.O.B. PARCEL
P00067078.001

N=6,832,354.98
E=3,010,923.00
STA. 747+11.81
119.81' RT.

P00067078.001

N=6,832,339.17
E=3,010,862.06
STA. 746+48.85
119.89' RT.

EXISTING R.O.W.

N=6,832,334.49
E=3,010,869.99
STA. 746+55.36
126.40' RT.

L8

L6

L5

N=6,832,347.13
E=3,010,918.37
STA. 747+05.36
126.25' RT.

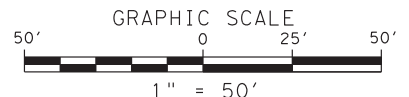
PROPOSED R.O.W.

S 78° 19' 05" W 600.74'
242.86'

FOUND TXDOT
TYPE I CONCRETE
MONUMENT BEARS
S 66° 02' 00" W 0.98'

OWNER:
J. MERCED ESPINOZA
INSTRUMENT NO. 20140100044933
O.P.R.S.C.T.
CALLED 33.210 ACRES
FILED: OCTOBER 30, 2014

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
INSTRUMENT NO. 20150100033459
O.P.R.S.C.T.
FILED: JULY 16, 2015
(BLANKET IN NATURE)



REVISED: 03/11/2024

*DENOTES A CALCULATED AREA 11/08/2023

LINE TABLE		
LINE	BEARING	DISTANCE
L5	S 30° 33' 04" W	9.11'
L6	S 75° 21' 37" W	50.00'
L7	N 59° 29' 04" W	9.21'
L8	N 75° 27' 20" E	62.96'

© 2024



PARCEL PLAT SHOWING
PARCEL P00067078.001
& PARCEL P00067078.002

FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10

SCALE
1" = 50'

FILE
042401059-P00067078.001-.002-PG13

R.O.W.-C.S.J NO.
0424-01-059

COUNTY
SMITH

	ACRES	SQUARE FEET
P00067078.001 ACQUISITION	0.0084	366
P00067078.002 ACQUISITION	0.0093	406
PARENT AREA	33.210	*1,446,628
REMAINDER AREA	RT. *33.192	*1,445,856

SEE PAGE 12 OF 13

November 8, 2023
Parcel ID P00067079.001
Page 1 of 7

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067079.001

BEING 0.0410 acres (1,784 square feet) of land in the J.S. Cromwell Survey, Abstract No. 231, in the City of Tyler, Smith County, Texas, said 0.0410 acres (1,784 square feet) of land being a portion of a called 3.270 acre tract of land described in Warranty Deed with Vendor's Lien to Earl Arterberry, filed August 16, 2005 and recorded in Instrument No. 2005-R0040855 of the Official Public Records of Smith County, Texas, said 0.0410 acres (1,784 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for the southwest corner of said called 3.270 acre tract of land, said 5/8 inch iron rod being the most northerly southeast corner of a called 33.210 acre tract of land described in deed to J. Merced Espinoza as recorded in Instrument No. 20140100044933 of said Official Public Records of Smith County, Texas, said 5/8 inch iron rod also being in the north line of a called 13.3457 acre tract of land described as Part V Third Tract in deed to Herman L. Warren as recorded in Volume 4139, Page 77 of said Official Public Records of Smith County, Texas, from which a 5/8 inch iron rod found for reference bears North 87 degrees 59 minutes 51 seconds East, a distance of 1.43 feet, and from which a 5/8 inch iron rod found for the northeast corner of said called 13.3457 acre tract of land bears North 87 degrees 20 minutes 53 seconds East, a distance of 265.24 feet, said 5/8 inch iron rod being in the south line of said 3.270 acre tract of land, said 5/8 inch iron rod also being the northwest corner of a tract of land described in deed to Curtis D. Roberson Sr., Anthony D. Roberson, Larry N. Roberson, Judy Gail Parks and Elvin Roberson Jr. as recorded in Instrument No. 20190100036692 of said Official Public Records of Smith County, Texas and being further described as a called 13.3457 acre tract of land described as Part IV Third Tract in Volume 4139, Page 77 of said Official Public Records of Smith County, Texas;

November 8, 2023
Parcel ID P00067079.001
Page 2 of 7

THENCE, North 00 degrees 41 minutes 22 seconds West, with the west line of said called 3.270 acre tract of land and with the most northerly east line of said called 33.210 acre tract of land, a distance of 274.23 feet to a calculated point for the northwest corner of said called 3.270 acre tract of land, said calculated point being the northeast corner of said called 33.210 acre tract of land, said calculated point being in the southerly line of a called 8.464 acre tract of land described in deed to the State of Texas as recorded in Volume 967, Page 591 of the Deed Records of Smith County, Texas, said calculated point also being in the existing southerly right-of-way line of SH 31 (right-of-way width varies), from which a 5/8 inch iron rod found for reference bears North 00 degrees 41 minutes 22 seconds West, a distance of 0.89 feet;

THENCE, North 72 degrees 34 minutes 09 seconds East, with the northerly line of said called 3.270 acre tract of land, with the southerly line of said called 8.464 acre tract of land and with the existing southerly right-of-way line of said SH 31, a distance of 4.81 feet to a calculated point for an angle point in the northerly line of said called 3.270 acre tract of land, said calculated point being an angle point in the southerly line of said called 8.464 acre tract of land, said calculated point also being an angle point in the existing southerly right-of-way line of said SH 31;

THENCE, North 75 degrees 28 minutes 04 seconds East, with the northerly line of said called 3.270 acre tract of land, with the southerly line of said called 8.464 acre tract of land and with the existing southerly right-of-way line of said SH 31, a distance of 276.57 feet to a Texas Department of Transportation (TxDOT) Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for the **POINT OF BEGINNING** and having surface coordinates of N=6,832,717.88 and E=3,012,341.50, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." being the intersection of the northerly line of said called 3.270 acre tract of land, the southerly line of said called 8.464 acre tract of land and the existing southerly right-of-way line of said SH 31 with the proposed southerly right-of-way line of SH 31 (right-of-way width varies), said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." being 122.88 feet Right of and at right angles to centerline Station 761+75.99 of said SH 31;

November 8, 2023
Parcel ID P00067079.001
Page 3 of 7

- (1) **THENCE**, North 75 degrees 28 minutes 04 seconds East, with the northerly line of said called 3.270 acre tract of land, with the southerly line of said called 8.464 acre tract of land and with the existing southerly right-of-way line of said SH 31, a distance of 98.17 feet to a TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for the intersection of the northerly line of said called 3.270 acre tract of land, the southerly line of said called 8.464 acre tract of land and the existing southerly right-of-way line of said SH 31 with the proposed southerly right-of-way line of said SH 31, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." having surface coordinates of N=6,832,742.51 and E=3,012,436.53 and being 122.77 feet Right of and at right angles to centerline Station 762+74.16 of said SH 31;
- (2) **THENCE**, South 30 degrees 32 minutes 25 seconds West, with the proposed southerly right-of-way line of said SH 31, a distance of 34.16 feet to a TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for an angle point, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." having surface coordinates of N=6,832,713.10 and E=3,012,419.17 and being 146.92 feet Right of and at right angles to centerline Station 762+50.00 of said SH 31;
- (3) **THENCE**, South 75 degrees 33 minutes 04 seconds West, with the proposed southerly right-of-way line of said SH 31, a distance of 50.00 feet to a TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for an angle point, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." having surface coordinates of N=6,832,700.62 and E=3,012,370.75 and being 146.90 feet Right of and at right angles to centerline Station 762+00.00 of said SH 31;
- (4) **THENCE**, North 59 degrees 27 minutes 35 seconds West, with the proposed southerly right-of-way line of said SH 31, a distance of 33.97 feet to the **POINT OF BEGINNING** and containing 0.0410 acre (1,784 square feet) of land.

November 8, 2023
Parcel ID P00067079.001
Page 4 of 7

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 11/8/23
Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorronдона & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 5 OF 7

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

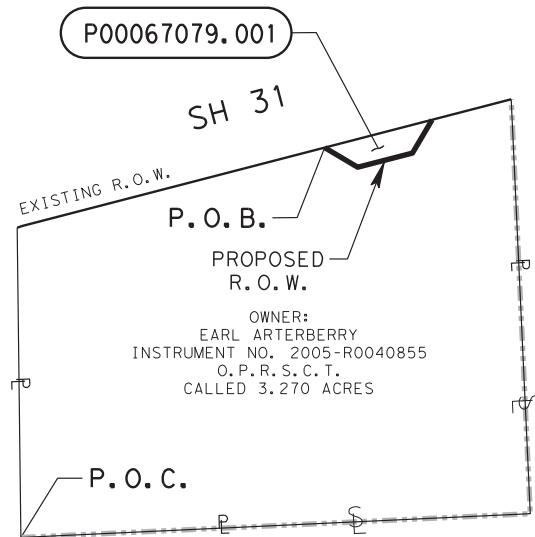
LEGEND:

APPROXIMATE SURVEY LINE	-----S-----
EXISTING R.O.W. LINE	-----P-----
LOT LINE	-----P-----
PROPERTY LINE	-----P-----
PROPOSED CENTERLINE	-----P-----
PROPOSED R.O.W.	-----P-----
EXISTING EASEMENT LINE	-----P-----
BROKEN LINE	-----P-----
LAND HOOK (SAME OWNER)	-----P-----
TXDOT TYPE I CONCRETE MONUMENT FOUND	-----P-----
TXDOT TYPE II CONCRETE MONUMENT FOUND	-----P-----
TXDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." SET (UNLESS OTHERWISE NOTED)	-----P-----
MONUMENT FOUND (SIZE & TYPE NOTED)	-----P-----
CALCULATED POINT	-----P-----
5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET (UNLESS OTHERWISE NOTED)	-----P-----
ACRES	AC.
COUNTY ROAD	CR.
DEED RECORDS OF SMITH COUNTY, TEXAS	D.R.S.C.T.
FARM TO MARKET ROAD	FM
LEFT	LT.
OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS	O.P.R.S.C.T.
PLAT RECORDS OF SMITH COUNTY, TEXAS	P.R.S.C.T.
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.
RIGHT	RT.
RIGHT-OF-WAY	R.O.W.
STATE HIGHWAY	SH
STATE HIGHWAY LOOP	SL
SQUARE FEET	SQ. FT.

I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris T. Abbott 11/8/23

CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900

WHOLE PROPERTY SKETCH
(NOT TO SCALE)

PLANIMETRICS LEGEND

---	DOWN GUY
X---X	FENCE LINE
○	FIRE HYDRANT
□	MAIL BOX
○	MANHOLE (UTILITY)
---OP---	OVERHEAD ELECTRIC
○	SIGN
○	UTILITY POLE

*DENOTES A CALCULATED AREA 11/08/2023

© 2023

PARCEL PLAT SHOWING
PARCEL P00067079.001FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10PARCEL
NUMBER

P00067079.001

SCALE
1" = 50'FILE
042401059-P00067079.001-PG05R.O.W. - C.S.J. NO.
0424-01-059COUNTY
SMITH

ACQUISITION

ACRES

SQUARE FEET

PARENT AREA

3.270

*142,441

REMAINDER AREA

RT. *3.229

*140,657

EXHIBIT "A"

PAGE 6 OF 7

J.S. CROMWELL SURVEY
ABSTRACT NO. 231

CITY OF TYLER
SMITH COUNTY, TEXAS

STATE OF TEXAS
VOLUME 967, PAGE 591
D.R.S.C.T.
CALLED 8.464 ACRES
FILED: JANUARY 11, 1960

SH 31
(R.O.W. WIDTH VARIES)

FOUND 5/8"
IRON ROD BEARS
N 00°41'22" W 0.89'

OWNER:

EARL ARTERBERRY
INSTRUMENT NO. 2005-R0040855
O.P.R.S.C.T.
CALLED 3.270 ACRES
FILED: AUGUST 16, 2005

RIGHT OF WAY AND EASEMENT
TO LONE STAR GAS
VOLUME 771, PAGE 373
D.R.S.C.T.
FILED: JUNE 29, 1954
(BLANKET IN NATURE)

20' RIGHT-OF-WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
VOLUME 1290, PAGE 51
D.R.S.C.T.
FILED: JANUARY 30, 1969
(BLANKET IN NATURE)

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
INSTRUMENT NO. 20120100040228
O.P.R.S.C.T.
FILED: SEPTEMBER 6, 2012
(BLANKET IN NATURE)

EASEMENT AND RIGHT OF WAY
TO TEXAS POWER
& LIGHT COMPANY
VOLUME 1363, PAGE 501
D.R.S.C.T.
FILED: FEBRUARY 25, 1971

OWNER:
J. MERCED ESPINOZA
INSTRUMENT NO. 20140100044933
O.P.R.S.C.T.
CALLED 33.210 ACRES
FILED: OCTOBER 30, 2014

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
INSTRUMENT NO. 20150100033459
O.P.R.S.C.T.
FILED: JULY 16, 2015
(BLANKET IN NATURE)

P.O.C. PARCEL
P00067079.001

FOUND 5/8" IRON ROD,
FROM WHICH A FOUND
5/8" IRON ROD BEARS
N 87°59'51" E 1.43'

OWNERS:
CURTIS D. ROBERSON SR.,
ANTHONY D. ROBERSON,
LARRY N. ROBERSON,
JUDY GAIL PARKS
AND ELVIN ROBERSON JR.
INSTRUMENT NO. 20190100036692
O.P.R.S.C.T.
FILED: OCTOBER 28, 2019
FURTHER DESCRIBED IN
VOLUME 4139, PAGE 77
O.P.R.S.C.T.
CALLED 13.3457 ACRES
PART IV
THIRD TRACT
FILED: DECEMBER 23, 1997

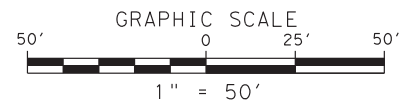
OWNER:
HERMAN L. WARREN
VOLUME 4139, PAGE 77
O.P.R.S.C.T.
CALLED 13.3457 ACRES
PART V
THIRD TRACT
FILED: DECEMBER 23, 1997

ABSTRACT NO. 231
ABSTRACT NO. 792

WILEY J. PARCHMAN SURVEY
ABSTRACT NO. 792

CITY OF TYLER
SMITH COUNTY, TEXAS

FOUND 5/8"
IRON ROD



*DENOTES A CALCULATED AREA 11/08/2023

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 72°34'09" E	4.81



PARCEL PLAT SHOWING
PARCEL P00067079.001

FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10

SCALE
1" = 50'

FILE
042401059_P00067079.001_PG06

R.O.W. -C.S.J NO.
0424-01-059

COUNTY
SMITH

PARCEL
NUMBER

P00067079.001

	ACRES	SQUARE FEET
ACQUISITION	0.0410	1,784
PARENT AREA	3.270	*142,441
REMAINDER AREA	RT. *3.229	*140,657

EXHIBIT "A"

PAGE 7 OF 7

J. S. CROMWELL SURVEY
ABSTRACT NO. 231
CITY OF TYLER
SMITH COUNTY, TEXAS

LEVI HINDS SURVEY
ABSTRACT NO. 432
CITY OF TYLER
SMITH COUNTY, TEXAS

EXISTING R.O.W.

PROPOSED
CENTERLINE

N 75° 31' 46" E 2,761.59'

SH 31
(R.O.W. WIDTH VARIES)

STATE OF TEXAS
VOLUME 962, PAGE 411
D.R.S.C.T.
CALLED 11.568 ACRES
FILED: NOVEMBER 5, 1959

STATE OF TEXAS
VOLUME 967, PAGE 591
D.R.S.C.T.
CALLED 8.464 ACRES
FILED: JANUARY 11, 1960

EXISTING R.O.W.

N=6,832,742.51
E=3,012,436.53
STA. 762+74.16
122.77' RT.

FOUND 1/2"
IRON ROD BEARS
S 02° 37' 33" E 0.20'

P00067079.001

N 75° 28' 04" E 276.57'

P.O.B. PARCEL
P00067079.001

N=6,832,717.88
E=3,012,341.50
STA. 761+75.99
122.88' RT.

PROPOSED R.O.W.

OWNER:
EARL ARTERBERRY
INSTRUMENT NO. 2005-R0040855
O.P.R.S.C.T.
CALLED 3.270 ACRES
FILED: AUGUST 16, 2005

RIGHT OF WAY AND EASEMENT
TO LONE STAR GAS
VOLUME 771, PAGE 373
D.R.S.C.T.
FILED: JUNE 29, 1954
(BLANKET IN NATURE)

20' RIGHT-OF-WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
VOLUME 1290, PAGE 51
D.R.S.C.T.
FILED: JANUARY 30, 1969
(BLANKET IN NATURE)

15' RIGHT OF WAY EASEMENT
TO JACKSON WATER
SUPPLY CORPORATION
INSTRUMENT NO. 20120100040228
O.P.R.S.C.T.
FILED: SEPTEMBER 6, 2012
(BLANKET IN NATURE)

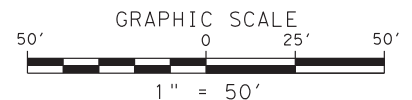
OWNER:
BARRON PARTNERS, LTD.
VOLUME 5459, PAGE 152
O.P.R.S.C.T.
REMAINDER OF
CALLED 35.375 ACRES
FILED: SEPTEMBER 29, 2000

ABSTRACT NO. 432
ABSTRACT NO. 231

SEE PAGE 6 OF 7

LINE TABLE

LINE	BEARING	DISTANCE
L2	N 75° 28' 04" E	98.17'
L3	S 30° 32' 25" W	34.16'
L4	S 75° 33' 04" W	50.00'
L5	N 59° 27' 35" W	33.97'



*DENOTES A CALCULATED AREA 11/08/2023

© 2023



PARCEL PLAT SHOWING
PARCEL P00067079.001

FEDERAL AID PROJECT NO.
N/A

SCALE
1" = 50'

SH 31

FILE
042401059-P00067079.001_PG07

STATE DISTRICT NO.
10

R.O.W. -C.S.J. NO.
0424-01-059

COUNTY
SMITH

PARCEL
NUMBER

P00067079.001

	ACRES	SQUARE FEET
ACQUISITION	0.0410	1,784
PARENT AREA	3.270	*142,441
REMAINDER AREA	RT. *3.229	*140,657

November 8, 2023
Parcel ID P00067080.001
and P00067080.002
Page 1 of 13

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067080.001 and Parcel P00067080.002

BEING 1.011 acres (44,040 square feet) of land in the Levi Hinds Survey, Abstract No. 432, in the City of Tyler, Smith County, Texas, said 1.011 acres (44,040 square feet) of land being a portion of the remainder of a called 35.375 acre tract of land described in Correction Special Warranty Deed to Barron Partners, Ltd., filed September 29, 2000 and recorded in Volume 5459, Page 152 of the Deed Records of Smith County, Texas, said 1.011 acres (44,040 square feet) of land being more particularly described in two parts by metes and bounds as follows:

Parcel P00067080.001

BEING 0.4058 acres (17,676 square feet) of land in the Levi Hinds Survey, Abstract No. 432, in the City of Tyler, Smith County, Texas, said 0.4058 acres (17,676 square feet) of land being a portion of the remainder of a called 35.375 acre tract of land described in Correction Special Warranty Deed to Barron Partners, Ltd., filed September 29, 2000 and recorded in Volume 5459, Page 152 of the Deed Records of Smith County, Texas, said 0.4058 acres (17,676 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for the southwest corner of a called 2.000 acre tract of land described in deed to Jeffrey Dean Barron as recorded in Instrument No. 2010-R00045610 of the Official Public Records of Smith County, Texas, from which a 1/2 inch iron rod found for the southeast corner of said called 2.000 acre tract of land bears North 87 degrees 43 minutes 42 seconds East, a distance of 170.47 feet;

November 8, 2023
Parcel ID P00067080.001
and P00067080.002
Page 2 of 13

THENCE, North 03 degrees 26 minutes 00 seconds West, with the west line of said called 2.000 acre tract of land, a distance of 462.12 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the **POINT OF BEGINNING** and having coordinates of N=6,833,079.87 and E=3,013,876.14, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" being the intersection of the west line of said called 2.000 acre tract of land with the proposed southerly right-of-way line of SH 31 (right-of-way width varies), said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" also being 121.05 feet Right of and at right angles to centerline Station 777+54.77 of said SH 31;

- (1) **THENCE**, South 75 degrees 58 minutes 39 seconds West, with the proposed southerly right-of-way line of said SH 31, a distance of 357.75 feet to a Texas Department of Transportation (TxDOT) Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for an angle point, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." also having surface coordinates of N=6,832,993.19 and E=3,013,529.05 and being 128.94 feet Right of and at right angles to centerline Station 774+00.00;
- (2) **THENCE**, South 77 degrees 57 minutes 07 seconds West, with the proposed southerly right-of-way line of said SH 31, a distance of 495.69 feet to a TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for the intersection of the proposed southerly right-of-way line of said SH 31 with the northerly line of said called 35.375 acre tract of land, the southerly line of a called 11.568 acre tract of land described in deed to the State of Texas as recorded in Volume 962, Page 411 of said Deed Records of Smith County, Texas and the existing southerly right-of-way line of SH 31 (right-of-way width varies), said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." having coordinates of N=6,832,889.72 and E=3,013,044.28 and being 126.71 feet Right of and at right angles to centerline Station 769+03.50, from which a TxDOT Type I concrete monument found for reference bears North 34 degrees 56 minutes 41 seconds West, a distance of 0.78 feet;

November 8, 2023
Parcel ID P00067080.001
and P00067080.002
Page 3 of 13

- (3) **THENCE**, North 72 degrees 36 minutes 21 seconds East, with the northerly line of said called 35.375 acre tract of land, with the southerly line of said called 11.568 acre tract of land and with the existing southerly right-of-way line of said SH 31, a distance of 100.14 feet to a TxDOT Type I concrete monument (top broken) found for an angle point in the northerly line of said called 35.375 acre tract of land, said TxDOT Type I concrete monument being an angle point in the southerly line of said called 11.568 acre tract of land, said TxDOT Type I concrete monument also being an angle point in the existing southerly right-of-way line of said SH 31;
- (4) **THENCE**, North 75 degrees 28 minutes 04 seconds East, with the northerly line of said called 35.375 acre tract, with the southerly line of said called 11.568 acre tract of land and with the existing southerly right-of-way line of said SH 31, a distance of 758.76 feet to calculated point for the northwest corner of said called 2.000 acre tract of land, said calculated point being in the northerly line of said called 35.375 acre tract of land, said calculated point being in the southerly line of said called 11.568 acre tract of land, said calculated point also being in the existing southerly right-of-way line of said SH 31, from which a 1/2 inch iron rod found for reference bears South 21 degrees 30 minutes 44 seconds East, a distance of 0.77 feet;
- (5) **THENCE**, South 03 degrees 26 minutes 00 seconds East, with the west line of said called 2.000 acre tract of land, a distance of 30.23 feet to the **POINT OF BEGINNING** and containing 0.4058 acres (17,676 square feet) of land.

November 8, 2023
Parcel ID P00067080.001
and P00067080.002
Page 4 of 13

Parcel P00067080.002

BEING 0.6052 acres (26,364 square feet) of land in the Levi Hinds Survey, Abstract No. 432, in the City of Tyler, Smith County, Texas, said 0.6052 acres (26,364 square feet) of land being a portion of the remainder of a called 35.375 acre tract of land described in Correction Special Warranty Deed to Barron Partners, Ltd., filed September 29, 2000 and recorded in Volume 5459, Page 152 of the Deed Records of Smith County, Texas, said 0.6052 acres (26,364 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for the southwest corner of a called 2.000 acre tract of land described in deed to Jeffrey Dean Barron as recorded in Instrument No. 2010-R00045610 of the Official Public Records of Smith County, Texas;

THENCE, North 87 degrees 43 minutes 42 seconds East, with the south line of said called 2.000 acre tract of land, a distance of 170.47 feet to a 1/2 inch iron rod found for the southeast corner of said called 2.000 acre tract of land;

THENCE, North 03 degrees 24 minutes 32 seconds West, with the east line of said called 2.000 acre tract of land, a distance of 497.48 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the **POINT OF BEGINNING** and having coordinates of N=6,833,121.94 and E=3,014,044.57, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" being the intersection of the east line of said called 2.000 acre tract of land with the proposed southerly right-of-way line of SH 31 (right-of-way width varies), said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" also being 121.20 feet Right of and at right angles to centerline Station 779+26.58 of said SH 31;

- (1) **THENCE**, North 03 degrees 24 minutes 32 seconds West, with the east line of said called 2.000 acre tract, a distance of 31.81 feet to a 5/8 inch iron rod found for the northeast corner of said called 2.000 acre tract of land, said 5/8 inch iron rod being in the northerly line of said called 35.375 acre tract of land, said 5/8 inch iron rod being in the southerly line of a called 11.568 acre tract of land described in deed to the State of Texas as recorded in Volume 962, Page 411 of said Deed Records of Smith County, Texas, said 5/8 inch iron rod also being in the existing southerly right-of-way line of SH 31 (right-of-way width varies);

November 8, 2023
Parcel ID P00067080.001
and P00067080.002
Page 5 of 13

- (2) **THENCE**, North 75 degrees 28 minutes 04 seconds East, with the northerly line of said called 35.375 acre tract of land, with the southerly line of said called 11.568 acre tract of land and with the existing southerly right-of-way line of said SH 31, a distance of 375.72 feet to a calculated point for the beginning of a curve to the right having a radius of 11,369.19 feet, a central angle of 01 degrees 57 minutes 29 seconds and whose chord bears North 76 degrees 26 minutes 49 seconds East, a distance of 388.51 feet, said calculated point being in the northerly line of said called 35.375 acre tract of land, said calculated point being in the southerly line of said called 11.568 acre tract of land, said calculated point also being in the existing southerly right-of-way line of said SH 31, from which a TxDOT Type I concrete monument found for reference bears South 56 degrees 38 minutes 28 seconds West, a distance of 1.29 feet;
- (3) **THENCE**, with the northerly line of said called 35.368 acre tract of land, with the southerly line of said called 11.568 acre tract of land, with the existing southerly right-of-way line of said SH 31 and with said curve to the right, an arc length of 388.52 feet to a TxDOT Type I concrete monument found for the most northerly northeast corner of said called 35.375 acre tract of land, said TxDOT Type I concrete monument being an angle point in the southerly line of said called 11.568 acre tract of land, said TxDOT Type I concrete monument also being an angle point in the existing southerly right-of-way line of said SH 31;
- (4) **THENCE**, South 66 degrees 30 minutes 07 seconds East, with the northerly line of said called 35.375 acre tract of land, with the southerly line of said called 11.568 acre tract of land and with the existing southerly right-of-way line of said SH 31, a distance of 51.59 feet to a Texas Department of Transportation (TxDOT) Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for the intersection of the northerly line of said called 35.375 acre tract of land, the southerly line of said called 11.568 acre tract of land and the existing southerly right-of-way line of said SH 31 with the proposed southerly right-of-way line of said SH 31, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." having coordinates of N=6,833,318.44 and E=3,014,831.38 and being 120.10 feet Right of and at right angles to centerline Station 787+41.98 of SH 31;
- (5) **THENCE**, South 75 degrees 58 minutes 39 seconds West, with the proposed southerly right-of-way line of said SH 31, a distance of 810.98 feet to the **POINT OF BEGINNING** and containing 0.6052 acres (26,364 square feet) of land.

November 8, 2023
Parcel ID P00067080.001
and P00067080.002
Page 6 of 13

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 11/8/23
Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorronzona & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 7 OF 13

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND:

APPROXIMATE SURVEY LINE	----
EXISTING R.O.W. LINE	----
LOT LINE	----
PROPERTY LINE	----
PROPOSED CENTERLINE	----
PROPOSED R.O.W.	----
EXISTING EASEMENT LINE	----
BROKEN LINE	----
LAND HOOK (SAME OWNER)	----
TXDOT TYPE I CONCRETE MONUMENT FOUND	■
TXDOT TYPE II CONCRETE MONUMENT FOUND	■
TXDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." SET (UNLESS OTHERWISE NOTED)	■
MONUMENT FOUND (SIZE & TYPE NOTED)	●
CALCULATED POINT	△
5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET (UNLESS OTHERWISE NOTED)	○
ACRES	AC.
COUNTY ROAD	CR.
DEED RECORDS OF SMITH COUNTY, TEXAS	D.R.S.C.T.
FARM TO MARKET ROAD	FM
LEFT	LT.
OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS	O.P.R.S.C.T.
PLAT RECORDS OF SMITH COUNTY, TEXAS	P.R.S.C.T.
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.
RIGHT	RT.
RIGHT-OF-WAY	R.O.W.
STATE HIGHWAY	SH
STATE HIGHWAY LOOP	SL
SQUARE FEET	SQ. FT.

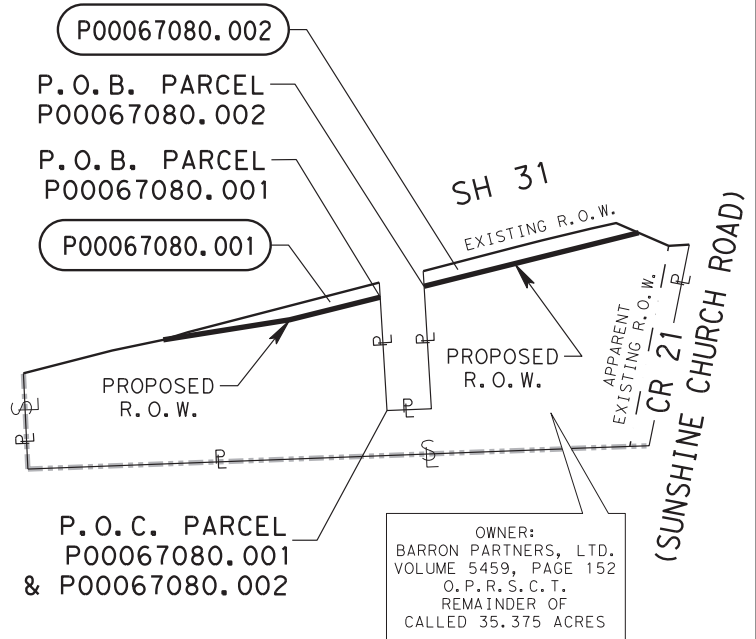
I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris T. Abbott 11/8/23

CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900



WHOLE PROPERTY SKETCH (NOT TO SCALE)



OWNER:
BARRON PARTNERS, LTD.
VOLUME 5459, PAGE 152
O.P.R.S.C.T.
REMAINDER OF
CALLED 35.375 ACRES

PLANIMETRICS LEGEND

—	DOWN GUY
×	FENCE LINE
○	FIRE HYDRANT
□	MAIL BOX
○	MANHOLE (UTILITY)
—OP—	OVERHEAD ELECTRIC
○	SIGN
○	UTILITY POLE

*DENOTES A CALCULATED AREA 11/08/2023

© 2023



PARCEL PLAT SHOWING PARCEL P00067080.001 & PARCEL P00067080.002				ACRES	SQUARE FEET
FEDERAL AID PROJECT NO. N/A	SH 31	STATE DISTRICT NO. 10	P00067080.001 ACQUISITION	0.4058	17,676
SCALE 1" = 50'	FILE 042401059-P00067080.001-.002-PG07	R.O.W. -C.S.J. NO. 0424-01-059	P00067080.002 ACQUISITION	0.6052	26,364
		COUNTY SMITH	PARENT AREA	*33.461	*1,457,561
			REMAINDER AREA	RT. *32.450	*1,413,521

EXHIBIT "A"

PAGE 8 OF 13

SEE PAGE 9 OF 13

LEVI HINDS SURVEY
ABSTRACT NO. 432

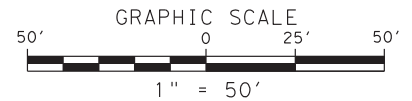
CITY OF TYLER
SMITH COUNTY, TEXAS

OWNER:
JEFFREY DEAN BARRON
INSTRUMENT NO. 2010-R00045610
O.P.R.S.C.T.
CALLED 2.000 ACRES
FILED: SEPTEMBER 28, 2010

OWNER:
BARRON PARTNERS, LTD.
VOLUME 5459, PAGE 152
O.P.R.S.C.T.
REMAINDER OF
CALLED 35.375 ACRES
FILED: SEPTEMBER 29, 2000

P.O.C. PARCEL
P00067080.001
& P00067080.002
FOUND 5/8" IRON ROD

FOUND 1/2" IRON ROD



*DENOTES A CALCULATED AREA 11/08/2023

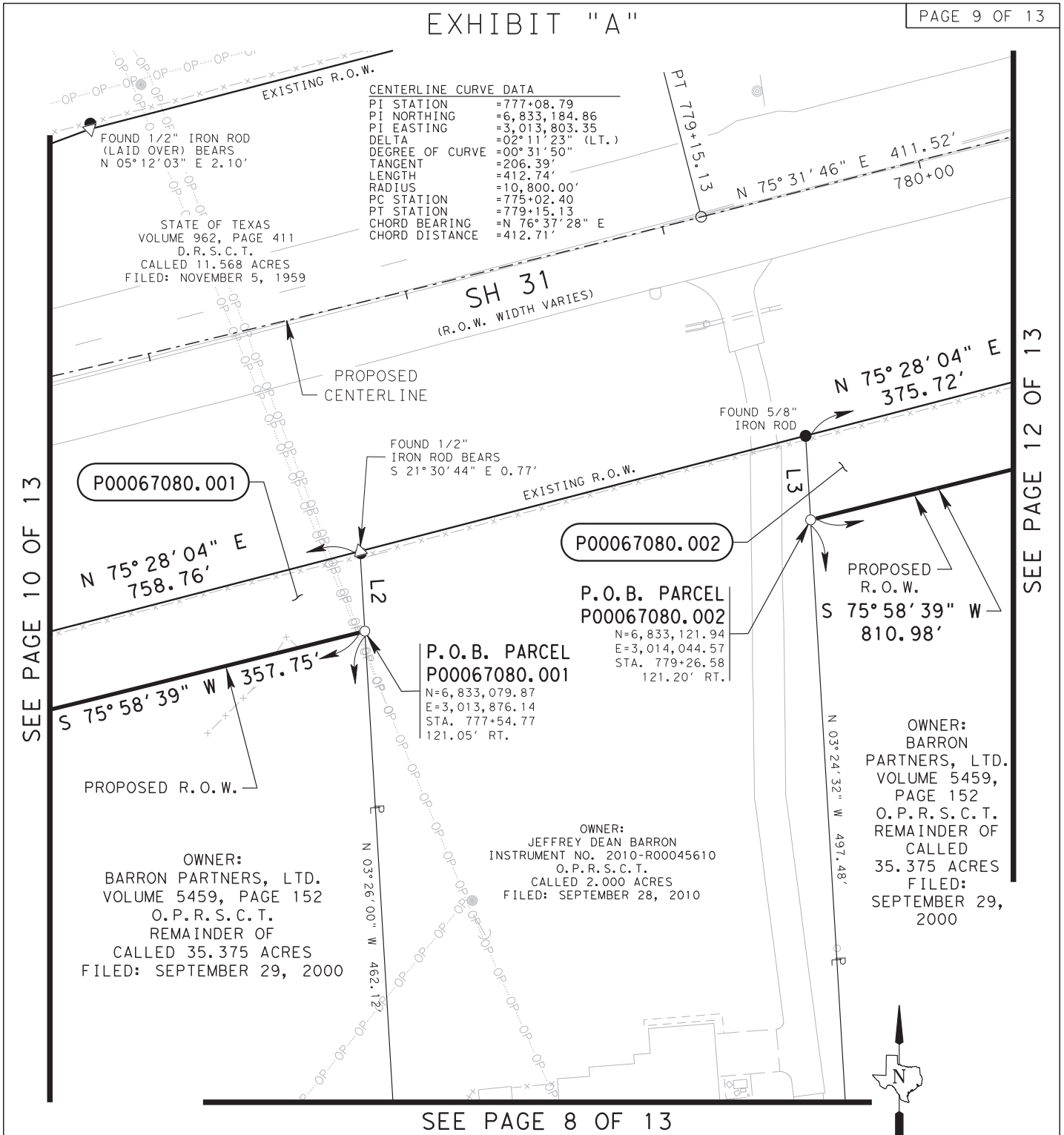
© 2023



PARCEL PLAT SHOWING PARCEL P00067080.001 & PARCEL P00067080.002				ACRES	SQUARE FEET
FEDERAL AID PROJECT NO. N/A	SH 31		STATE DISTRICT NO. 10	P00067080.001 ACQUISITION	0.4058 17,676
SCALE 1" = 50'	FILE 042401059-P00067080.001-.002-PG08	R.O.W. -C.S.J NO. 0424-01-059	COUNTY SMITH	P00067080.002 ACQUISITION	0.6052 26,364
				PARENT AREA	*33.461 *1,457,561
				REMAINDER AREA	RT. *32.450 *1,413,521

EXHIBIT "A"

PAGE 9 OF 13



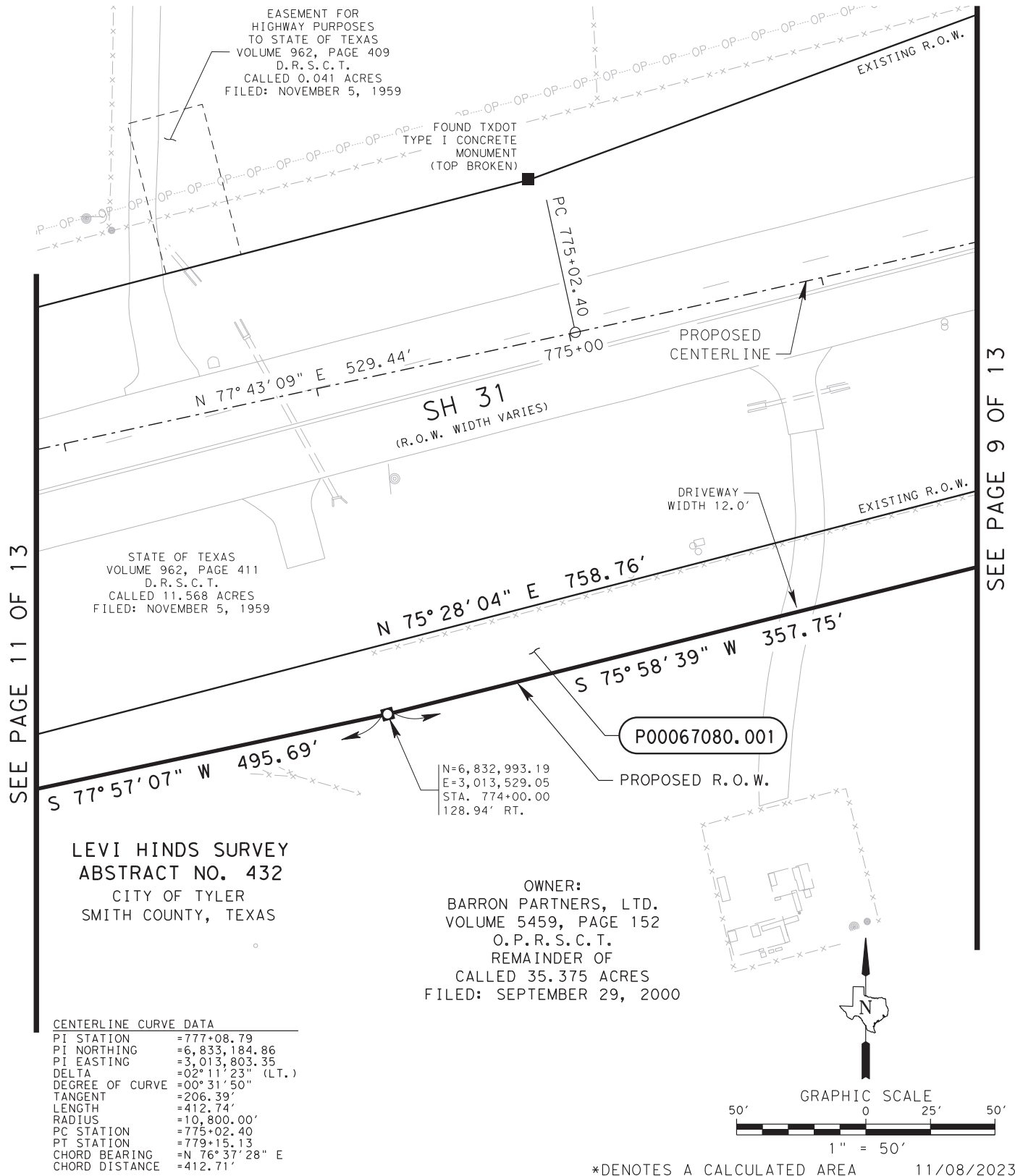
LINE TABLE		
LINE	BEARING	DISTANCE
L2	S 03°26'00" E	30.23'
L3	N 03°24'32" W	31.81'

*DENOTES A CALCULATED AREA 11/08/2023

© 2023  Texas Department of Transportation	PARCEL PLAT SHOWING PARCEL P00067080.001 & PARCEL P00067080.002						ACRES	SQUARE FEET		
	FEDERAL AID PROJECT NO. N/A					P00067080.001 ACQUISITION		0.4058	17,676	
						P00067080.002 ACQUISITION		0.6052	26,364	
	SH 31					STATE DISTRICT NO. 10		PARENT AREA	*33.461	*1,457,561
	SCALE 1" = 50'		FILE 042401059-P00067080.001-.002-PG09		R.O.W.-C.S.J. NO. 0424-01-059		COUNTY SMITH	REMAINDER AREA RT.	*32.450	*1,413,521

EXHIBIT "A"

PAGE 10 OF 13



© 2023



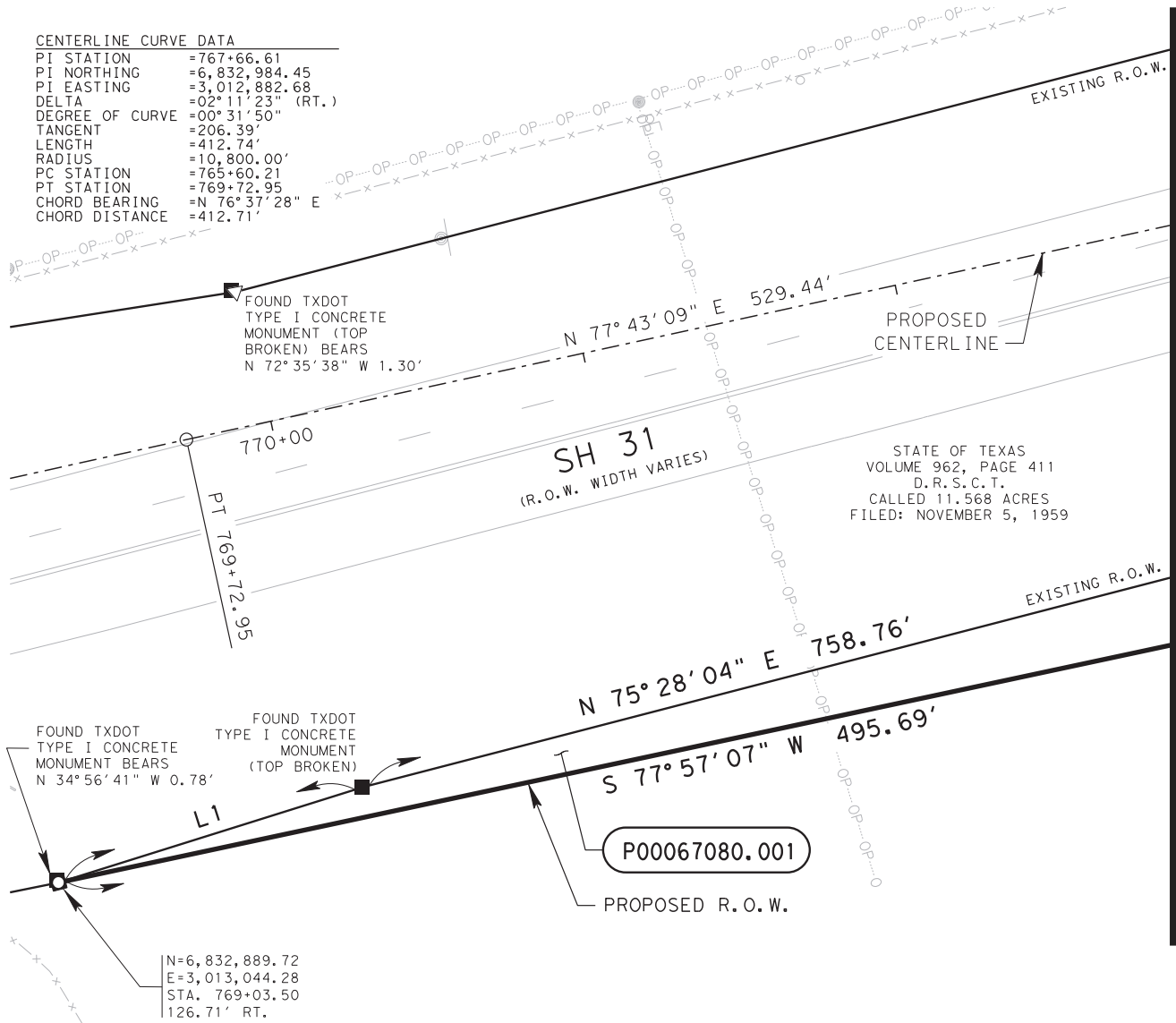
PARCEL PLAT SHOWING PARCEL P00067080.001 & PARCEL P00067080.002						ACRES	SQUARE FEET
FEDERAL AID PROJECT NO. N/A	SH 31			STATE DISTRICT NO. 10	P00067080.001 ACQUISITION	0.4058	17,676
					P00067080.002 ACQUISITION	0.6052	26,364
					PARENT AREA	*33.461	*1,457,561
SCALE 1" = 50'	FILE 042401059-P00067080.001-.002-PG10	R.O.W.-C.S.J NO. 0424-01-059	COUNTY SMITH	REMAINDER AREA	RT. *32.450	*1,413,521	

EXHIBIT "A"

PAGE 11 OF 13

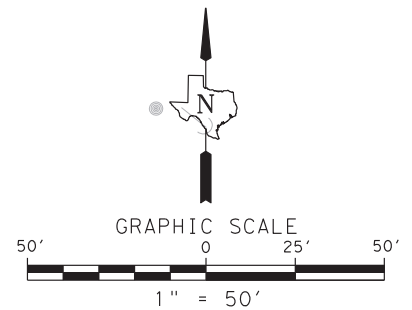
CENTERLINE CURVE DATA

PI STATION = 767+66.61
PI NORTHING = 6,832,984.45
PI EASTING = 3,012,882.68
DELTA = 02° 11' 23" (RT.)
DEGREE OF CURVE = 00° 31' 50"
TANGENT = 206.39'
LENGTH = 412.74'
RADIUS = 10,800.00'
PC STATION = 765+60.21
PT STATION = 769+72.95
CHORD BEARING = N 76° 37' 28" E
CHORD DISTANCE = 412.71'



LEVI HINDS SURVEY
ABSTRACT NO. 432
CITY OF TYLER
SMITH COUNTY, TEXAS

OWNER:
BARRON PARTNERS, LTD.
VOLUME 5459, PAGE 152
O.P.R.S.C.T.
REMAINDER OF
CALLED 35.375 ACRES
FILED: SEPTEMBER 29, 2000



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 72° 36' 21" E	100.14'

*DENOTES A CALCULATED AREA 11/08/2023

© 2023

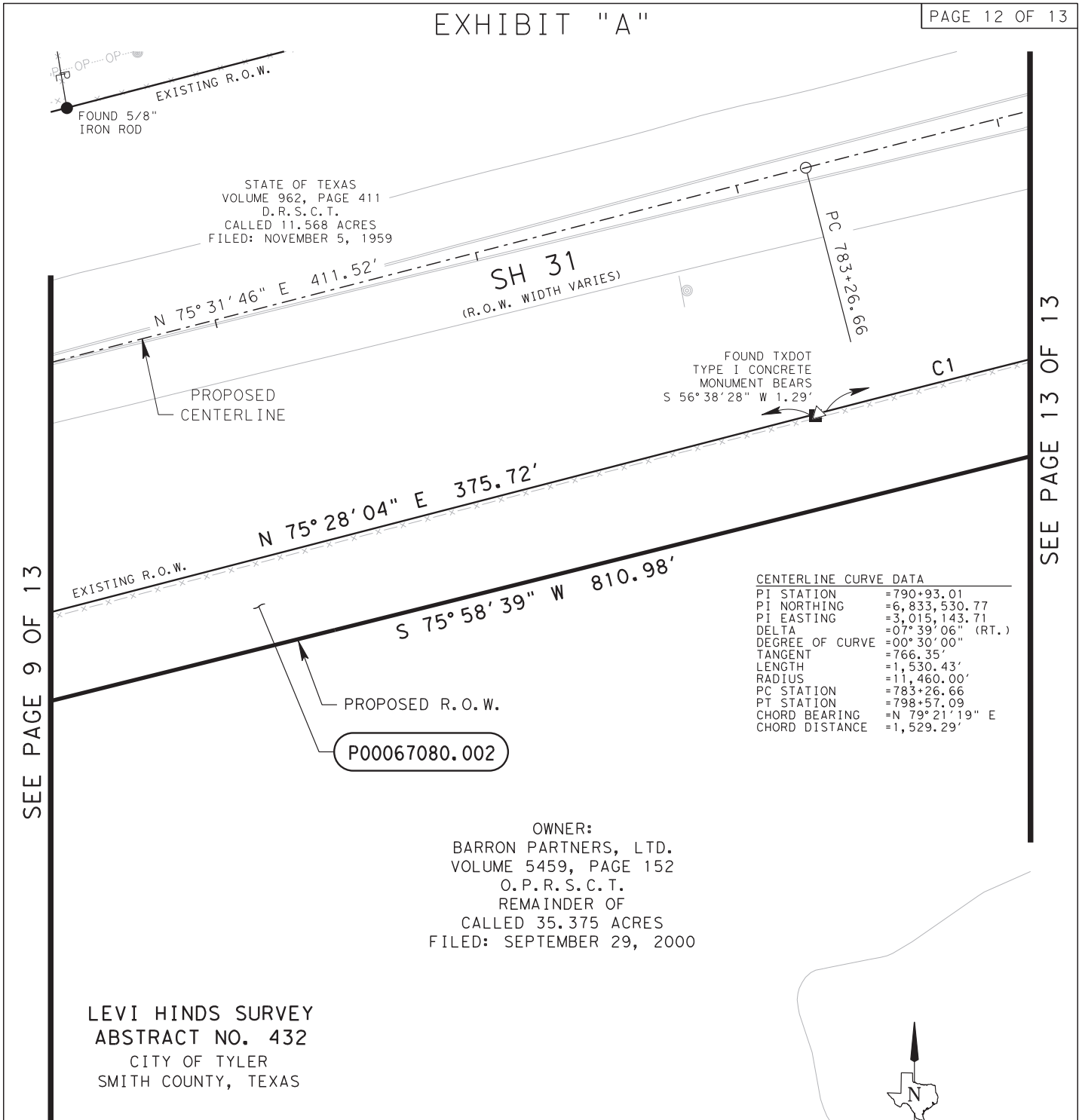


PARCEL PLAT SHOWING PARCEL P00067080.001 & PARCEL P00067080.002				ACRES	SQUARE FEET
FEDERAL AID PROJECT NO. N/A		SH 31		P00067080.001 ACQUISITION	0.4058 17,676
SCALE 1" = 50'		FILE 042401059-P00067080.001-.002-PG11		P00067080.002 ACQUISITION	0.6052 26,364
		R.O.W. -C.S.J NO. 0424-01-059		PARENT AREA	*33.461 *1,457,561
		COUNTY SMITH		REMAINDER AREA	RT. *32.450 *1,413,521

SEE PAGE 10 OF 13

EXHIBIT "A"

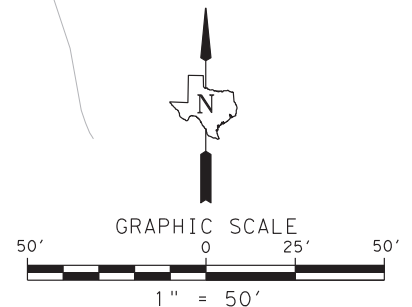
PAGE 12 OF 13



CENTERLINE CURVE DATA	
PI STATION	= 790+93.01
PI NORTHING	= 6,833,530.77
PI EASTING	= 3,015,143.71
DELTA	= 07° 39' 06" (RT.)
DEGREE OF CURVE	= 00° 30' 00"
TANGENT	= 766.35'
LENGTH	= 1,530.43'
RADIUS	= 11,460.00'
PC STATION	= 783+26.66
PT STATION	= 798+57.09
CHORD BEARING	= N 79° 21' 19" E
CHORD DISTANCE	= 1,529.29'

OWNER:
BARRON PARTNERS, LTD.
VOLUME 5459, PAGE 152
O. P. R. S. C. T.
REMAINDER OF
CALLED 35.375 ACRES
FILED: SEPTEMBER 29, 2000

LEVI HINDS SURVEY
ABSTRACT NO. 432
CITY OF TYLER
SMITH COUNTY, TEXAS



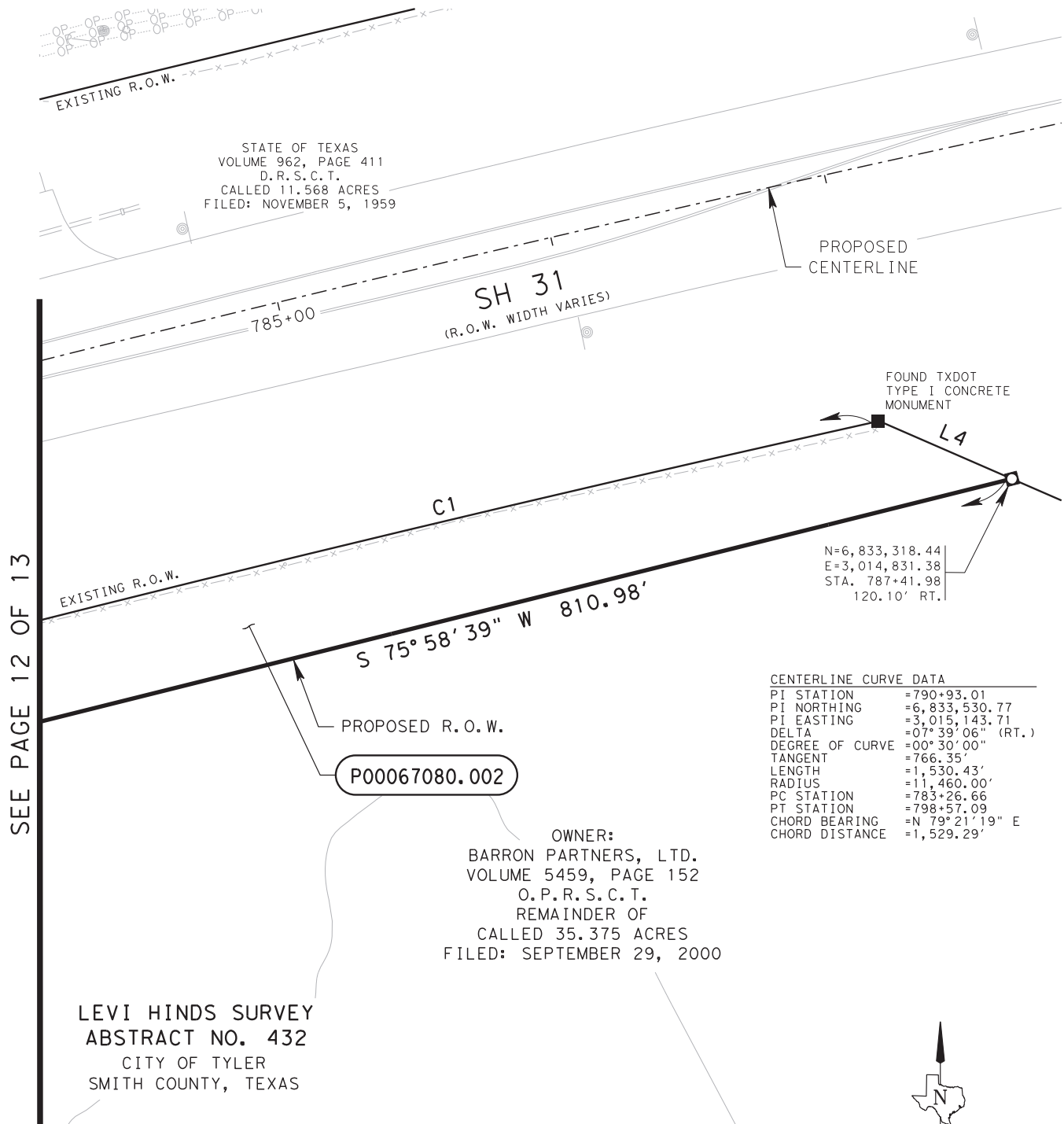
CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	11,369.19'	01° 57' 29" (RT.)	N 76° 26' 49" E	388.51'	388.52'

*DENOTES A CALCULATED AREA 11/08/2023

 © 2023	PARCEL PLAT SHOWING PARCEL P00067080.001 & PARCEL P00067080.002				ACRES	SQUARE FEET
	SH 31				P00067080.001 ACQUISITION	0.4058 17,676
	FEDERAL AID PROJECT NO. N/A	STATE DISTRICT NO. 10		P00067080.002 ACQUISITION		
	SCALE 1" = 50'	FILE 042401059_P00067080.001-.002_PG12	R.O.W. - C.S. J NO. 0424-01-059	COUNTY SMITH	PARENT AREA	*33.461 *1,457,561
					REMAINDER AREA	RT. *32.450 *1,413,521

EXHIBIT "A"

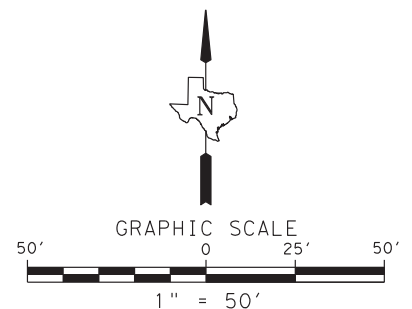
PAGE 13 OF 13



CENTERLINE CURVE DATA	
PI STATION	=790+93.01
PI NORTHING	=6,833,530.77
PI EASTING	=3,015,143.71
DELTA	=07° 39' 06" (RT.)
DEGREE OF CURVE	=00° 30' 00"
TANGENT	=766.35'
LENGTH	=1,530.43'
RADIUS	=11,460.00'
PC STATION	=783+26.66
PT STATION	=798+57.09
CHORD BEARING	=N 79° 21' 19" E
CHORD DISTANCE	=1,529.29'

LINE TABLE		
LINE	BEARING	DISTANCE
L4	S 66° 30' 07" E	51.59'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	11,369.19'	01° 57' 29" (RT.)	N 76° 26' 49" E	388.51'	388.52'



*DENOTES A CALCULATED AREA 11/08/2023

© 2023



PARCEL PLAT SHOWING PARCEL P00067080.001 & PARCEL P00067080.002				ACRES	SQUARE FEET
FEDERAL AID PROJECT NO. N/A		SH 31		P00067080.001 ACQUISITION	0.4058 17,676
SCALE 1" = 50'		FILE 042401059_P00067080.001-.002_PG13		P00067080.002 ACQUISITION	0.6052 26,364
R.O.W. -C.S.J NO. 0424-01-059		COUNTY SMITH		PARENT AREA	*33.461 *1,457,561
				REMAINDER AREA	RT. *32.450 *1,413,521

November 8, 2023
Parcel ID P00067081.001
Page 1 of 6

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067081.001

BEING 0.1215 acres (5,294 square feet) of land in the Levi Hinds Survey, Abstract No. 432, in the City of Tyler, Smith County, Texas, said 0.1215 acres (5,294 square feet) of land being a portion of a called 2.000 acre tract of land described in Warranty Deed with Vendor's Lien to Jeffrey Dean Barron, filed September 28, 2010 and recorded in Instrument No. 2010-R00045610 of the Official Public Records of Smith County, Texas, said 0.1215 acres (5,294 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for the southwest corner of said 2.000 acre tract of land, from which a 1/2 inch iron rod found for the southeast corner of said called 2.000 acre tract of land bears North 87 degrees 43 minutes 42 seconds East, a distance of 170.47 feet;

THENCE, North 03 degrees 26 minutes 00 seconds West, with the west line of said called 2.000 acre tract of land, a distance of 462.12 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the **POINT OF BEGINNING** and having coordinates of N=6,833,079.87 and E=3,013,876.14, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" being the intersection of the west line of said called 2.000 acre tract of land with the proposed southerly right-of-way line of SH 31 (right-of-way width varies), said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" also being 121.05 feet Right of and at right angles to centerline Station 777+54.77 of said SH 31;

November 8, 2023
Parcel ID P00067081.001
Page 2 of 6

- (1) **THENCE**, North 03 degrees 26 minutes 00 seconds West, with the west line of said called 2.000 acre tract of land, a distance of 30.23 feet to a calculated point for the northwest corner of said called 2.000 acre tract of land, said calculated point being in the northerly line of a called 35.375 acre tract of land described in deed to Barron Partners, Ltd. as recorded in Volume 5459, Page 152 of said Official Public Records of Smith County, Texas, said calculated point being in the southerly line of a called 11.568 acre tract of land described in deed to the State of Texas as recorded in Volume 962, Page 411 of the Deed Records of Smith County, Texas, said calculated point also being in the existing southerly right-of-way line of SH 31 (right-of-way width varies), from which a 1/2 inch iron rod found for reference bears South 21 degrees 30 minutes 44 seconds East, a distance of 0.77 feet;
- (2) **THENCE**, North 75 degrees 28 minutes 04 seconds East, with the northerly line of said called 2.000 acre tract of land, with the southerly line of said called 11.568 acre tract of land and with the existing southerly right-of-way line of said SH 31, a distance of 173.92 feet to a 5/8 inch iron rod found for the northeast corner of said called 2.000 acre tract of land, said 5/8 inch iron rod being in the northerly line of said called 35.375 acre tract of land, said 5/8 inch iron rod being in the southerly line of said called 11.568 acre tract of land, said 5/8 inch iron rod also being in the existing southerly right-of-way line of said SH 31;
- (3) **THENCE**, South 03 degrees 24 minutes 32 seconds East, with the east line of said called 2.000 acre tract of land, a distance of 31.81 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the intersection of the east line of said called 2.000 acre tract of land with the proposed southerly right-of-way line of said SH 31, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" having coordinates of N=6,833,121.94 and E=3,014,044.57 and being Right of and at right angles to centerline Station 779+26.58 of said SH 31;
- (4) **THENCE**, South 75 degrees 58 minutes 39 seconds West, with the proposed southerly right-of-way line of said SH 31, a distance of 173.61 feet to the **POINT OF BEGINNING** and containing 0.1215 acres (5,294 square feet) of land.

November 8, 2023
Parcel ID P00067081.001
Page 3 of 6

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 11/8/23 _____

Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorronдона & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 4 OF 6

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

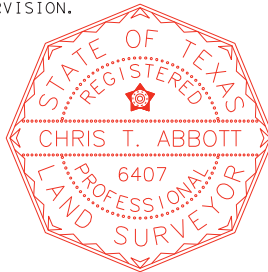
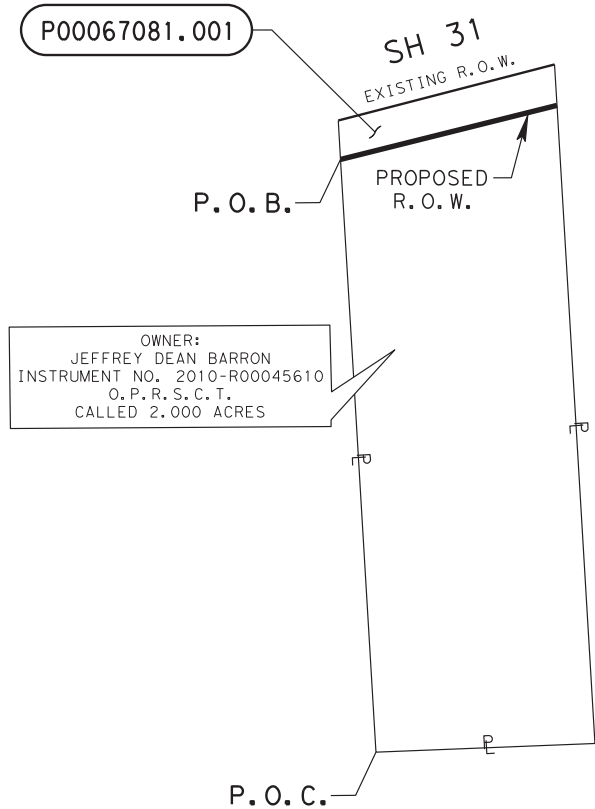
LEGEND:

APPROXIMATE SURVEY LINE	-----S-----
EXISTING R.O.W. LINE	-----P-----
LOT LINE	-----P-----
PROPERTY LINE	-----P-----
PROPOSED CENTERLINE	-----P-----
PROPOSED R.O.W.	-----P-----
EXISTING EASEMENT LINE	-----P-----
BROKEN LINE	-----P-----
LAND HOOK (SAME OWNER)	-----P-----
TXDOT TYPE I CONCRETE MONUMENT FOUND	■
TXDOT TYPE II CONCRETE MONUMENT FOUND	□
TXDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." SET (UNLESS OTHERWISE NOTED)	□
MONUMENT FOUND (SIZE & TYPE NOTED)	●
CALCULATED POINT	△
5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET (UNLESS OTHERWISE NOTED)	○
ACRES	AC.
COUNTY ROAD	CR
DEED RECORDS OF SMITH COUNTY, TEXAS	D.R.S.C.T.
FARM TO MARKET ROAD	FM
LEFT	LT.
OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS	O.P.R.S.C.T.
PLAT RECORDS OF SMITH COUNTY, TEXAS	P.R.S.C.T.
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.
RIGHT	RT.
RIGHT-OF-WAY	R.O.W.
STATE HIGHWAY	SH
STATE HIGHWAY LOOP	SL
SQUARE FEET	SQ. FT.

I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris T. Abbott 11/8/23

CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900

WHOLE PROPERTY SKETCH
(NOT TO SCALE)

PLANIMETRICS LEGEND

—	DOWN GUY
× — ×	FENCE LINE
○	FIRE HYDRANT
□	MAIL BOX
○	MANHOLE (UTILITY)
— OP —	OVERHEAD ELECTRIC
○	SIGN
○	UTILITY POLE

*DENOTES A CALCULATED AREA 11/08/2023

© 2023

PARCEL PLAT SHOWING
PARCEL P00067081.001

FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10

PARCEL
NUMBER

P00067081.001

SCALE
1" = 50'

FILE
042401059-P00067081.001-PG04

R.O.W. - C.S. J NO.
0424-01-059

COUNTY
SMITH

ACQUISITION

ACRES

0.1215

SQUARE FEET

5,294

PARENT AREA

2.000

*87,120

REMAINDER AREA

RT. *1.879

*81,826

SEE PAGE 6 OF 6

EXHIBIT "A"

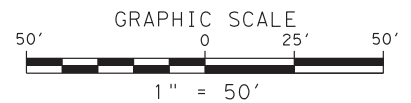
PAGE 5 OF 6

LEVI HINDS SURVEY
ABSTRACT NO. 432
CITY OF TYLER
SMITH COUNTY, TEXAS

OWNER:
JEFFREY DEAN BARRON
INSTRUMENT NO. 2010-R00045610
O.P.R.S.C.T.
CALLED 2.000 ACRES
FILED: SEPTEMBER 28, 2010

P.O.C. PARCEL
P00067081.001
FOUND 5/8"
IRON ROD

OWNER:
BARRON PARTNERS, LTD.
VOLUME 5459, PAGE 152
O.P.R.S.C.T.
REMAINDER OF
CALLED 35.375 ACRES
FILED: SEPTEMBER 29, 2000



*DENOTES A CALCULATED AREA 11/08/2023

© 2023



PARCEL PLAT SHOWING
PARCEL P00067081.001

PARCEL NUMBER	ACRES	SQUARE FEET
P00067081.001		
ACQUISITION	0.1215	5,294
PARENT AREA	2.000	*87,120
REMAINDER AREA	RT. *1.879	*81,826

FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10

SCALE
1" = 50'

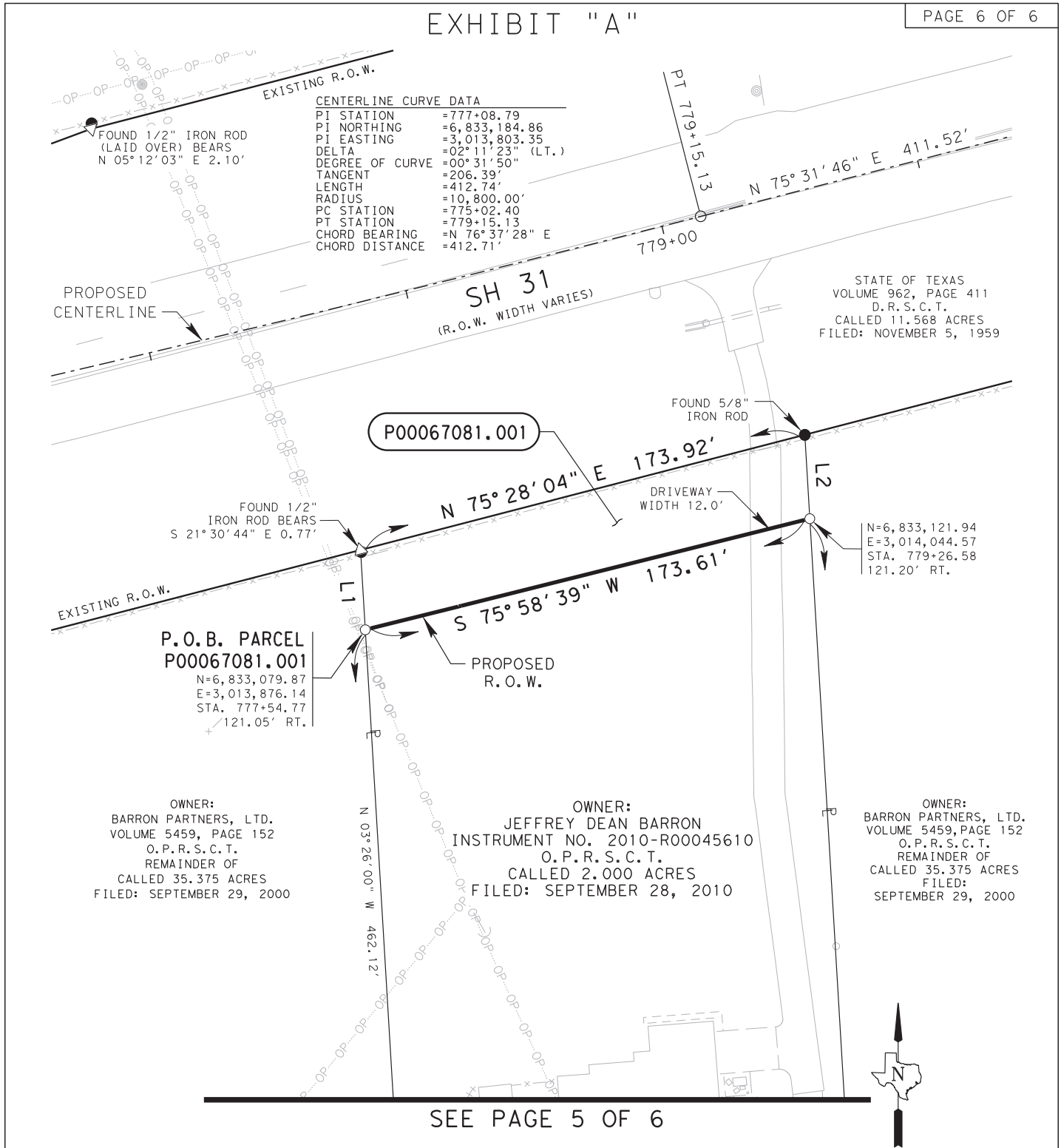
FILE
042401059_P00067081.001_PG05

R.O.W. -C.S.J NO.
0424-01-059

COUNTY
SMITH

EXHIBIT "A"

PAGE 6 OF 6



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 03° 26' 00" W	30.23'
L2	S 03° 24' 32" E	31.81'

*DENOTES A CALCULATED AREA 11/08/2023



PARCEL PLAT SHOWING
PARCEL P00067081.001

FEDERAL AID PROJECT NO.
N/A

SH 31

SCALE
1" = 50'

FILE
042401059 P00067081-001 PG06

STATE DISTRICT NO.
10

COUNTY
SMITH

PARCEL
NUMBER

P00067081.001

	ACRES	SQUARE FEET
D. ACQUISITION	0.1215	5,294
PARENT AREA	2.000	*87,120
REMAINDER AREA	RT. *1.879	*81,826

November 8, 2023
Parcel ID P00067082.001
and P00067082.002
Page 1 of 11

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067082.001 and P00067082.002

BEING 0.7584 acres (33,036 square feet) of land situated in the Levi Hinds Survey, Abstract No. 432, in the City of Tyler, Smith County, Texas, said 0.7584 acres (33,036 square feet) of land being a portion of a called 4.76 acre tract of land described in Special Warranty Deed to American Towers LLC, filed December 19, 2016 and recorded in Instrument No. 20160100051342 of the Official Public Records of Smith County, Texas, said 0.7584 acres (33,036 square feet) of land being more particularly described in two parts by metes and bounds as follows:

Parcel P00067082.001

BEING 0.7344 acres (31,989 square feet) of land situated in the Levi Hinds Survey, Abstract No. 432, in the City of Tyler, Smith County, Texas, said 0.7344 acres (31,989 square feet) of land being a portion of a called 4.76 acre tract of land described in Special Warranty Deed to American Towers LLC, filed December 19, 2016 and recorded in Instrument No. 20160100051342 of the Official Public Records of Smith County, Texas, said 0.7344 acres (31,989 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the northwest corner of said called 4.76 acre tract of land, said 1/2 inch iron rod being the most easterly northeast corner of a called 223.704 acre tract of land described in deed to Kenneth E. Roddy and Joyce Roddy, Trustees of the Kenneth E. Roddy and Joyce Roddy Revocable Trust dated December 12, 1984 as recorded in Instrument No. 2006-R00021336 of said Official Public Records of Smith County, Texas, said 1/2 inch iron rod being in the south line of a called 8.48 acre tract of land described in deed to Irma Jean Parker as recorded in Volume 3340, Page 51 of the Deed Records of Smith County;

November 8, 2023
Parcel ID P00067082.001
and P00067082.002
Page 2 of 11

THENCE, South 09 degrees 44 minutes 27 seconds East, with the westerly line of said called 4.76 acre tract of land and with the most southerly easterly line of said called 223.704 acre tract of land, a distance of 282.99 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the **POINT OF BEGINNING** and having surface coordinates of N=6,833,405.51 and E=3,014,119.59, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" being the intersection of the westerly line of said called 4.76 acre tract of land and the most southerly easterly line of said called 223.704 acre tract of land with the proposed northerly right-of-way line of SH 31 (right-of-way width varies), said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" also being 134.62 feet Left of and at right angles to centerline Station 780+70.08 of said SH 31;

- (1) **THENCE**, North 76 degrees 25 minutes 10 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 827.54 feet to a Texas Department of Transportation (TxDOT) Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for the intersection of the proposed northerly right-of-way line of said SH 31 with the southerly line of said called 4.76 acre tract of land, the northerly line of a called 11.568 acre tract of land described in deed to the State of Texas as recorded in Volume 962, Page 411 of said Deed Records of Smith County, Texas and the existing northerly right-of-way line of SH 31 (right-of-way width varies), said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." having surface coordinates of N=6,833,599.82 and E=3,014,923.99 and being 135.83 feet Left of and at right angles to centerline Station 788+91.06 of said SH 31;
- (2) **THENCE**, South 51 degrees 47 minutes 23 seconds West, with the southerly line of said called 4.76 acre tract of land, with the northerly line of said called 11.568 acre tract of land and with the existing northerly right-of-way line of said SH 31, a distance of 102.92 feet to a TxDOT Type I concrete monument (laid over) found for the southeast corner of said called 4.76 acre tract of land, said TxDOT Type I concrete monument (laid over) being the beginning of a non-tangent curve to the left having a radius of 11,549.19 feet, a central angle of 02 degrees 27 minutes 25 seconds, and whose chord bears South 76 degrees 41 minutes 47 seconds West, a distance of 495.19 feet;

November 8, 2023
Parcel ID P00067082.001
and P00067082.002
Page 3 of 11

- (3) THENCE with the southerly line of said called 4.76 acre tract of land, with the northerly line of said called 11.568 acre tract of land, with the existing northerly right-of-way line of said SH 31 and with said non-tangent curve to the left, an arc length of 495.23 feet to a calculated point for the end of said non-tangent curve to the left, from which a TxDOT Type I concrete monument found for reference bears South 57 degrees 03 minutes 54 seconds West, a distance of 2.02 feet;
- (4) **THENCE**, South 75 degrees 28 minutes 04 seconds West, with the southerly line of said called 4.76 acre tract of land, with the northerly line of said called 11.568 acre tract of land and with the existing northerly right-of-way line of said SH 31, a distance of 241.81 feet to a 5/8 inch iron rod found for the southwest corner of said called 4.76 acre tract of land, said 5/8 inch iron rod being the southeast corner of said called 223.704 acre tract of land, said 5/8 inch iron rod being in the northerly line of said called 11.568 acre tract of land, said 5/8 inch iron rod also being in the existing northerly right-of-way line of said SH 31;
- (5) **THENCE**, North 09 degrees 44 minutes 27 seconds West, with the westerly line of said called 4.76 acre tract of land and with the most easterly line of said called 223.704 acre tract of land, a distance of 44.62 feet to the **POINT OF BEGINNING** and containing 0.7344 acres (31,989 square feet) of land.

November 8, 2023
Parcel ID P00067082.001
and P00067082.002
Page 4 of 11

Parcel P00067082.002

BEING 0.0240 acres (1,047 square feet) of land situated in the Levi Hinds Survey, Abstract No. 432, in the City of Tyler, Smith County, Texas, said 0.0240 acres (1,047 square feet) of land being a portion of a called 4.76 acre tract of land described in Special Warranty Deed to American Towers LLC, filed December 19, 2016 and recorded in Instrument No. 20160100051342 of the Official Public Records of Smith County, Texas, said 0.0240 acres (1,047 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the northwest corner of said called 4.76 acre tract of land, said 1/2 inch iron rod being the most easterly northeast corner of a called 223.704 acre tract of land described in deed to Kenneth E. Roddy and Joyce Roddy, Trustees of the Kenneth E. Roddy and Joyce Roddy Revocable Trust dated December 12, 1984 as recorded in Instrument No. 2006-R00021336 of said Official Public Records of Smith County, Texas, said 1/2 inch iron rod being in the south line of a called 8.48 acre tract of land described in deed to Irma Jean Parker as recorded in Volume 3340, Page 51 of the Deed Records of Smith County, Texas;

THENCE, North 87 degrees 52 minutes 06 seconds East, with the north line of said called 4.76 acre tract of land and with the south line of said called 8.48 acre tract of land, passing at a distance of 111.15 feet, a calculated point for the southwest corner of a called 3.000 acre tract of land described in deed to Mary Ophelia Harden as recorded in Volume 2484, Page 846 of said Deed Records of Smith County, Texas, in all, a distance of 962.59 feet to a calculated point for the **POINT OF BEGINNING** and having surface coordinates of N=6,833,720.22 and E=3,015,033.64, said calculated point being the intersection of the north line of said called 4.76 acre tract of land and the south line of said called 3.000 acre tract of land with the proposed northerly right-of-way line of SH 31 (right-of-way varies), said calculated point also being 232.35 feet Left of and at right angles to centerline Station 790+20.15 of said SH 31; *

- (1) **THENCE**, North 87 degrees 52 minutes 06 seconds East, with the north line of said called 4.76 acre tract of land and with the south line of said called 3.000 acre tract of land, a distance of 45.47 feet to a calculated point for the northeast corner of said called 4.76 acre tract of land, said calculated point being in the northerly line of a called 11.568 acre tract of land described in deed to the State of Texas as recorded in Volume 962, Page 411 of said Deed Records of Smith County, Texas, said calculated point also being in the existing northerly right-of-way line of SH 31 (right-of-way varies);

November 8, 2023
Parcel ID P00067082.001
and P00067082.002
Page 5 of 11

- (2) **THENCE**, South 51 degrees 47 minutes 23 seconds West, with the southerly line of said called 4.76 acre tract of land, with the northerly line of said called 11.568 acre tract of land and with the existing northerly right-of-way line of said SH 31, a distance of 78.16 feet to a Texas Department of Transportation (TxDOT) Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for the intersection of the southerly line of said called 4.76 acre tract of land, the northerly line of said called 11.568 acre tract of land and the existing northerly right-of-way line of said SH 31 with the proposed northerly right-of-way line of said SH 31, said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." having surface coordinates of N=6,833,673.56 and E=3,015,017.67 and being 189.63 feet Left of and at right angles to centerline Station 789+95.96 of said SH 31, from which a TxDOT Type I concrete monument (laid over) found for the southeast corner of said called 4.76 acre tract of land bears South 51 degrees 47 minutes 23 seconds East, a distance of 222.14 feet, said TxDOT Type I concrete monument (laid over) being an angle point in the northerly line of said called 11.568 acre tract of land, said TxDOT Type I concrete monument (laid over) also being in the existing northerly right-of-way line of said SH 31;
- (3) **THENCE**, North 18 degrees 53 minutes 58 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 49.32 feet to the **POINT OF BEGINNING** and containing 0.0240 acres (1,047 square feet) of land.

November 8, 2023
Parcel ID P00067082.001
and P00067082.002
Page 6 of 11

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 11/8/23 _____

Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorron dona & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 7 OF 11

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

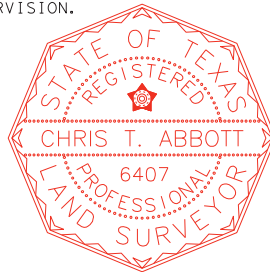
LEGEND:

APPROXIMATE SURVEY LINE	----
EXISTING R.O.W. LINE	----
LOT LINE	----
PROPERTY LINE	----
PROPOSED CENTERLINE	----
PROPOSED R.O.W.	----
EXISTING EASEMENT LINE	----
BROKEN LINE	----
LAND HOOK (SAME OWNER)	----
TXDOT TYPE I CONCRETE MONUMENT FOUND	■
TXDOT TYPE II CONCRETE MONUMENT FOUND	■
TXDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." SET (UNLESS OTHERWISE NOTED)	■
MONUMENT FOUND (SIZE & TYPE NOTED)	●
CALCULATED POINT	△
5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET (UNLESS OTHERWISE NOTED)	○
ACRES	AC.
COUNTY ROAD	CR.
DEED RECORDS OF SMITH COUNTY, TEXAS	D.R.S.C.T.
FARM TO MARKET ROAD	FM
LEFT	LT.
OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS	O.P.R.S.C.T.
PLAT RECORDS OF SMITH COUNTY, TEXAS	P.R.S.C.T.
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.
RIGHT	RT.
RIGHT-OF-WAY	R.O.W.
STATE HIGHWAY	SH
STATE HIGHWAY LOOP	SL
SQUARE FEET	SQ. FT.

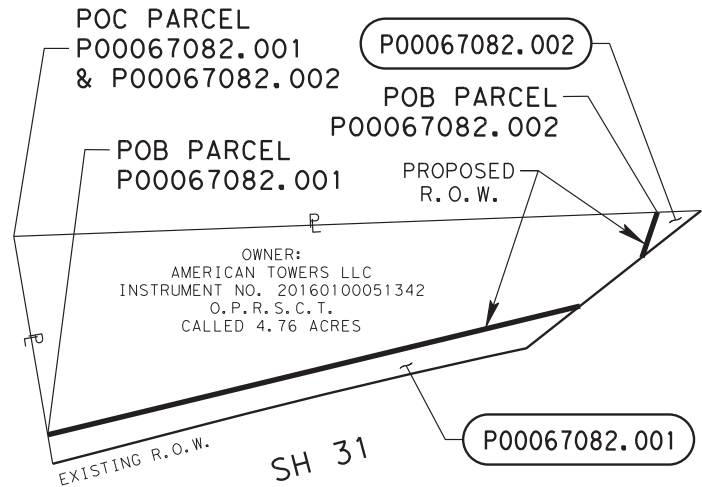
I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris T. Abbott 11/8/23

CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900



WHOLE PROPERTY SKETCH (NOT TO SCALE)



PLANIMETRICS LEGEND

—	DOWN GUY
× — ×	FENCE LINE
○	FIRE HYDRANT
□	MAIL BOX
○	MANHOLE (UTILITY)
— OP — OP —	OVERHEAD ELECTRIC
○	SIGN
○	UTILITY POLE

*DENOTES A CALCULATED AREA 11/08/2023

© 2023



PARCEL PLAT SHOWING PARCEL P00067082.001 & PARCEL P00067082.002				ACRES	SQUARE FEET
FEDERAL AID PROJECT NO. N/A	SH 31	STATE DISTRICT NO. 10	P00067082.001 ACQUISITION	0.7344	31,989
SCALE 1" = 50'	FILE 042401059-P00067082.001-.002-PG07	R.O.W. -C.S.J NO. 0424-01-059	P00067082.002 ACQUISITION	0.0240	1,047
		COUNTY SMITH	PARENT AREA	4.76	*207,346
			REMAINDER AREA	LT. *4.00	*174,310

EXHIBIT "A"

PAGE 8 OF 11

LEVI HINDS SURVEY
ABSTRACT NO. 432
CITY OF TYLER
SMITH COUNTY, TEXAS

OWNERS:
THE ROBERT H. WILLIS AND
GENEVA D. WILLIS REVOCABLE LIVING TRUST
INSTRUMENT NO. 2010-R00017254
O.P.R.S.C.T.
REMAINDER OF
CALLED 14.52 ACRES
FILED: APRIL 9, 2010

OP OP OP OP OP OP OP OP OP OP OP OP OP OP OP
OP OP OP OP OP OP OP OP OP OP OP OP OP OP OP
OP OP OP OP OP OP OP OP OP OP OP OP OP OP OP

OWNER:
IRMA JEAN PARKER
VOLUME 3340, PAGE 51
D.R.S.C.T.
REMAINDER OF
CALLED 8.48 ACRES
FILED: MARCH 17, 1993

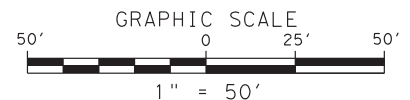
OWNER:
MARY OPHELIA HARDEN
VOLUME 2484, PAGE 846
D.R.S.C.T.
REMAINDER OF
CALLED 3.000 ACRES
FILED: NOVEMBER 27, 1985

P.O.C. PARCEL
P00067082.001
& P00067082.002
FOUND 1/2"
IRON ROD

OWNERS:
KENNETH E. RODDY
AND JOYCE RODDY, TRUSTEES OF THE
KENNETH E. RODDY AND JOYCE RODDY
REVOCABLE TRUST DATED DECEMBER 12, 1984
INSTRUMENT NO. 2006-R00021336
O.P.R.S.C.T.
CALLED 223.704 ACRES
FILED: MAY 5, 2006

OWNER:
AMERICAN TOWERS LLC
INSTRUMENT NO. 20160100051342
O.P.R.S.C.T.
CALLED 4.76 ACRES
FILED: DECEMBER 19, 2016

SEE PAGE 9 OF 11



*DENOTES A CALCULATED AREA 11/08/2023

© 2023



PARCEL PLAT SHOWING
PARCEL P00067082.001
& PARCEL P00067082.002

FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10

SCALE
1" = 50'

FILE
042401059_P00067082.001-.002_PG08

R.O.W. -C.S.J NO.
0424-01-059

COUNTY
SMITH

	ACRES	SQUARE FEET
P00067082.001 ACQUISITION	0.7344	31,989
P00067082.002 ACQUISITION	0.0240	1,047
PARENT AREA	4.76	*207,346
REMAINDER AREA	LT. *4.00	*174,310

SEE PAGE 8 OF 11

EXHIBIT "A"

PAGE 9 OF 11

LEVI HINDS SURVEY
ABSTRACT NO. 432
CITY OF TYLER
SMITH COUNTY, TEXAS

OWNER:
AMERICAN TOWERS LLC
INSTRUMENT NO. 20160100051342
O.P.R.S.C.T.
CALLED 4.76 ACRES
FILED: DECEMBER 19, 2016

CENTERLINE CURVE DATA
PI STATION = 790+93.01
PI NORTHING = 6,833,530.77
PI EASTING = 3,015,143.71
DELTA = 07°39'06" (RT.)
DEGREE OF CURVE = 00°30'00"
TANGENT = 766.35'
LENGTH = 1,530.43'
RADIUS = 11,460.00'
PC STATION = 783+26.66
PT STATION = 798+57.09
CHORD BEARING = N 79°21'19" E
CHORD DISTANCE = 1,529.29'

OWNERS:
KENNETH E. RODDY
AND JOYCE RODDY,
TRUSTEES OF THE
KENNETH E. RODDY
AND JOYCE RODDY
REVOCABLE TRUST
DATED DECEMBER 12, 1984
INSTRUMENT NO.
2006-R00021336
O.P.R.S.C.T.
CALLED 223.704 ACRES
FILED: MAY 5, 2006

P.O.B. PARCEL
P00067082.001
N=6,833,405.51
E=3,014,119.59
STA. 780+70.08
134.62' LT.

N 76°25'10" E 827.54'

P00067082.001

FOUND TXDOT
TYPE I CONCRETE
MONUMENT BEARS
S 57°03'54" W 2.02'

S 75°28'04" W 241.81'

FOUND 5/8"
IRON ROD

EXISTING R.O.W.

SH 31
(R.O.W. WIDTH VARIES)

N 75°31'46" E 411.52'

PROPOSED
CENTERLINE

STATE OF TEXAS
VOLUME 962, PAGE 411
D.R.S.C.T.
CALLED 11.568 ACRES
FILED: NOVEMBER 5, 1959

FOUND TXDOT
TYPE I CONCRETE
MONUMENT BEARS
S 56°38'28" W 1.29'

EXISTING R.O.W.

LINE TABLE		
LINE	BEARING	DISTANCE
L2	N 09°44'27" W	44.62'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	11,549.19'	02°27'25" (LT.)	S 76°41'47" W	495.19'	495.23'

*DENOTES A CALCULATED AREA 11/08/2023

© 2023



PARCEL PLAT SHOWING PARCEL P00067082.001 & PARCEL P00067082.002				ACRES	SQUARE FEET
FEDERAL AID PROJECT NO. N/A				P00067082.001 ACQUISITION	0.7344 31,989
SH 31				P00067082.002 ACQUISITION	0.0240 1,047
SCALE 1" = 50'				PARENT AREA	4.76 *207,346
FILE 042401059-P00067082.001-.002-PG09				REMAINDER AREA	LT. *4.00 *174,310
R.O.W.-C.S.J NO. 0424-01-059				COUNTY SMITH	
				STATE DISTRICT NO. 10	

EXHIBIT "A"

PAGE 10 OF 11

OWNER:
MARY OPHELIA HARDEN
VOLUME 2484, PAGE 846
D.R.S.C.T.
REMAINDER OF
CALLED 3.000 ACRES
FILED: NOVEMBER 27, 1985

LEVI HINDS SURVEY
ABSTRACT NO. 432

CITY OF TYLER
SMITH COUNTY, TEXAS

OWNER:
AMERICAN TOWERS LLC
INSTRUMENT NO. 20160100051342
O.P.R.S.C.T.
CALLED 4.76 ACRES
FILED: DECEMBER 19, 2016

CENTERLINE CURVE DATA	
PI STATION	=790+93.01
PI NORTHING	=6,833,530.77
PI EASTING	=3,015,143.71
DELTA	=07°39'06" (RT.)
DEGREE OF CURVE	=00°30'00"
TANGENT	=766.35'
LENGTH	=1,530.43'
RADIUS	=11,460.00'
PC STATION	=783+26.66
PT STATION	=798+57.09
CHORD BEARING	=N 79°21'19" E
CHORD DISTANCE	=1,529.29'

SEE PAGE 8 OF 11

SEE PAGE 9 OF 11

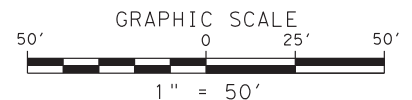
SEE PAGE 11 OF 11

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	11,549.19'	02°27'25" (LT.)	S 76°41'47" W	495.19'	495.23'

STATE OF TEXAS
VOLUME 962, PAGE 411
D.R.S.C.T.
CALLED 11.568 ACRES
FILED: NOVEMBER 5, 1959



EXISTING
R.O.W.



*DENOTES A CALCULATED AREA 11/08/2023

© 2023



PARCEL PLAT SHOWING PARCEL P00067082.001 & PARCEL P00067082.002				ACRES	SQUARE FEET
FEDERAL AID PROJECT NO. N/A		SH 31		P00067082.001 ACQUISITION	0.7344 31,989
SCALE 1" = 50'		FILE 042401059_P00067082.001-.002_PG10		P00067082.002 ACQUISITION	0.0240 1,047
		R.O.W. -C.S.J NO. 0424-01-059		PARENT AREA	4.76 *207,346
		COUNTY SMITH		REMAINDER AREA	LT. *4.00 *174,310

EXHIBIT "A"

PAGE 11 OF 11

LEVI HINDS SURVEY
ABSTRACT NO. 432
CITY OF TYLER
SMITH COUNTY, TEXAS

OWNER:
MARY OPHELIA HARDEN
VOLUME 2484, PAGE 846
D.R.S.C.T.
REMAINDER OF
CALLED 3.000 ACRES
FILED: NOVEMBER 27, 1985

P.O.B. PARCEL
P00067082.002
N=6,833,720.22
E=3,015,033.64
STA. 790+20.15
232.35' LT.

OWNER:
AMERICAN TOWERS LLC
INSTRUMENT NO. 20160100051342
O.P.R.S.C.T.
CALLED 4.76 ACRES
FILED: DECEMBER 19, 2016

N=6,833,599.82
E=3,014,923.99
STA. 788+91.06
135.83' LT.

CENTERLINE CURVE DATA
PI STATION =790+93.01
PI NORTHING =6,833,530.77
PI EASTING =3,015,143.71
DELTA =07°39'06" (RT.)
DEGREE OF CURVE =00°30'00"
TANGENT =766.35'
LENGTH =1,530.43'
RADIUS =11,460.00'
PC STATION =783+26.66
PT STATION =798+57.09
CHORD BEARING =N 79°21'19" E
CHORD DISTANCE =1,529.29'

STATE OF TEXAS
VOLUME 962, PAGE 411
D.R.S.C.T.
CALLED 11.568 ACRES
FILED: NOVEMBER 5, 1959

STATE OF TEXAS
VOLUME 959, PAGE 684
D.R.S.C.T.
CALLED 4.163 ACRES
FILED: OCTOBER 15, 1959

SEE PAGE 10 OF 11

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 51°47'23" W	102.92'
L3	N 87°52'06" E	45.47'
L4	S 51°47'23" W	78.16'
L5	N 18°53'58" E	49.32'

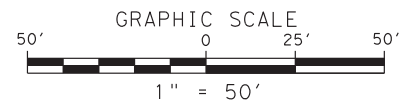
CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	11,549.19'	02°27'25" (LT.)	S 76°41'47" W	495.19'	495.23'



PARCEL PLAT SHOWING PARCEL P00067082.001 & PARCEL P00067082.002			
FEDERAL AID PROJECT NO. N/A	SH 31	STATE DISTRICT NO. 10	
SCALE 1" = 50'	FILE 042401059-P00067082.001-.002-PG11	R.O.W. -C.S.J. NO. 0424-01-059	COUNTY SMITH

	ACRES	SQUARE FEET
P00067082.001 ACQUISITION	0.7344	31,989
P00067082.002 ACQUISITION	0.0240	1,047
PARENT AREA	4.76	*207,346
REMAINDER AREA	LT. *4.00	*174,310

*DENOTES A CALCULATED AREA 11/08/2023



November 8, 2023
Parcel ID P00067083.001
Page 1 of 7

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067083.001

BEING 0.1273 acres (5,545 square feet) of land situated in the Levi Hinds Survey, Abstract No. 432, in the City of Tyler, Smith County, Texas, said 0.1273 acres (5,545 square feet) of land being a portion of the remainder of a called 3.000 acre tract of land described in Warranty Deed to Mary Ophelia Harden, filed November 25, 1985 and recorded in Volume 2484, Page 846 of the Deed Records of Smith County, Texas, said 0.1273 acres (5,545 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the northwest corner of a called 4.76 acre tract of land described in deed to American Towers LLC as recorded in Instrument No. 20160100051342 of the Official Public Records of Smith County, Texas, said 1/2 inch iron rod being the most easterly northeast corner of a called 223.704 acre tract of land described in deed to Kenneth E. Roddy and Joyce Roddy, Trustees of the Kenneth E. Roddy and Joyce Roddy Revocable Trust dated December 12, 1984 as recorded in Instrument No. 2006-R00021336 of said Official Public Records of Smith County, Texas, said 1/2 inch iron rod also being in the south line of a called 8.48 acre tract of land described in deed to Irma Jean Parker as recorded in Volume 3340, Page 51 of said Deed Records of Smith County, Texas;

THENCE, North 87 degrees 52 minutes 06 seconds East, with the north line of said called 4.76 acre tract of land and with the south line of said called 8.48 acre tract of land, passing at a distance of 111.15 feet, a calculated point for the southwest corner of said called 3.000 acre tract of land, in all, a distance of 962.59 feet to a calculated point for the **POINT OF BEGINNING** and having surface coordinates of N=6,833,720.22 and E=3,015,033.64, said calculated point being the intersection of the south line of said called 3.000 acre tract of land and the north line of said called 4.76 acre tract of land with the proposed northerly right-of-way line of SH 31 (right-of-way varies), said calculated point also being 232.35 feet Left of and at right angles to centerline Station 790+20.15 of said SH 31; *

November 8, 2023
Parcel ID P00067083.001
Page 2 of 7

- (1) **THENCE**, North 18 degrees 53 minutes 58 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 150.10 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the intersection of the proposed northerly right-of-way line of said SH 31 with the north line of said called 3.000 acre tract of land and the south line of a called 14.52 acre tract of land described in deed to The Robert H. Willis and Geneva D. Willis Revocable Living Trust as recorded in Instrument No. 2010-R00017254 of said Official Public Records of Smith County, Texas, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" having surface coordinates of N=6,833,862.23 and E=3,015,082.26 and being 362.71 feet Left of and at right angles to centerline Station 790+92.68 of said SH 31;
- (2) **THENCE**, North 87 degrees 52 minutes 06 seconds East, with the north line of said called 3.000 acre tract of land and with the south line of said called 14.52 acre tract of land, a distance of 29.65 feet to a calculated point for the intersection of the north line of said called 3.000 acre tract of land and the south line of said called 14.52 acre tract of land with the existing westerly right-of-way line of FM 757 (80 foot width right-of-way) (no deed of record found), from which a 5/8 inch iron rod with cap stamped "RPLS 3683" found for the southeast corner of a called 2.000 acre tract of land described in deed to Ronnie Charles Williams and wife, Sharon Elaine Williams as recorded in Volume 2249, Page 607 of said Deed Records of Smith County, Texas bears North 11 degrees 28 minutes 08 seconds East, a distance of 230.54 feet, said 5/8 inch iron rod with cap stamped "RPLS 3683" being in the existing westerly right-of-way line of said FM 757;
- (3) **THENCE**, South 11 degrees 28 minutes 08 seconds West, with the existing westerly right-of-way line of said FM 757, a distance of 140.37 feet to a calculated point for the most northerly northwest corner of a called 11.568 acre tract of land described in deed to the State of Texas as recorded in Volume 962, Page 411 of said Deed Records of Smith County, Texas, said calculated point being the intersection of the existing westerly right-of-way line of said FM 757 with the existing northerly right-of-way line of SH 31 (right-of-way width varies), from which a Texas Department of Transportation (TxDOT) Type I concrete monument found for reference bears North 60 degrees 33 minutes 37 seconds East, a distance of 2.23 feet;

November 8, 2023
Parcel ID P00067083.001
Page 3 of 7

- (4) **THENCE**, South 51 degrees 47 minutes 23 seconds West, with the northerly line of said called 11.568 acre tract of land and with the existing northerly right-of-way of said SH 31, a distance of 6.23 feet to a calculated point for the northeast corner of said called 4.76 acre tract of land, said calculated point being in the south line of said called 3.000 acre tract of land, said calculated point being in the northerly line of said called 11.568 acre tract of land, said calculated point also being in the existing northerly right-of-way line of said SH 31;
- (5) **THENCE**, South 87 degrees 52 minutes 06 seconds West, with the south line of said called 3.000 acre tract of land and with the north line of said called 4.76 acre tract of land, a distance of 45.47 feet to the **POINT OF BEGINNING** and containing 0.1273 acres (5,545 square feet) of land.

November 8, 2023
Parcel ID P00067083.001
Page 4 of 7

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 11/8/23
Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorronдона & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 5 OF 7

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND:

APPROXIMATE SURVEY LINE

EXISTING R.O.W. LINE

LOT LINE

PROPERTY LINE

PROPOSED CENTERLINE

PROPOSED R.O.W.

EXISTING EASEMENT LINE

BROKEN LINE

LAND HOOK (SAME OWNER)

TxDOT TYPE I CONCRETE MONUMENT FOUND

TxDOT TYPE II CONCRETE MONUMENT FOUND

TxDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS
DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION
R.O.W." SET (UNLESS OTHERWISE NOTED)

MONUMENT FOUND (SIZE & TYPE NOTED)

CALCULATED POINT

5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK
STAMPED "TX DEPT OF TRANSPORTATION PROPERTY
CORNER" SET (UNLESS OTHERWISE NOTED)

ACRES

COUNTY ROAD

DEED RECORDS OF SMITH COUNTY, TEXAS

FARM TO MARKET ROAD

LEFT

OFFICIAL PUBLIC RECORDS

OF SMITH COUNTY, TEXAS

PLAT RECORDS OF SMITH COUNTY, TEXAS

POINT OF BEGINNING

POINT OF COMMENCING

RIGHT

RIGHT-OF-WAY

STATE HIGHWAY

STATE HIGHWAY LOOP

SQUARE FEET

SH 31 CENTERLINE

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

P.O.C.

P.O.B.

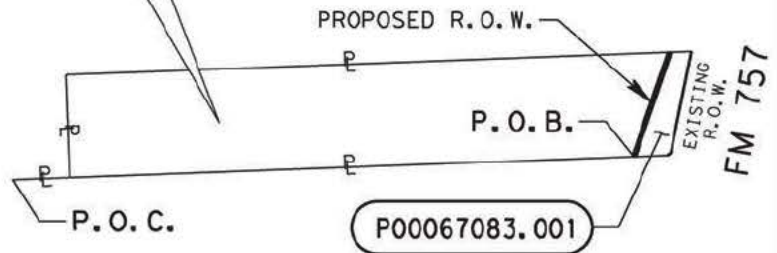
P.O.C.

P.O.B.

P.O.C.

WHOLE PROPERTY SKETCH
(NOT TO SCALE)

OWNER:
MARY OPHELIA HARDEN
VOLUME 2484, PAGE 846
D.R.S.C.T.
REMAINDER OF
CALLED 3.000 ACRES



P00067083.001

PLANIMETRICS LEGEND



DOWN GUY



FENCE LINE



FIRE HYDRANT



MAIL BOX



MANHOLE (UTILITY)



OVERHEAD ELECTRIC



SIGN

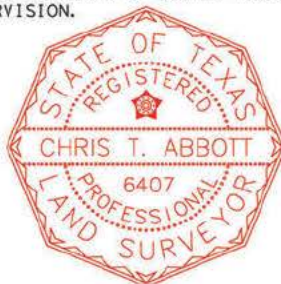


UTILITY POLE

I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO
HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN
DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND
THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON
THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris T. Abbott 11/8/23

CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900



*DENOTES A CALCULATED AREA

11/08/2023

© 2023

PARCEL PLAT SHOWING
PARCEL P00067083.001PARCEL
NUMBER

P00067083.001

FEDERAL AID PROJECT NO.

N/A

SH 31

STATE DISTRICT NO.

10

ACQUISITION

0.1273

5,545

PARENT AREA

*2.953

*128,633

REMAINDER AREA

LT. *2.826

*123,088

SCALE

1" = 50'

FILE

042401059_P00067083.001_PG05

R.O.W.-C.S.J. NO.

0424-01-059

COUNTY

SMITH

EXHIBIT "A"

PAGE 6 OF 7

LEVI HINDS SURVEY
ABSTRACT NO. 432
CITY OF TYLER
SMITH COUNTY, TEXAS

OWNERS:
THE ROBERT H. WILLIS AND
GENEVA D. WILLIS REVOCABLE LIVING TRUST
INSTRUMENT NO. 2010-R00017254
O.P.R.S.C.T.
REMAINDER OF
CALLED 14.52 ACRES
FILED: APRIL 9, 2010

--OP--OP--OP--OP--OP--OP--OP--OP--
--OP--OP--OP--OP--OP--OP--OP--OP--
--OP--OP--OP--OP--OP--OP--OP--OP--

OWNER:
IRMA JEAN PARKER
VOLUME 3340, PAGE 51
D.R.S.C.T.
REMAINDER OF
CALLED 8.48 ACRES
FILED: MARCH 17, 1993

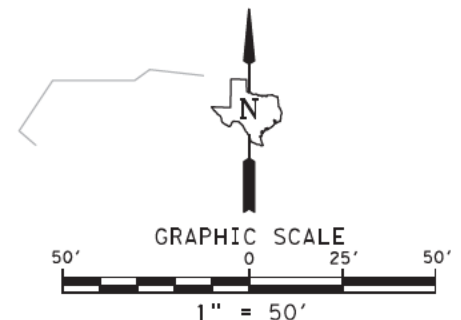
OWNER:
MARY OPHELIA HARDEN
VOLUME 2484, PAGE 846
D.R.S.C.T.
REMAINDER OF
CALLED 3.000 ACRES
FILED: NOVEMBER 25, 1985

P.O.C. PARCEL
P00067083.001
FOUND 1/2" IRON ROD

OWNERS:
KENNETH E. RODDY
AND JOYCE RODDY, TRUSTEES OF THE
KENNETH E. RODDY AND JOYCE RODDY
REVOCABLE TRUST DATED DECEMBER 12, 1984
INSTRUMENT NO. 2006-R00021336
O.P.R.S.C.T.
CALLED 223.704 ACRES
FILED: MAY 5, 2006

OWNER:
AMERICAN TOWERS LLC
INSTRUMENT NO. 20160100051342
O.P.R.S.C.T.
CALLED 4.76 ACRES
FILED: DECEMBER 19, 2016

SEE PAGE 7 OF 7



*DENOTES A CALCULATED AREA 11/08/2023



PARCEL PLAT SHOWING
PARCEL P00067083.001

PARCEL NUMBER	P00067083.001	
	ACRES	SQUARE FEET
ACQUISITION	0.1273	5,545
PARENT AREA	*2.953	*128,633
REMAINDER AREA	LT. *2.826	*123,088

FEDERAL AID PROJECT NO. N/A	SH 31		STATE DISTRICT NO. 10
SCALE 1" = 50'	FILE 042401059_P00067083.001_PG06	R.O.W. - C.S. J NO. 0424-01-059	COUNTY SMITH

EXHIBIT "A"

PAGE 7 OF 7

LEVI HINDS SURVEY
ABSTRACT NO. 432
CITY OF TYLER
SMITH COUNTY, TEXAS

OWNERS:
RONNIE CHARLES WILLIAMS
AND WIFE, SHARON ELAINE WILLIAMS
VOLUME 2249, PAGE 607
D.R.S.C.T.
CALLED 2,000 ACRES
FILED: APRIL 23, 1984

OWNERS:
THE ROBERT H. WILLIS AND
GENEVA D. WILLIS
REVOCABLE LIVING TRUST
INSTRUMENT NO. 2010-R00017254
O.P.R.S.C.T.
REMAINDER OF
CALLED 14.52 ACRES
FILED: APRIL 9, 2010

N=6,833,862.23
E=3,015,082.26
STA. 790+92.68
362.71' LT.

OWNER:
MARY OPHELIA HARDEN
VOLUME 2484, PAGE 846
D.R.S.C.T.
REMAINDER OF
CALLED 3,000 ACRES
FILED: NOVEMBER 25, 1985

P.O.B. PARCEL
P00067083.001
N=6,833,720.22
E=3,015,033.64
STA. 790+20.15
232.35' LT.

OWNER:
AMERICAN TOWERS LLC
INSTRUMENT NO. 20160100051342
O.P.R.S.C.T.
CALLED 4.76 ACRES
FILED: DECEMBER 19, 2016

STATE OF TEXAS
VOLUME 962, PAGE 411
D.R.S.C.T.
CALLED 11.568 ACRES
FILED: NOVEMBER 5, 1959

STATE OF TEXAS
VOLUME 959, PAGE 684
D.R.S.C.T.
CALLED 4.163 ACRES
FILED: OCTOBER 15, 1959

OWNER:
CASCADE FUNDING
MORTGAGE TRUST HB5
INSTRUMENT NO.
202101043393
O.P.R.S.C.T.
CALLED 1 ACRE
FILED: OCTOBER 21, 2021

FOUND 1" IRON
PIPE (BENT) BEARS
S 88° 27' 48" E 0.78'

OWNER:
RHONDA COBB
VOLUME 6054, PAGE 121
O.P.R.S.C.T.
CALLED 2.250 ACRES
FILED: OCTOBER 19, 2001

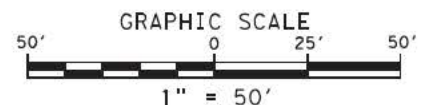
FOUND TXDOT
TYPE I CONCRETE
MONUMENT

FOUND TXDOT
TYPE I CONCRETE
MONUMENT BEARS
N 60° 33' 37" E 2.23'

SEE PAGE 6 OF 7

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87° 52' 06" E	29.65'
L2	S 51° 47' 23" W	6.23'
L3	S 87° 52' 06" W	45.47'

SH 31
(R.O.W. WIDTH VARIES)



*DENOTES A CALCULATED AREA

11/08/2023

© 2023



PARCEL PLAT SHOWING
PARCEL P00067083.001

FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10

SCALE
1" = 50'

FILE
042401059_P00067083.001_PG07

R.O.W.-C.S.J NO.
0424-01-059

COUNTY
SMITH

PARCEL
NUMBER

P00067083.001

ACQUISITION

ACRES

SQUARE FEET

PARENT AREA

*2.953

*128,633

REMAINDER AREA

LT. *2.826

*123,088

November 8, 2023
Parcel ID P00067084.001
Page 1 of 6

County: Smith
Highway: SH 31
Project Limits: SL 323, IN TYLER, E TO CR 236, MPO BNDRY, 1.6 MI E OF FM 757
R.O.W. CSJ: 0424-01-059
Const. CSJ: 0424-01-054
Project No.: R00008336

Property Description for P00067084.001

BEING 0.0708 acres (3,083 square feet) of land situated in the Levi Hinds Survey, Abstract No. 432, in the City of Tyler, Smith County, Texas, said 0.0708 acres (3,083 square feet) of land being a portion of the remainder of a called 14.52 acre tract of land described in Special Warranty Deed to The Robert H. Willis and Geneva D. Willis Revocable Living Trust, filed April 9, 2010 and recorded in Instrument No. 2010-R00017254 of the Official Public Records of Smith County, Texas, said 0.0708 acres (3,083 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the northwest corner of a called 4.76 acre tract of land described in deed to American Towers LLC as recorded in Instrument No. 20160100051342 of said Official Public Records of Smith County, Texas, said 1/2 inch iron rod being the most easterly northeast corner of a called 223.704 acre tract of land described in deed to Kenneth E. Roddy and Joyce Roddy, Trustees of the Kenneth E. Roddy and Joyce Roddy Revocable Trust dated December 12, 1984 as recorded in Instrument No. 2006-R00021336 of said Official Public Records of Smith County, Texas, said 1/2 inch iron rod also being in the south line of a called 8.48 acre tract of land described in deed to Irma Jean Parker as recorded in Volume 3340, Page 51 of the Deed Records of Smith County, Texas;

THENCE, North 87 degrees 52 minutes 06 seconds East, with the north line of said called 4.76 acre tract of land and with the south line of said called 8.48 acre tract of land, a distance of 111.15 feet to a calculated point for the southwest corner of a called 3.000 acre tract of land described in deed to Mary Ophelia Harden as recorded in Volume 2484, Page 846 of said Deed Records of Smith County, Texas, said calculated point being in the north line of said called 4.76 acre tract of land;

THENCE, North 02 degrees 07 minutes 54 seconds West, with the west line of said called 3.000 acre tract of land, a distance of 140.10 feet to a calculated point for the northwest corner of said called 3.000 acre tract of land, said calculated point being in the south line of said called 14.52 acre tract of land;

November 8, 2023
Parcel ID P00067084.001
Page 2 of 6

THENCE, North 87 degrees 52 minutes 06 seconds East, with the south line of said called 14.52 acre tract of land and with the north line of said called 3.000 acre tract of land, a distance of 905.31 feet to a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for the **POINT OF BEGINNING** and having surface coordinates of N=6,833,862.23 and E=3,015,082.26, said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" being the intersection of the south line of said called 14.52 acre tract of land and the north line of said called 3.000 acre tract of land with the proposed northerly right-of-way line of SH 31 (right-of-way varies), said 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" also being 362.71 feet Left of and at right angles to centerline Station 790+92.68 of said SH 31;

- (1) **THENCE**, North 18 degrees 53 minutes 58 seconds East, with the proposed northerly right-of-way line of said SH 31, a distance of 222.82 feet to a Texas Department of Transportation (TxDOT) Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." set for the intersection of the proposed northerly right-of-way line of said SH 31 with the existing westerly right-of-way line of FM 757 (80 foot width right-of-way) (no deed of record found), said TxDOT Type II concrete monument with 4 inch brass disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." having surface coordinates of N=6,834,073.04 and E=3,015,154.43 and being 557.07 feet Left of and at right angles to centerline Station 791+97.45 of said SH 31, from which a 5/8 inch iron rod with cap stamped "RPLS 3683" found for the southeast corner of a called 2.000 acre tract of land described in deed to Ronnie Charles Williams and wife, Sharon Elaine Williams as recorded in Volume 2249, Page 607 of said Deed Records of Smith County, Texas bears North 11 degrees 28 minutes 08 seconds East, a distance of 16.56 feet, said 5/8 inch iron rod with cap stamped "RPLS 3683" being in the north line of said called 14.52 acre tract of land, said 5/8 inch iron rod with cap stamped "RPLS 3683" also being in the existing westerly right-of-way line of said FM 757;
- (2) **THENCE**, South 11 degrees 28 minutes 08 seconds West, with the existing westerly right-of-way line of said FM 757, a distance of 213.98 feet to a calculated point for the intersection of the existing westerly right-of-way line of said FM 757 with the south line of said called 14.52 acre tract of land and the north line of said called 3.000 acre tract of land;
- (3) **THENCE**, South 87 degrees 52 minutes 06 seconds West, with the south line of said called 14.52 acre tract of land and with the north line of said called 3.000 acre tract of land, a distance of 29.65 feet to the **POINT OF BEGINNING** and containing 0.0708 acres (3,083 square feet) of land.

November 8, 2023
Parcel ID P00067084.001
Page 3 of 6

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.0000763985. Unit of measurement is U.S. Survey Feet.

* The calculated point in this call may be replaced with a 5/8 inch iron rod with a 2 inch aluminum disk stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

** The calculated point 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.

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

Abstracting was completed in June, 2022 through May, 2023.

All stations and offsets shown are calculated relative to the project centerline (SH 31 centerline).

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

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat of even date is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.


Chris T. Abbott
Registered Professional Land Surveyor No. 6407
Gorronдона & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



EXHIBIT "A"

PAGE 4 OF 6

NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COMBINED SCALE FACTOR OF 1.0000763985. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH A 2 INCH ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

3. ** THE CALCULATED POINT 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.

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

5. ABSTRACTING WAS COMPLETED IN JUNE, 2022 THROUGH MAY, 2023.

6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (SH 31 CENTERLINE).

7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

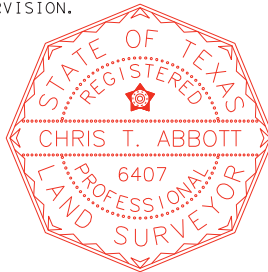
LEGEND:

APPROXIMATE SURVEY LINE	----
EXISTING R.O.W. LINE	----
LOT LINE	----
PROPERTY LINE	----
PROPOSED CENTERLINE	----
PROPOSED R.O.W.	----
EXISTING EASEMENT LINE	----
BROKEN LINE	----
LAND HOOK (SAME OWNER)	----
TxDOT TYPE I CONCRETE MONUMENT FOUND	■
TxDOT TYPE II CONCRETE MONUMENT FOUND	■
TxDOT TYPE II CONCRETE MONUMENT WITH 4" BRASS DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." SET (UNLESS OTHERWISE NOTED)	■
MONUMENT FOUND (SIZE & TYPE NOTED)	●
CALCULATED POINT	△
5/8 INCH IRON ROD WITH A 2" ALUMINUM DISK STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET (UNLESS OTHERWISE NOTED)	○
ACRES	AC.
COUNTY ROAD	CR.
DEED RECORDS OF SMITH COUNTY, TEXAS	D.R.S.C.T.
FARM TO MARKET ROAD	FM
LEFT	LT.
OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS	O.P.R.S.C.T.
PLAT RECORDS OF SMITH COUNTY, TEXAS	P.R.S.C.T.
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.
RIGHT	RT.
RIGHT-OF-WAY	R.O.W.
STATE HIGHWAY	SH
STATE HIGHWAY LOOP	SL
SQUARE FEET	SQ. FT.

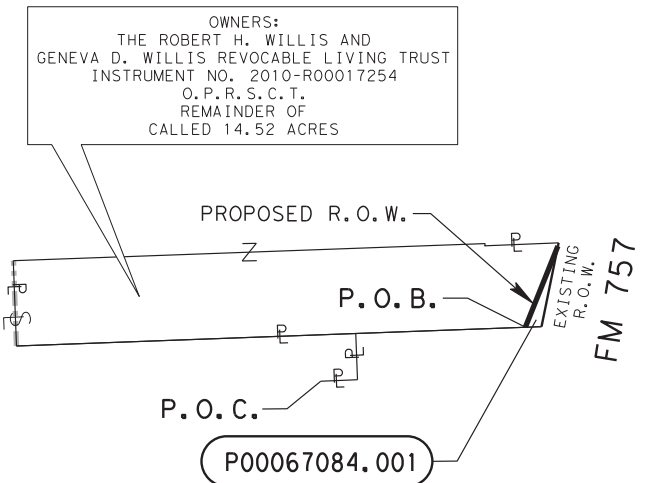
I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris T. Abbott 11/8/23

CHRIS T. ABBOTT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6407
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900



WHOLE PROPERTY SKETCH (NOT TO SCALE)



PLANIMETRICS LEGEND

—	DOWN GUY
×	FENCE LINE
○	FIRE HYDRANT
□	MAIL BOX
○	MANHOLE (UTILITY)
—OP—OP—	OVERHEAD ELECTRIC
○	SIGN
○	UTILITY POLE

*DENOTES A CALCULATED AREA 11/08/2023

© 2023



PARCEL PLAT SHOWING PARCEL P00067084.001

FEDERAL AID PROJECT NO. N/A		SH 31		STATE DISTRICT NO. 10		ACQUISITION	0.0708	3,083
SCALE 1" = 50'		FILE 042401059 P00067084.001 PG04		R.O.W. - C.S.J. NO. 0424-01-059		PARENT AREA	*14.299	*622,864
				COUNTY SMITH		REMAINDER AREA	LT. *14.228	*619,781

EXHIBIT "A"

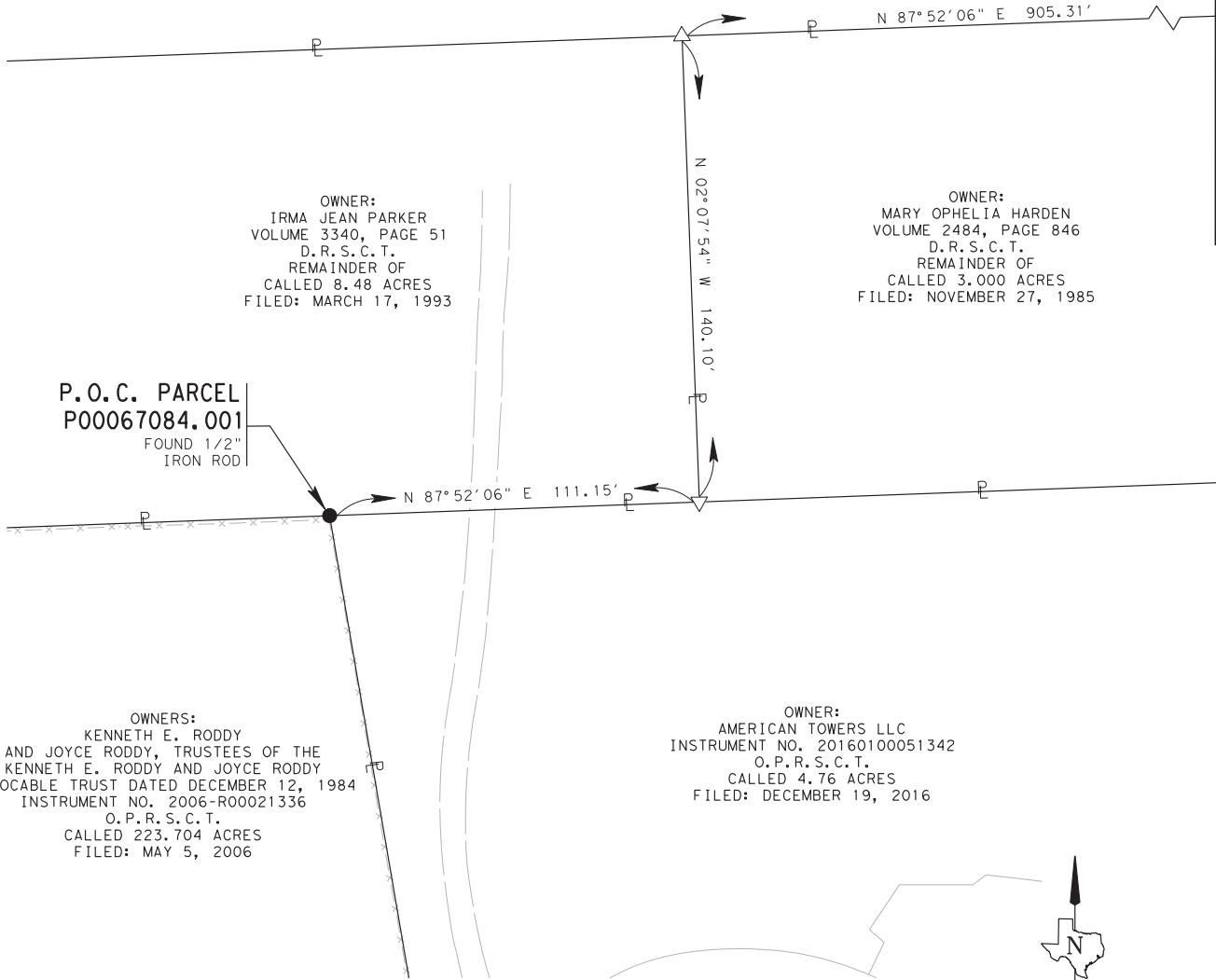
PAGE 5 OF 6

LEVI HINDS SURVEY
ABSTRACT NO. 432
CITY OF TYLER
SMITH COUNTY, TEXAS

OWNERS:
THE ROBERT H. WILLIS AND
GENEVA D. WILLIS REVOCABLE LIVING TRUST
INSTRUMENT NO. 2010-R00017254
O.P.R.S.C.T.
REMAINDER OF
CALLED 14.52 ACRES
FILED: APRIL 9, 2010

SEE PAGE 6 OF 6

OP OP OP OP OP OP OP
OP OP OP OP OP OP OP



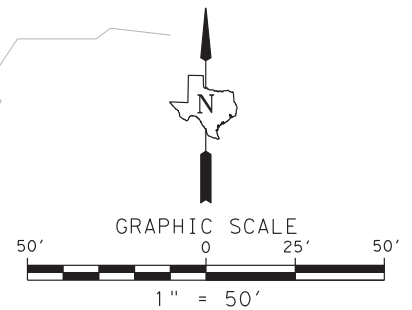
OWNER:
IRMA JEAN PARKER
VOLUME 3340, PAGE 51
D.R.S.C.T.
REMAINDER OF
CALLED 8.48 ACRES
FILED: MARCH 17, 1993

OWNER:
MARY OPHELIA HARDEN
VOLUME 2484, PAGE 846
D.R.S.C.T.
REMAINDER OF
CALLED 3.000 ACRES
FILED: NOVEMBER 27, 1985

P.O.C. PARCEL
P00067084.001
FOUND 1/2" IRON ROD

OWNERS:
KENNETH E. RODDY
AND JOYCE RODDY, TRUSTEES OF THE
KENNETH E. RODDY AND JOYCE RODDY
REVOCABLE TRUST DATED DECEMBER 12, 1984
INSTRUMENT NO. 2006-R00021336
O.P.R.S.C.T.
CALLED 223.704 ACRES
FILED: MAY 5, 2006

OWNER:
AMERICAN TOWERS LLC
INSTRUMENT NO. 20160100051342
O.P.R.S.C.T.
CALLED 4.76 ACRES
FILED: DECEMBER 19, 2016



*DENOTES A CALCULATED AREA 11/08/2023

© 2023



PARCEL PLAT SHOWING
PARCEL P00067084.001

FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10

SCALE
1" = 50'

FILE
042401059_P00067084.001_PG05

R.O.W. - C.S.J NO.
0424-01-059

COUNTY
SMITH

PARCEL
NUMBER

P00067084.001

	ACRES	SQUARE FEET
ACQUISITION	0.0708	3,083
PARENT AREA	*14.299	*622,864
REMAINDER AREA	LT. *14.228	*619,781

EXHIBIT "A"

PAGE 6 OF 6

LEVI HINDS SURVEY
ABSTRACT NO. 432
CITY OF TYLER
SMITH COUNTY, TEXAS

SEE PAGE 5 OF 6

OWNERS:
RONNIE CHARLES WILLIAMS
AND WIFE, SHARON ELAINE WILLIAMS
VOLUME 2249, PAGE 607
D.R.S.C.T.
CALLED 2.000 ACRES
FILED: APRIL 23, 1984

FOUND 5/8" IRON
ROD WITH CAP
STAMPED "RPLS 3683"

N=6,834,073.04
E=3,015,154.43
STA. 791+97.45
557.07' LT.

OWNERS:
ROY P. WILLIAMSON
AND MARGIE WILLIAMSON
VOLUME 7847, PAGE 641
O.P.R.S.C.T.
CALLED 3 ACRES
FILED: JULY 25, 2005

PROPOSED R.O.W.

P00067084.001

OWNERS:
THE ROBERT H. WILLIS AND
GENEVA D. WILLIS REVOCABLE LIVING TRUST
INSTRUMENT NO. 2010-R00017254
O.P.R.S.C.T.
REMAINDER OF
CALLED 14.52 ACRES
FILED: APRIL 9, 2010

P.O.B. PARCEL
P00067084.001
N=6,833,862.23
E=3,015,082.26
STA. 790+92.68
362.71' LT.

DRIVEWAY
WIDTH 19.0'

N 18° 53' 58" E 222.82'
S 11° 28' 08" W 213.98'

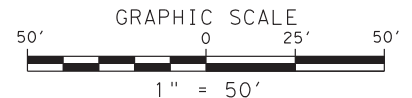
FM 757
(80' WIDTH R.O.W.)
(NO DEED OF RECORD FOUND)

OWNER:
CASCADE FUNDING
MORTGAGE TRUST HB5
INSTRUMENT NO. 202101043393
O.P.R.S.C.T.
CALLED 1 ACRE
FILED: OCTOBER 21, 2021

FOUND 1" IRON
PIPE (BENT) BEARS
S 88° 27' 48" E 0.78'

OWNER:
RHONDA COBB
VOLUME 6054, PAGE 121
O.P.R.S.C.T.
CALLED 2.250 ACRES
FILED: OCTOBER 19, 2001

OWNER:
MARY OPHELIA HARDEN
VOLUME 2484, PAGE 846
D.R.S.C.T.
REMAINDER OF
CALLED 3.000 ACRES
FILED: NOVEMBER 25, 1985



*DENOTES A CALCULATED AREA 11/08/2023

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 11° 28' 08" E	16.56'
L2	S 87° 52' 06" W	29.65'

© 2023



PARCEL PLAT SHOWING
PARCEL P00067084.001

FEDERAL AID PROJECT NO.
N/A

SH 31

STATE DISTRICT NO.
10

SCALE
1" = 50'

FILE
042401059-P00067084.001-PG06

R.O.W. - C.S.J. NO.
0424-01-059

COUNTY
SMITH

PARCEL
NUMBER

P00067084.001

	ACRES	SQUARE FEET
ACQUISITION	0.0708	3,083
PARENT AREA	*14.299	*622,864
REMAINDER AREA	LT. *14.228	*619,781

County: Harris Revised
Highway: FM 529
Limits: From Waller County Line (C/L)
To Katy Hockley Cutoff Road
RCSJ: 1006-01-085

Revised February, 2026
January, 2024
P00074373.001 (Parcel No. 13)
Page 1 of 5

Property Description of P00074373.001 (Parcel No. 13)

Being a 0.2308 acre (10,054 sq. ft.) parcel of land, being situated in the H. & T.C.R.R. Co. Survey, Abstract No. 1421, Harris County, Texas, being out of a called 5.00 acre tract of land as described in a deed filed on October 18, 2023, conveyed from Jose Raul Alonso Rodriguez to Los Reinaldo LLC, recorded as Harris County Clerk File (H.C.C.F.) Number RP-2023-316234 in the Official Public Records Real Property Harris County Texas (O.P.R.R.P.H.C.T.), said 0.2308 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING, at a point at the southeast corner of said 5.00 acre tract, same being the southwest corner of a called 4.991 acre tract of land described in deed filed on May 02, 2016, from Angel Franco Martinez, a/k/a Angel M. Franco, a/k/a Angel Franco, a married man not joined herein by his spouse, to Mercedes Real Estate LLC, recorded as (H.C.C.F.) Number RP-2016-182372 (O.P.R.R.P.H.C.T.), from which a 5/8-inch iron rod found, bears North 01° 51' 42" West, a distance of 0.34 feet;

THENCE, North 01° 51' 42" West along the east line of said 5.00 acre tract and west line of said 4.991 acre tract, a distance of 1,239.77 feet to a 5/8-inch iron rod with TxDOT aluminum cap set in the proposed south right-of-way line of Farm to Market (FM) 529 for the southeast corner of the herein described parcel, same being the **POINT OF BEGINNING**, having coordinates of N=13,880,693.88', E=2,967,282.76', and being 90.00 feet right from existing FM 529 baseline station 935+08.95;

1. **THENCE**, South 88° 00' 17" West, along the proposed south right-of-way line of FM 529, across said 5.00 acre tract, a distance of 168.51 feet, to a 5/8-inch iron rod with TxDOT aluminum cap set in the west line of said 5.00 acre tract and the east line of a called 10.000 acre tract of land as described in a deed filed on October 25, 2022, from Amity Alliance, LLC to Mint United, LLC recorded as (H.C.C.F.) Number RP-2022-522514 (O.P.R.R.P.H.C.T.), for the southwest corner of the herein described parcel;
2. **THENCE**, North 01° 52' 34" West, along west line of said 5.00 acre tract and the east line of said 10.000 acre tract, a distance of 59.67 feet, to a point on the existing south right-of-way line of FM 529 (120 feet wide), at the northwest corner of said 5.00 acre tract and the northeast corner of said 10.000 acre tract, for the northwest corner of the herein described parcel, from which a 1/2-inch iron rod found, bears South 01° 46' 31" East, a distance of 2.66 feet;

Revised February, 2026
January, 2024
P00074373.001 (Parcel No. 13)
Page 2 of 5

3. **THENCE**, North 88° 00' 22" East, along said existing south right-of-way line of FM 529 and the north line of said 5.00 acre tract, a distance of 168.52 feet to a point at the northeast corner of said 5.00 acre tract and the northwest corner of said 4.991 acre tract, for the northeast corner of the herein described parcel, from which a 1/2-inch iron rod with cap found, bears South 00° 43' 29" West, a distance of 2.85 feet;
4. **THENCE**, South 01° 51' 42" East, departing said existing south right-of-way line of FM 529, along the east line of said 5.00 acre tract, and the west line of said 4.991 acre tract, a distance of 59.66 feet to the **POINT OF BEGINNING**, and containing 0.2308 acres (10,054 sq. ft.) of land.

Revised February, 2026
January, 2024
P00074373.001 (Parcel No. 13)
Page 3 of 5

Notes:

All bearings and coordinates shown hereon are referenced to the Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (2011 Adjustment) Epoch 2010.00, established from the TxDOT CORS Network and verified October 2021. Horizontal control values are based on holding the published values for monuments N10060202 and N10060207. Provided by SAM and verified by LJA Surveying, Inc.

Coordinates and distances shown are in U.S. Survey Feet surface values and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00013.

****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.**

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

Abstracting and deed research was performed on January, 2024 by LJA Surveying and updated on February, 2026 by LJA Surveying.

Field surveys were performed on January, 2024 by LJA Surveying and updated on February, 2026 by LJA Surveying.

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

February, 2026 – Revised subject tract ownership information – LJA Surveying.

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey.

Gordon N. Anderson
Registered Professional Land Surveyor
Texas Registration No. 6617
LJA Surveying, Inc.
9830 Colonnade Boulevard, Suite 300
San Antonio Texas, 78230
210-503-2700
Texas Firm No. 10194382

Date: February 27, 2026

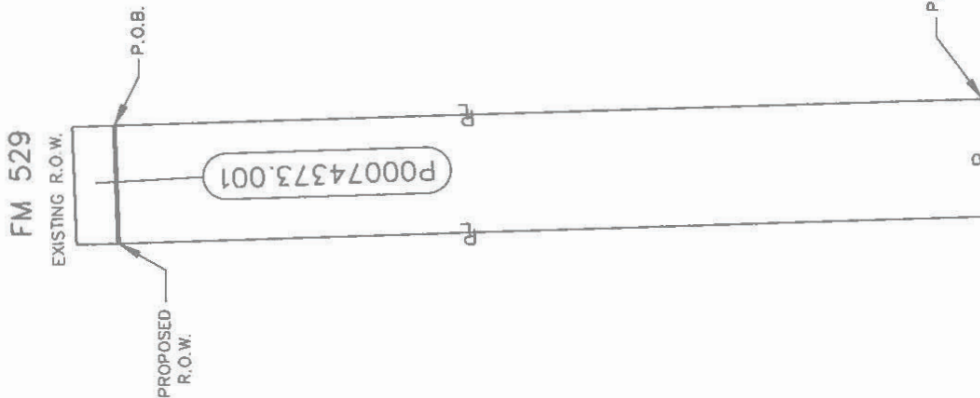


LEGEND:

- PROPOSED R.O.W. LINE
- EXISTING R.O.W. LINE
- PROPERTY LINE
- SURVEY LINE
- FENCE LINE
- PROPOSED BASELINE
- OFFICIAL PUBLIC RECORDS
- HARRIS COUNTY
- OFFICIAL PUBLIC RECORDS OF REAL
- PROPERTY HARRIS COUNTY
- OFFICIAL PUBLIC RECORDS OF REAL
- PROPERTY HARRIS COUNTY TEXAS
- HARRIS COUNTY CLERK'S FILE
- HARRIS COUNTY MAP RECORDS
- HARRIS COUNTY DEED RECORDS
- BASELINE STATION
- RIGHT-OF-WAY
- FOUND
- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- VOLUME / PAGE
- DOCUMENT NUMBER
- UTILITY EASEMENT
- BUILDING LINE
- AERIAL EASEMENT
- DRAINAGE EASEMENT
- IRON ROD
- IRON PIPE
- SET 5/8" I.R. W/ TxDOT ALUM CAP
- (UNLESS OTHERWISE NOTED)
- FOUND 5/8" I.R. W/ TxDOT ALUM CAP
- SET (AS INDICATED)
- FOUND PROPERTY CORNER AS DESCRIBED
- CALCULATED POINT
- PROPERTY HOOK LINE

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), EPOCH 2010.00 HOLDING THE PUBLISHED VALUES FOR TxDOT SURVEY CONTROL POINT N10060202 AND N10060207, CONTROL PROVIDED BY SAM AND VERIFIED BY LJA SURVEYING, INC.
- COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00013.
- 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 THE STATE.
- A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- ABSTRACTING AND DEED RESEARCH WAS PERFORMED IN JANUARY, 2024 BY LJA SURVEYING AND UPDATED IN FEBRUARY, 2026 BY LJA SURVEYING.
- FIELD SURVEYS WERE PERFORMED IN JANUARY, 2024 BY LJA SURVEYING AND UPDATED IN FEBRUARY, 2026 BY LJA SURVEYING.



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

Gordon N. Anderson

GORDON N. ANDERSON, FEBRUARY 27, 2026
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6617

FEBRUARY, 2026- REVISED SUBJECT
TRACT OWNERSHIP INFORMATION
- LJA OWNERSHIP

PARCEL P00074373.001 TOTAL AREA			
EXISTING AC./S.F.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
5.00	0.2308		4.77
217,800	10,054		

LJA SURVEYING, INC.

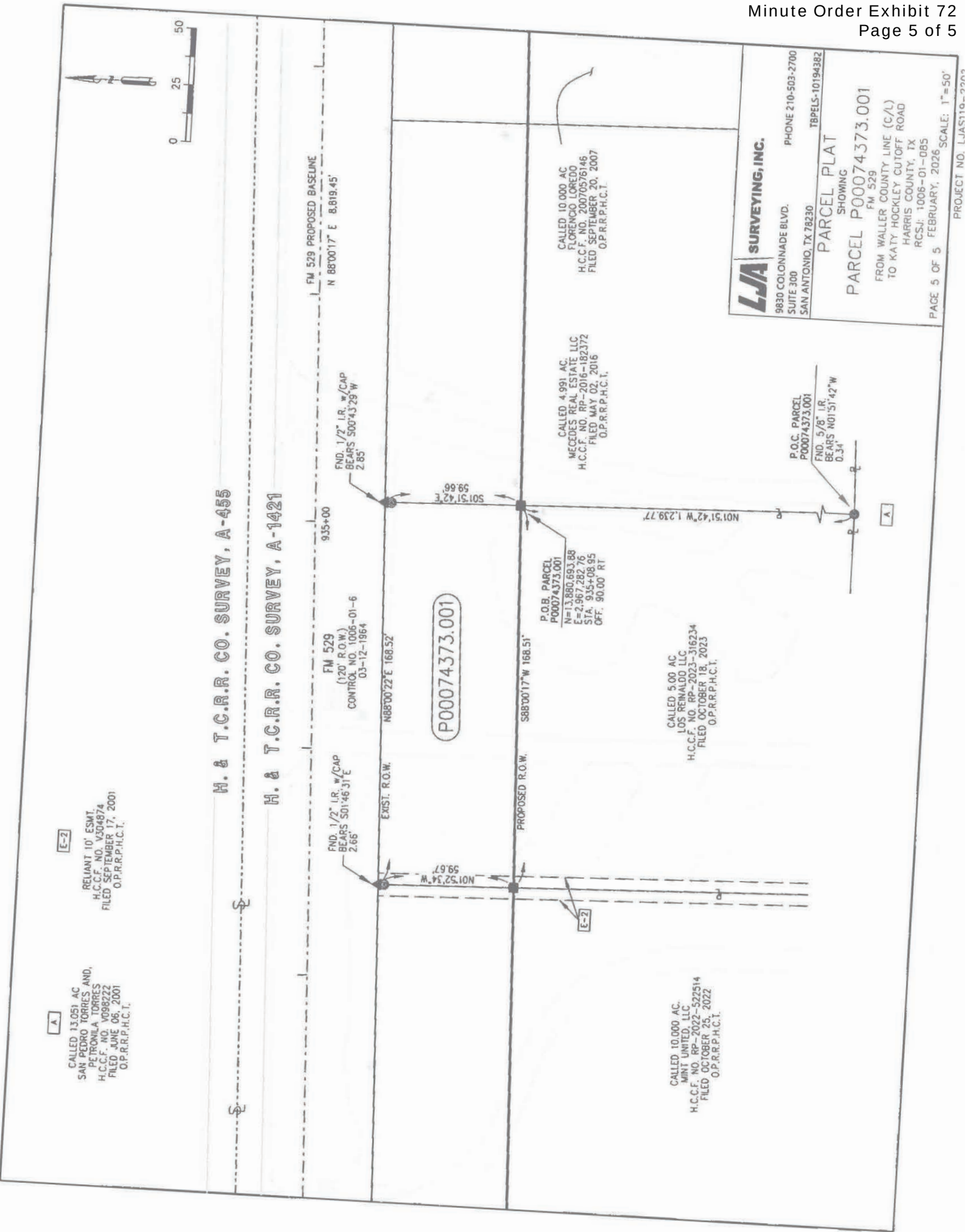
9830 COLONNADE BLVD.
SUITE 300
SAN ANTONIO, TX 78230
PHONE 210-503-2700
TBPELS-10194382

PARCEL PLAT
SHOWING

PARCEL P00074373.001

FM 529
FROM WALLER COUNTY LINE (C/L)
TO KATY HOCKLEY CUTOFF ROAD
HARRIS COUNTY, TX
RCSJ: 1006-01-085

PAGE 4 OF 5 FEBRUARY, 2026 SCALE: N.T.S.



LJA SURVEYING, INC.
9830 COLONNADE BLVD.
SUITE 300
SAN ANTONIO, TX 78230
PHONE 210-503-2700
TBPELS-10194382

SHOWING
PARCEL PLAT
PARCEL P00074373.001
FM 529
FROM WALLER COUNTY LINE (C/L)
TO KATY HOCKLEY CUTOFF ROAD
HARRIS COUNTY, TX
RCSJ: 1006-01-085
PAGE 5 OF 5 FEBRUARY, 2026 SCALE: 1"=50'

PROJECT NO. LJA5110-2026

Revised March, 2025

August, 2023

Parcel 23 / P00074767.001

Page 1 of 8

County: Harris

Highway: FM 529

Limits: From Katy Hockley Cutoff Road to SH 99

RCSJ: 1006-01-084

Property Description for Parcel 23 / P00074767.001

Being a 0.3381 acre (14,728 square feet) parcel of land, situated in the A. Connell Survey, Abstract Number 1388, Harris County, Texas, being a portion of Block 1, Unrestricted Reserve "A", Unrestricted Reserve "B", Unrestricted Reserve "C", and Unrestricted Reserve "D", of the Exchange Commercial Square subdivision recorded under Harris County Clerk's File (H.C.C.F.) Number RP-2023-13478, Film Code (F.C.) Number 702200 of the Map Records of Harris County (M.R.H.C.T.) and out of a 12.27 acre tract of land as described in special warranty deed with vendor's lien, restrictive covenants, right of first refusal and repurchase option executed on November 4, 2021 from Nash FM 529, LLC to EMU Partners, LLC recorded under H.C.C.F. Number RP-2021-643120, F.C. Number RP-2021-643120 of the Official Public Records of Harris County (O.P.R.H.C.T.), said 0.1760 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8 inch iron rod with cap stamped "BGE INC" on the existing east right-of-way line of Elyson Square Way (60 foot width) and for an angle corner of said Unrestricted Reserve "B", being the beginning of a curve to the left;

THENCE, along the existing east right-of-way line of said Elyson Square Way and said curve to the left having a radius of 30.00 feet (30.00 feet – deed call), a delta angle of 11°22'53", an arc length of 5.96 feet and a chord that bears South 07°45'50" East a distance of 5.95 feet to a set 5/8 inch iron rod with TxDOT aluminum cap, for the northwest corner and **POINT OF BEGINNING** of the herein described parcel, and on the proposed north right-of-way line of FM 529, having coordinates of N=13,881,862.12, E=2,994,419.82 located 75.00 feet left of FM 529 Proposed Baseline Station 1206+69.49;**

THENCE, crossing said Unrestricted Reserve "A", Unrestricted Reserve "B", Unrestricted Reserve "C", and Unrestricted Reserve "D", along the proposed north right-of-way line of said FM 529, the following three calls:

- (1) North 89°13'02" East, a distance of 132.33 feet to a set 5/8 inch iron rod with TxDOT aluminum cap for an angle corner of the herein described parcel also being the beginning of a curve to the left;

Revised March, 2025

August, 2023

Parcel 23 / P00074767.001

Page 2 of 8

- (2) Along said curve to the left, having a radius of 11,384.16 feet, a delta angle of $01^{\circ}03'48''$, an arc length of 211.19 feet and a chord that bears North $88^{\circ}41'08''$ East a distance of 211.28 feet to a set 5/8 inch iron rod with TxDOT aluminum cap for an angle corner of the herein described parcel;
- (3) North $88^{\circ}09'14''$ East, passing at a distance of 41.59 feet, a set 5/8 inch iron rod with TxDOT aluminum cap on the common east line of said Unrestricted Reserve "B" and the west line of said Unrestricted Reserve "A", and continuing, passing at a distance of 91.59 feet, a set 5/8 inch iron rod with TxDOT aluminum cap on the common east line of said Unrestricted Reserve "A" and the west line of said Unrestricted Reserve "C", and continuing, passing at a distance of 284.19 feet, a set 5/8 inch iron rod with TxDOT aluminum cap on the common east line of said Unrestricted Reserve "C" and the west line of said Unrestricted Reserve "D", and continuing, a total distance of 458.90 feet to a set 5/8 inch iron rod with TxDOT aluminum cap for the northeast corner of the herein described parcel on the existing cutback of the west right-of-way line of Elyson Exchange Way (100 foot width per H.C.C.F. Number 2021-4134444, F.C. Number 695809, M.R.H.C.T.);
- (4) **THENCE**, South $42^{\circ}55'18''$ West (North $42^{\circ}55'40''$ East – deed call), along the existing cutback of the west right-of-way line of said Elyson Exchange Way a distance of 23.22 feet to a found 1 inch iron pipe for the southeast corner of the herein described parcel and said Unrestricted Reserve "D" also being on the intersection of existing west right-of-way line of said Elyson Exchange Way and the existing north right-of-way line of FM 529 (120 foot width per Control No. 1006-01-6 dated March 12, 1964);
- (5) **THENCE**, South $87^{\circ}55'18''$ West (South $87^{\circ}55'40''$ West – deed call), along the existing north right-of-way line of said FM 529 and the south line of said Unrestricted Reserve "D", passing at a distance of 158.29 feet, a point on the common west line of said Unrestricted Reserve "C" and the east line of said Unrestricted Reserve "D", and continuing, passing at a distance of 350.89 feet, a point on common west line of said Unrestricted Reserve "A" and the east line of said Unrestricted Reserve "C", and continuing, passing at a distance of 400.89 feet, a point common west line of said Unrestricted Reserve "B" and the east line of said Unrestricted Reserve "A", and continuing, a total distance of 756.63 feet to a found 1 inch iron pipe with cap stamped "BGE INC" for the southwest corner of the herein described parcel and said residual Unrestricted Reserve "B", and on the intersection of and the existing east right-of-way line of said Elyson Square Way, also being the beginning of a curve to the right;

Revised March, 2025

August, 2023

Parcel 23 / P00074767.001

Page 3 of 8

- (6) **THENCE**, along the existing east right-of-way line of said Elyson Square Way and said curve to the right having a radius of 30.00 feet (30.00 feet – deed call), a delta angle of $78^{\circ}37'41''$, an arc length of 41.17 feet and a chord that bears North $52^{\circ}46'07''$ West a distance of 38.01 feet to the **POINT OF BEGINNING**, containing 0.3381 acres (14,728 square feet)

Revised March, 2025

August, 2023

Parcel 23 / P00074767.001

Page 4 of 8

Notes:

All bearings and coordinates are referenced to the Texas Coordinate System of 1983, Texas South Central Zone (4204), NAD 83 (2011 adj.; EPOCH 2010.0). All distances and coordinates are surface values and may be converted to grid by dividing by a Surface Adjustment factor of 1.00013.

All measurements are in U.S. Survey Feet.

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

Abstracting was completed in November, 2024.

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

**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.

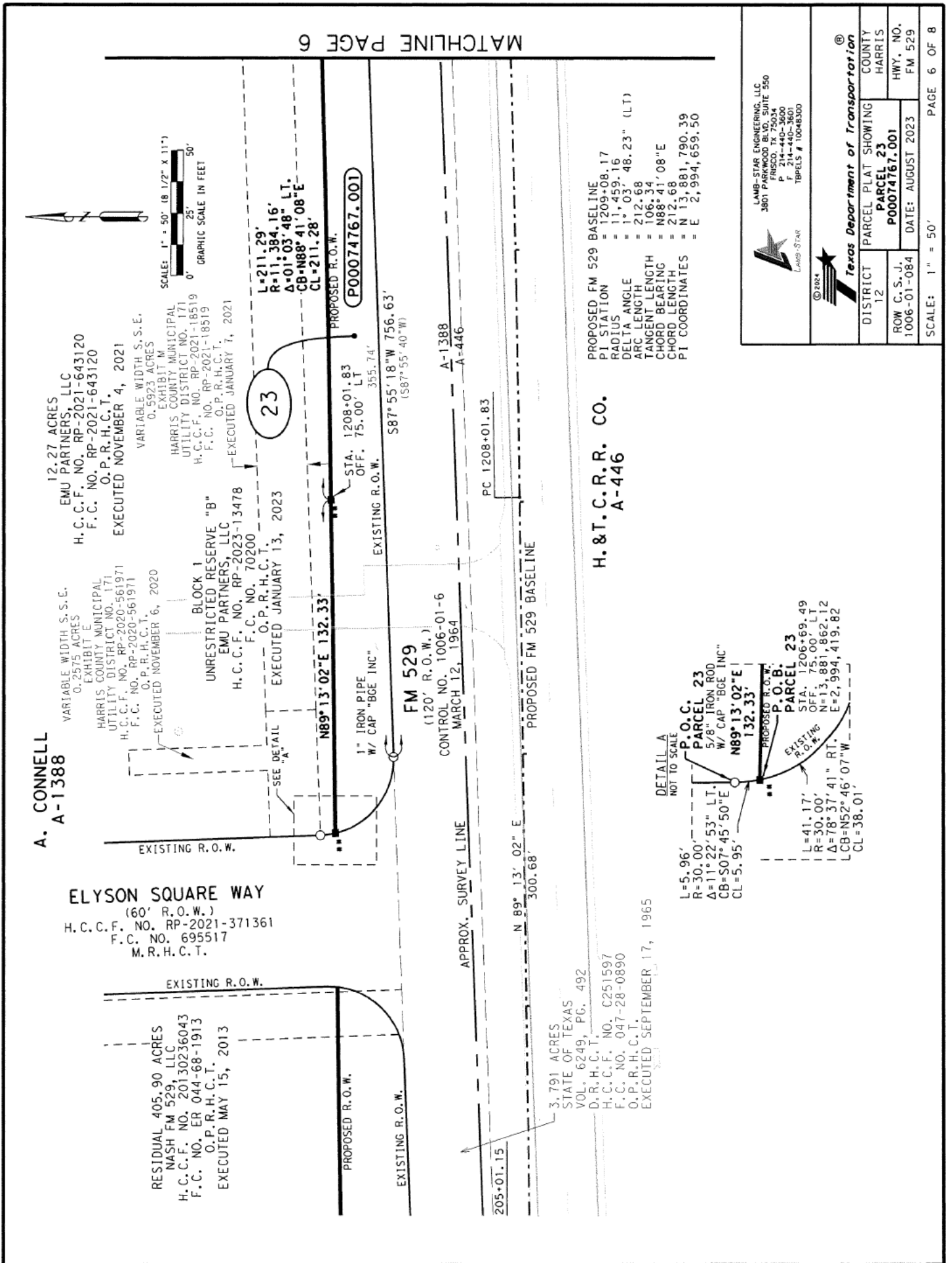
Revised March 2025: Updated Parcel Number, Lamb-Star Engineering

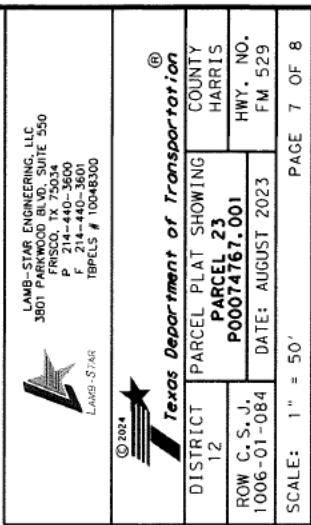
Revised November 2024: Updated Parcel Ownership, added Parcel Number, Lamb-Star Engineering, L.L.C.

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey Date: February, 2023



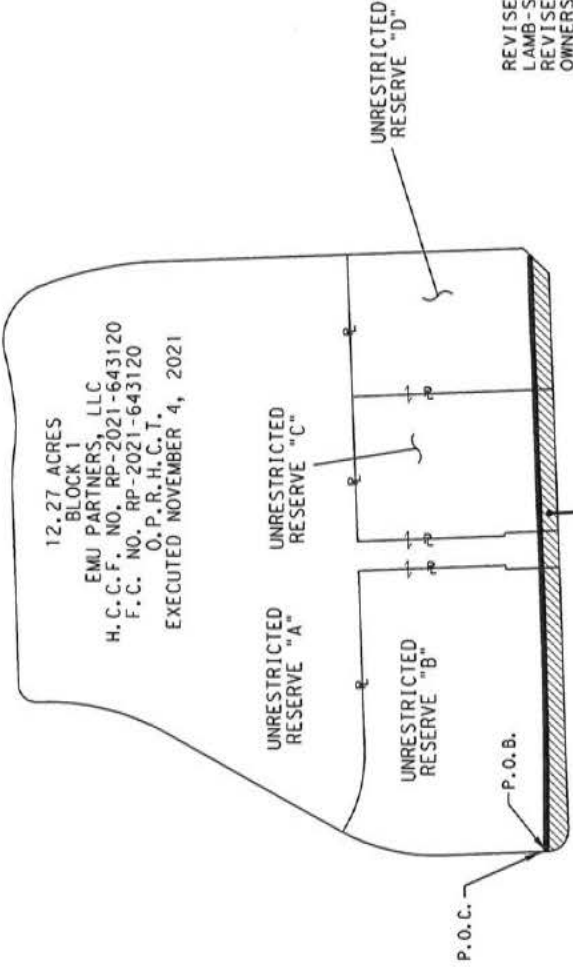
Robert L. Davis
Registered Professional Land Surveyor
License No. 5836, State of Texas
Lamb-Star Engineering, L.L.C.
3801 Parkwood Blvd., Suite 550
Frisco, Texas, 75034
PH. (214) 440-3600
Firm Registration Certificate No. 10048300





- LEGEND**
- PARCEL NUMBER
TXDOT PARCEL ID NO.
FOUND MONUMENT (AS INDICATED)
SET MONUMENT (AS INDICATED)
BEGIN/END ACCESS DENIAL LINE
FOUND 5/8" IRON ROD WITH ALUMINUM TXDOT CAP
SET 5/8" IRON ROD WITH ALUMINUM TXDOT CAP
CONTROL POINT
RIGHT-OF-WAY
LAND HOOK
FILM CODE NUMBER
HARRIS COUNTY CLERK
FILE NUMBER
MAP RECORDS OF HARRIS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS
DEED RECORDS OF HARRIS COUNTY, TEXAS
POINT OF COMMENCING
POINT OF BEGINNING
ACREAGE
SQUARE FOOTAGE
RECORD BEARING & DISTANCE
ACCESS DENIAL LINE (A.D.L.)
PROPOSED ALIGNMENT
SURVEY LINE
EXISTING RIGHT OF WAY
PROPOSED RIGHT OF WAY
ORIGINAL R.O.W. TAKE
EXISTING EASEMENT
PROPERTY LINE
- NOTES:
- ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 TEXAS SOUTH CENTRAL ZONE (4204), NAD 83 (2011 ADJ.; EPOCH 2010.00) GEOID 12B, AND NAVD 88. ALL DISTANCES AND COORDINATES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00013.
- ALL PROJECT CONTROL VALUES WERE PROVIDED BY TXDOT AND VERIFIED BY GPS OBSERVATIONS UTILIZING THE TXDOT VRS NETWORK.
- ALL MEASUREMENTS ARE IN US SURVEY FEET.
- A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- ABSTRACTING WAS COMPLETED IN NOVEMBER, 2024.
- **THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A RPLS, EITHER EMPLOYED OR RETAINED BY TXDOT.

PROPERTY SKETCH
NOT TO SCALE



REVISED MARCH 2025: UPDATED PARCEL NUMBER, LAMB-STAR ENGINEERING, L.L.C.
REVISED NOVEMBER 2024: UPDATED PARCEL OWNERSHIP, LAMB-STAR ENGINEERING, L.L.C.

APPROX. EXISTING AC	TAKING AC/SF	REMAINDER AC.
12.26	0.3381	11.92
12.26	14,728 SF	11.92

LAMB-STAR ENGINEERING, L.L.C.
3801 PARKWOOD BLVD, SUITE 550
Frisco, TX 75034
P 214-440-3600
F 214-440-3601
TBPCLS # 10046300

I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND AND THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, AUGUST 2023.

ROBERT L. DAVIS
RPLS#5836

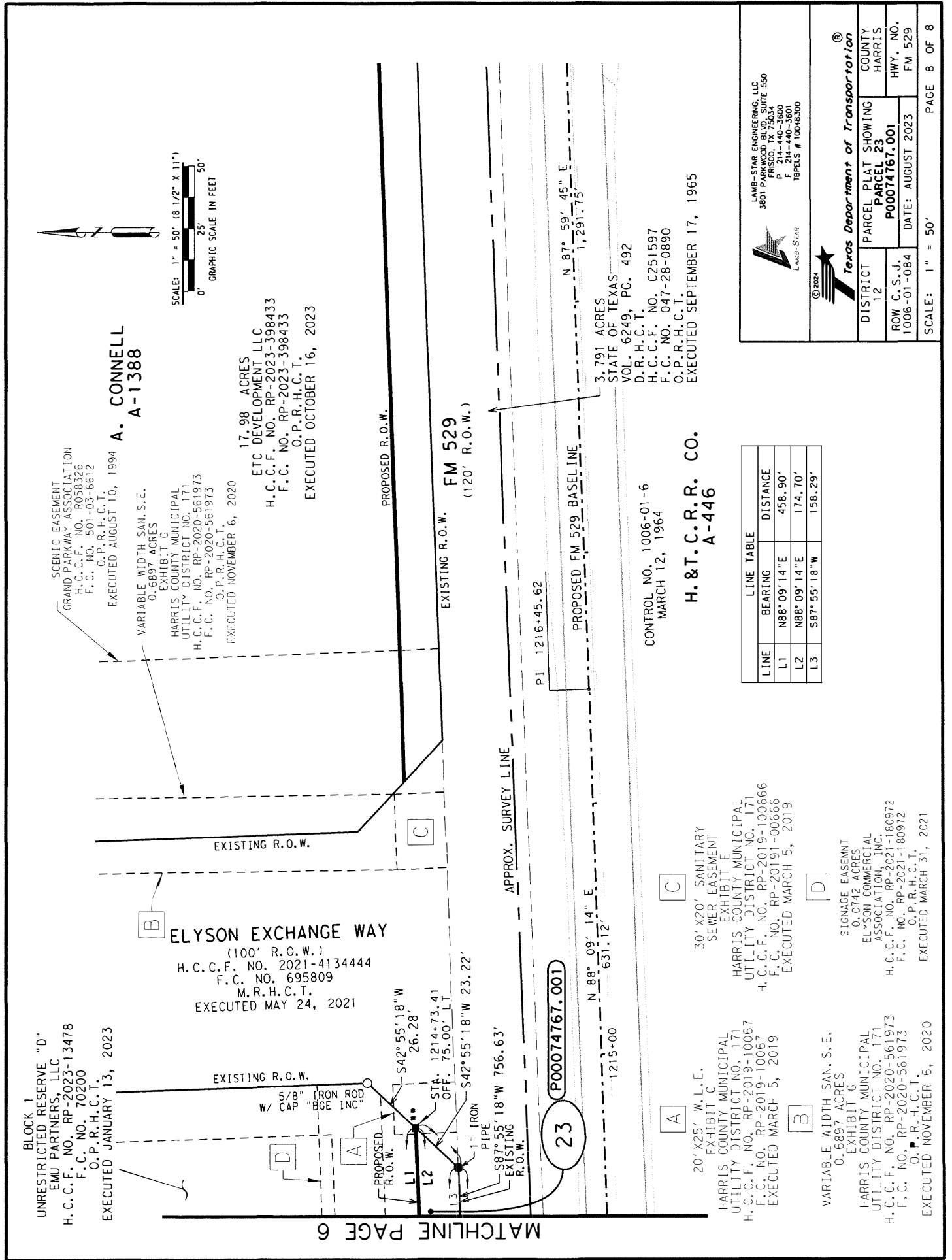
DISTRICT 12
PARCEL PLAT SHOWING COUNTY HARRIS
PARCEL 23
P00074767.001
ROW C.S.J. 1006-01-084
DATE: AUGUST 2023
HWY. NO. FM 529
SCALE: 1" = 50'

TEXAS Department of Transportation

PAGE 5 OF 8



P00074767.001



County:	Hidalgo	April 01, 2024
Highway:	SH 68	TxDOT CONNECT Parcel ID: P00087610.001
Limits:	From U.S. 83 to FM 1925	Parcel 34
ROW Project No.:	R00004505	Page 1 of 8
RCSJ Number:	3629-01-004	
CCSJ Number:	3629-01-001	

Property Description for Parcel 34 (P00087610.001)

Being a 0.2972 acre (12,945 square feet) parcel of land, located in Juan Jose Trevino Survey, Abstract Number 22, in Hidalgo County, Texas, out of Lot 2 of PRESIDIO ESTATES UNIT 3 SUBDIVISION, according to the Map or Plat thereof, recorded in Document No. 2897695 of the Map Records, Hidalgo County, Texas (M..R.H.C.T.), conveyed from PRESIDIO ESTATES III, L.P. to ERICK FERNANDO REYES, described in the Special Warranty Deed with Vendor's Lien executed June 13, 2019, recorded in Document No. 3028044 of the Official Public Records of Hidalgo County, Texas (O.P.R.H.C.T.), said 0.2972 acre (12,945 square feet) parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with cap stamped "Rio Delta Surveying" found for the east common corner of Lot 1 and Lot 7 of said PRESIDIO SUBDIVISION, also being in the west right-of-way line of **Santa Catarina Street** (50' right-of-way width, according to Document No. 2897695 M.R.H.C.T), thence as follows;

NORTH 81° 25' 36" WEST, along the common line of said Lot 7 and said Lot 1, at a distance of **35.06 feet** passing the north common corner of said Lot 1 and Lot 2 of said PRESIDIO SUBDIVISION, continuing along the common line of said Lot 7 and said Lot 2, for a total distance of **69.31 feet** to a 5/8-inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap stamped "PROPERTY CORNER" set in the proposed east right-of-way line of State Highway 68 (SH 68), a variable width right-of-way, for the northeast corner and the **POINT OF BEGINNING** of the herein described parcel, having surface coordinates of (N=16,609,601.05 and E=1,118,730.64), located 165.00 feet right of the proposed SH 68 Baseline station 286+31.68;

1. **THENCE, SOUTH 08° 22' 46" WEST**, crossing said Lot 2 and along the proposed east right-of-way line of SH 68, a distance of **54.19 feet** to a TxDOT Type II monument set at the point of curvature of a tangent curve to the left;

April 01, 2024
TxDOT CONNECT Parcel ID: P00087610.001
Parcel 34
Page 2 of 8

2. **THENCE, SOUTHERLY**, continuing across said Lot 2, along said proposed east right-of-way line of SH 68, and along said curve to the left, having a central angle **03° 15' 03"**, a radius of **4,335.00 feet**, an arc length of **245.95 feet**, a chord bearing of **South 06° 45' 15" West**, chord distance of **245.92 feet**, to a 5/8" iron rod with a TxDOT aluminum cap stamped "PROPERTY CORNER" unable to set (U.T.S.) in the north right-of-way line of **Minnesota Road** (Occupied 70' right-of-way, originally a 40' right-of-way as per plat recorded in Volume 1, Page 24 M.R.H.C.T., and an additional 20' right-of-way dedicated by said Document No. 2897695 M.R.H.C.T), for the southeast corner of the herein described parcel, located 165.00 feet right of the proposed SH 68 Baseline station 283+22.18;
3. **THENCE, NORTH 81° 25' 45" WEST**, along the common line of said Lot 2 and said **Minnesota Road** right-of-way, a distance of **48.72 feet** to a calculated point at the south common corner of said Lot 2 and Lot 3 of said PRESIDIO SUBDIVISION, for the southwest corner of the herein described parcel, located 116.36 feet right of the proposed SH 68 Baseline station 283+25.18, from which a found 1/2-inch iron with cap stamped "Rio Delta Surveying" bears, South 36° 55' 38" West, 0.29 feet;
4. **THENCE, NORTH 08° 34' 15" EAST**, along the common line of said Lot 2 and said Lot 3, a distance of **299.99 feet** to a calculated point at the north common corner of said Lot 2 and said Lot 3, also being in the south line of said Lot 7, for the northwest corner of the herein described parcel, located 124.25 feet right of the proposed SH 68 Baseline station 286+31.84;
5. **THENCE, SOUTH 81° 25' 36" EAST**, along the common line of said Lot 2 and said Lot 7, a distance of **40.75 feet** to the **POINT OF BEGINNING** and containing 0.2972 acre (12,945 square feet) parcel of land.

April 01, 2024
TxDOT CONNECT Parcel ID: P00087610.001
Parcel 34
Page 3 of 8

Notes:

All bearings and coordinates shown hereon are based on the Texas Coordinate System, South Zone (4205), North American Datum of 1983 (NAD83) (2011 adj. EPOCH 2010.00).

All elevations shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88) (GEOID 18).

Coordinates and distances are U.S. Survey Feet, displayed in surface values, and may be converted to NAD83 (grid) values by dividing by the surface adjustment factor for Hidalgo County, 1.000040.

Horizontal coordinates and elevations are based on redundant GPS RTN observations measured from TxDOT CORS TXPR during October 2022.

Existing control data, provided in the form of Survey Control Index Sheet Nos 1-4. for future SH 68, CSJ 3626-01-001, and bearing an RPLS seal dated 10/06/22, was verified as good, meeting or exceeding acceptable tolerances.

Date of Survey during the month of April 2024.

Abstracting Performed by RODS Surveying, Inc. During the months of August 2023 to January 2024.

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

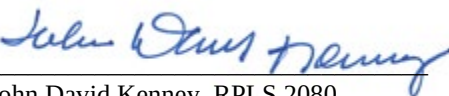
U.T.S. = Unable to set "Monuments were not set as RODS Surveying, Inc. was unable to obtain right-of-entry at time of survey, as noted".

Along the proposed right-of-way line, access may be permitted in accordance with the Access Management Manual Guidelines.

** The monument described and 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 the Texas Department of Transportation.

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

I, John David Kenney, hereby certify that the above description is true and correct and depicts a survey made on the ground under my supervision on April 01, 2024.


John David Kenney, RPLS 2080
RODS Surveying Inc.
6810 Lee Road
Spring, Texas 77379
Phone (281)-257-4020
TBPELS Surveying Firm # 10030700



04-01-2024
Date

**JUAN JOSE TREVINO
SURVEY, ABS. NO. 22**

PROPOSED BASELINE
285+00



MINNESOTA ROAD
40' R.O.W.
(OCCUPIED 70' R.O.W.)

CALLLED 0.52 AC. - LOT 2
ERICK FERNANDO REYES
DOC NO. 3028044
EXECUTED JUNE 13, 2019
O.P.R.H.C.T.

34

0.2972 AC.
12,945 SF

POB PARCEL 34
N=16,609,601.05
E=1,118,730.64
STA=286+31.68
O/S=165.00' RT

PROPOSED R.O.W. LINE

20' ADDITIONAL R.O.W.
DEDICATED BY PRESIDIO
ESTATES UNIT 3 SUBDIVISION

POC PARCEL 34
FND 1/2" IR W/CAP
"RIO DELTA SURVEYING"

N 81° 25' 36" W
69.31'

EXISTING R.O.W. LINE
SANTA CATARINA ST.
50' R.O.W.

PRESIDIO ESTATES
UNIT 3 SUBDIVISION
DOC. NO. 2897695
M.R.H.C.T.

PARENT TRACT INSET
PARCEL 34
N.T.S.

RODS
HOUSTON - SAN ANTONIO - LAREDO - EDINBURG
SURVEYING & UTILITIES
6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055
TBPLS 10030700

Texas Department of Transportation		COUNTY	HIDALGO
DISTRICT:	PARCEL 34	SURVEY DATE	
#21	P00087610.001		
C.C.S.J.	PAGE 4 OF 8	SH 68	04/2024
3629-01-001			
R.C.S.J.			
3629-01-004			
R.O.W. ACQUISITION: 0.2972 AC. (12,945 SF.)			
CALLED 0.52 AC.		REMAINDER 0.2194 AC. RT	

LEGEND

ROW MAPPING

- SET 5/8" IRON ROD W/TXDOT "R.O.W."
- SET 5/8" IRON ROD W/TXDOT "PROPERTY CORNER"
- ALUMINUM CAP (UNLESS OTHERWISE NOTED)
- FOUND MONUMENT (UNLESS OTHERWISE NOTED)
- △ SET TXDOT TYPE II MONUMENT (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT
- IR IRON ROD
- IP IRON PIPE
- "A.D.L." ACCESS DENIAL LINE
- P— PROPERTY LINE
- C— COMMON OWNERSHIP LINE
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- O/S BASELINE OFFSET
- R.O.W. RIGHT OF WAY
- STA BASELINE STATION
- 2500+00 BASELINE STATION
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HIDALGO COUNTY TEXAS
- D.R.H.C.T. DEED RECORDS HIDALGO COUNTY TEXAS
- M.R.H.C.T. MAP RECORDS HIDALGO COUNTY TEXAS

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983 (NAD83) (2011 ADJ. EPOCH 2010.00).
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 18).
- COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES, AND MAY BE CONVERTED TO NAD83 (GRID) VALUES BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR FOR HIDALGO COUNTY OF 1.000040.
- HORIZONTAL COORDINATES AND ELEVATIONS ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS MEASURED FROM TXDOT CORS TXPR DURING OCTOBER 2022.
- EXISTING CONTROL DATA, PROVIDED IN THE FORM OF SURVEY CONTROL INDEX SHEET NOS 1-4, FOR FUTURE SH 68, CSJ 3626-01-001, AND BEARING AN RPLS SEAL DATED 10/06/22, WAS VERIFIED AS GOOD, MEETING OR EXCEEDING ACCEPTABLE TOLERANCES.
- ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.
- ALONG THE PROPOSED RIGHT OF WAY LINE ACCESS MAY BE PERMITTED IN ACCORDANCE WITH THE ACCESS MANAGEMENT MANUAL GUIDELINES
- ** THE MONUMENT DESCRIBED AND 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 THE TEXAS DEPARTMENT OF TRANSPORTATION.
- DATE OF SURVEY DURING THE MONTH OF APRIL 2024.
- ABSTRACTING PERFORMED BY RODS SURVEYING, INC. DURING THE MONTHS OF AUGUST 2023 TO JANUARY 2024.

- B.L. BUILDING LINE
- ABSTRACT BOUNDARY LINE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- EXISTING ACCESS DENIAL LINE
- PROPOSED ACCESS DENIAL LINE (A.D.L.)

- SURVEY LINE
- EASEMENT LINE

PARCEL NUMBER

OWNER INFORMATION
EASEMENT INFORMATION

NOT TO SCALE
UNABLE TO SET

34

O-1
E-1

N.T.S.
U.T.S.



I, JOHN DAVID KENNEY, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE HEREON MAP OR PLAT IS TRUE AND CORRECT AND DEPICTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH APRIL 2024.

John David Kenney

JOHN DAVID KENNEY, RPLS 2080

RODS SURVEYING, INC.

TBPELS SURVEYING FIRM REG. NO. 10030700

6810 LEE RD. SUITE 100, SPRING, TX 77379

TEL. 281-257-4020

04/01/2024

DATE

RODS
HOUSTON - SAN ANTONIO - LARDO - EDINBURG
SURVEYING & UTILITIES
6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055
TBPLS 10030700

Texas Department of Transportation		COUNTY	HIDALGO
DISTRICT: #21	PARCEL 34	SURVEY DATE	
C.C.S.J. 3629-01-001	P00087610.001	04/2024	
R.C.S.J. 3629-01-004	PAGE 5 OF 8	SH 68	
R.O.W. ACQUISITION: 0.2972 AC. (12,945 SF.)		CALLED 0.52 AC. REMAINDER 0.2194 AC. RT	

14. U.T.S. - UNABLE TO SET "MONUMENTS WERE NOT SET AS RODS SURVEYING, INC. WAS UNABLE TO OBTAIN RIGHT-OF-ENTRY AT TIME OF SURVEY, AS NOTED"

 TEXAS DEPARTMENT OF TRANSPORTATION		COUNTY HIDALGO	
DISTRICT: #21		PARCEL 34 P00087610.001	
C.C.S.J. 3629-01-001		PAGE 6 OF 8	
R.C.S.J. 3629-01-004		SH 68	
R.O.W. ACQUISITION: 0.2972 AC. (12,945 SF.)		SURVEY DATE 04/2024	
CALLED 0.52 AC.		REMAINDER 0.2194 AC. RT	



HOUSTON - SAN ANTONIO - LAREDO - EDINBURG
SURVEYING & UTILITIES
TBPE F-10055
TBPLS 10030700

6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021

Texas Department of Transportation

DISTRICT: #21	PARCEL 34 P00087610.001 PAGE 7 OF 8	COUNTY HIDALGO
C.C.S.J. 3629-01-001 R.C.S.J. 3629-01-004	SH 68	SURVEY DATE 04/2024

R.O.W. ACQUISITION: 0.2972 AC. (12,945 SF.)
CALLED 0.52 AC. REMAINDER 0.2194 AC. RT

**JUAN JOSE TREVINO
SURVEY, ABS. NO. 22**

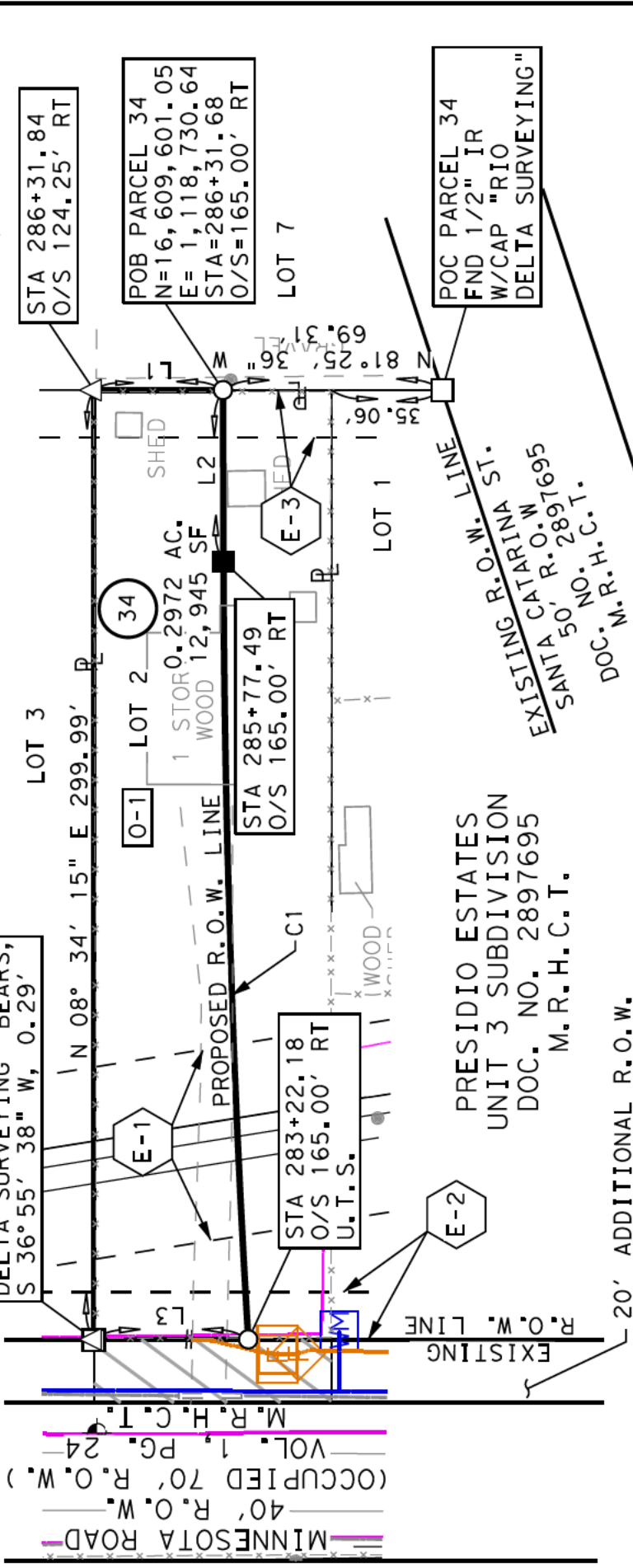
STA 283+25.18
O/S 116.36' RT
FND 1/2" IR W/CAP "RIO
DELTA SURVEYING" BEARS,
S 36°55' 38" W, 0.29'

STA 283+22.18
O/S 165.00' RT
U.T.S.

STA 285+77.49
O/S 165.00' RT

POB PARCEL 34
N=16,609,601.05
E=1,118,730.64
STA=286+31.68
O/S=165.00' RT

POC PARCEL 34
FND 1/2" IR
W/CAP "RIO
DELTA SURVEYING"



PRESIDIO ESTATES
UNIT 3 SUBDIVISION
DOC. NO. 2897695
M.R.H.C.T.

20' ADDITIONAL R.O.W.
DEDICATED BY PRESIDIO
ESTATES UNIT 3 SUBDIVISION
DOC. NO. 2897695
M.R.H.C.T.

SEE PAGE 8 OF 8 FOR EASEMENTS,
LINES, CURVES AND OWNERS INFORMATION.

CURVE TABLE			
NO.	DELTA	RADIUS	ARC
C1	03° 15' 03" LT	4,335.00'	245.95'
			S 06° 45' 15" W
			CHD BRG
			CHD DIST
			245.92'

O-1

CALLED 0.52 AC. - LOT 2
ERICK FERNANDO REYES
DOC NO. 3028044
EXECUTED JUNE 13, 2019
O.P.R.H.C.T.

E-1

60' CP & L EASEMENT
VOL. 321, PG. 473
D.R.H.C.T.
&
VOL. 320, PG. 80
D.R.H.C.T.

E-2

15.00' N.A.W.S.C.
EXISTING EASEMENT
DOC. NO. 2897695
FILED MARCH 16, 2018
M.R.H.C.T.

E-3

15.00' UTILITY EASEMENT
DOC. NO. 2897695
FILED MARCH 16, 2018
M.R.H.C.T.

LINE TABLE			
L1	S 81° 25' 36" E	40.75'	
L2	S 08° 22' 46" W	54.19'	
L3	N 81° 25' 45" W	48.72'	

RODS
HOUSTON - SAN ANTONIO - LAREDO - EDINBURG
SURVEYING & UTILITIES
TBPE F-10055
TBPLS 10030700

6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021

**Texas Department of Transportation**

DISTRICT:
#21

C.C.S.J.
3629-01-001

R.C.S.J.
3629-01-004

PARCEL 34
P00087610.001
PAGE 8 OF 8

SH 68

COUNTY
HIDALGO

SURVEY DATE
04/2024

R.O.W. ACQUISITION: 0.2972 AC. (12,945 SF.)

CALLED 0.52 AC. REMAINDER 0.2194 AC. RT

County:	Hidalgo	June 1, 2024
Highway:	SH 68	TxDOT CONNECT Parcel ID: P00087658.001
Limits:	From U.S. 83 to FM 1925	Parcel 94
ROW Project No.:	R00004505	Page 1 of 13
RCSJ Number:	3629-01-004	
CCSJ Number:	3629-01-001	

Property Description for Parcel 94 (P00087658.001)

Being a 6.915 acre tract (301,204 square feet) parcel of land, located in Juan Jose Trevino Survey, Abstract Number 22, in Hidalgo County, Texas, out of the called 7.00 acre tract, of the East 17.00 acres of the East 37.931 acres of Lot 2, Block 62 ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, according to the Map or Plat thereof, recorded in Volume 1, Page 24 of the Map Records, Hidalgo County, Texas (M.R.H.C.T.), conveyed from BOB A. GASTON to HAMMER ENTERPRISES, a Nevada Corporation, described in the Warranty Deed, executed in January 1, 1994, recorded in Document No. 362156 of the Official Public Records of Hidalgo County, Texas (O.P.R.H.C.T.), said 6.915 acre (301,204 square feet) parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found at the north common corner of the called 8.79 acre tract (LOT D) of CITRUS GROVES SUBDIVISION, according to Volume 5, Page 47B, of the Plat Records, Hidalgo County, Texas (P.R.H.C.T.), conveyed from DUANE WILLS and wife, BETTY R. WILLS to ALFONSO FLORES and wife, OFELIA FLORES, described in the Warranty Deed with Vendors Lien, executed in June 15, 1990, and recorded in Volume 2930, Page 786 of the Official Public Records of Hidalgo County, Texas (O.P.R.H.C.T.), and the called 5.00 gross acre tract, being the East 165' of Lot 2, Block 62 of said ALAMO SUBDIVISION, conveyed from TIMOTEO FLORES, Jr. to CYNTHIA A. KIMBLE & ISHMAEL T. FLORES, described in the Lady Bird Deed, executed in March 26, 2019, and recorded in Document No. 2998659 O.P.R.H.C.T., also being in the south right-of-way line of **Texas Road** (40.0' right of way width, according to Volume 1, Page 24 M.R.H.C.T.) thence as follows;

June 01, 2024
TxDOT CONNECT Parcel ID: P00087658.001
Parcel 94
Page 2 of 13

NORTH 81° 31' 23" WEST, along the common line of said FLORES tract and said **Texas Road** right-of-way, at a distance of **165.97 feet** to a calculated point at the common north corner of said FLORES tract and the called 5.00 acre, conveyed from BOB A. GASTON to DOMINGO LARA and YOLANDA LARA, described in the Warranty Deed with Vendor's Lien, executed in October 1, 1993, recorded in Document No. 346984 O.P.R.H.C.T., located 258.01 feet right of the proposed State Highway 68 (SH 68) Baseline station 471+34.67, from which a found 1/2-inch iron rod bears, South 08° 34' 06" West, 1.89 feet, continuing along the common line of said LARA tract and said **Texas Road** right-of-way, at a distance of **246.58 feet** passing a Texas Department of Transportation (TxDOT) Type II monument set at a angle point of the proposed east right-of-way line of State Highway 68 (SH 68), a variable width right-of-way, located 178.30 feet right of the proposed SH 68 Baseline station 471+46.02, continuing at a distance of **260.04 feet** passing a 5/8-inch iron rod with TxDOT aluminum cap stamped "PROPERTY CORNER" set at an angle point of the proposed east right-of-way line of said SH 68, continuing along said south right-of-way line of **Texas Road**, for a total distance of **331.10 feet** to a calculated point at the north common corner of said Lara tract and said called 7.00 acre tract, for the northeast corner and the **POINT OF BEGINNING** of the herein described parcel, having surface coordinates of (N=16,627,391.35 and E=1,122,297.44), located 94.78 feet right of the proposed SH 68 Baseline station 471+58.47, from which a found 1/2-iron rod bears, South 08° 34' 06" West, 1.89 feet;

1. **THENCE, SOUTH 08° 34' 06" WEST**, along the common line of said 7.00 acre tract and said LARA tract, a distance of **1,302.57 feet** to a calculated point for the south common corner of said 7.00 acre tract and said LARA tract, also being in the north line of the called 11.70 acre tract, conveyed from J. LUIS GUTIERREZ and wife, MARIA GUTIERREZ to GONZALEZ SEPTIC TANK SERVICES, Tx. LLC., described in the Warranty Deed with Vendor's Lien, executed in June 28, 2023, and recorded in Document No. 3462923 O.P.R.H.C.T., for the southeast corner of the herein described parcel, located 52.59 feet right of the proposed SH 68 Baseline station 458+68.60, from which a found 1/2-iron rod found bears, North 08° 34' 06" East, 1.75 feet;
2. **THENCE, NORTH 81° 24' 49" WEST**, along the common line of said 7.00 acre tract and said 11.70 acre tract, at a distance of **58.24 feet** to a 1/2-inch iron rod found at the north common corner of said 11.70 acre tract and the called 11.10 acre tract, conveyed from IRMA L. GOMEZ to EMILIO GOMEZ, described in the Gift Warranty Deed, executed in August 21, 2020, and recorded in Document No. 3141430 O.P.R.H.C.T.;

June 01, 2024
TxDOT CONNECT Parcel ID: P00087658.001
Parcel 94
Page 3 of 13

3. **THENCE, NORTH 81° 28' 45" WEST**, along the common line of said 7.00 acre tract and said 11.10 acre tract, at a distance of **159.34** feet passing a 5/8-inch iron rod with a TxDOT aluminum cap stamped "R.O.W." set at an angle point in the proposed west right-of-way line of said SH 68, located 165.00 feet left of the proposed SH 68 Baseline station 458+68.22, and continuing along said common line, for a total distance of **173.17 feet** to a 5/8-inch iron rod with TxDOT aluminum cap stamped "R.O.W." set for an angle corner in said proposed west right-of-way line of SH 68, same being the south common corner of said 7.00 acre tract and the called 5.00 acre tract, conveyed from RENE AGUIRRE and wife, ANGELICA MARIA AGUIRRE to JOSE GUADALUPE CASAS and wife, CLAUDIA EDITH CASAS, described in the Warranty Deed, executed in January 8, 2003, and recorded in Document No. 1173420 O.P.R.H.C.T., for the southwest corner of the herein described parcel, located 178.82 feet left of the proposed SH 68 Baseline station 458+68.19;**
4. **THENCE, NORTH 08° 34' 52" EAST**, along the common line of said 7.00 acre tract and said CASAS tract, and along the proposed west right-of-way line of said SH 68, at a distance of **1061.54** feet to a 5/8-inch iron rod with a TxDOT aluminum cap stamped "R.O.W." set at angle point of said proposed west right-of-way line of SH 68, located 165.00 feet left of the proposed SH 68 Baseline station 469+46.06, and continuing with said common line for a total distance of **1,302.33 feet** to a calculated point at the north common corner of said 7.00 acre tract and said CASAS tract, also being in the south right-of-way line of said **Texas Road**, for the northwest corner of the herein described parcel, located 133.35 feet left of the proposed SH 68 Baseline station 471+95.77, from which a found 1/2-inch iron rod bears, South 08° 34' 52" West, 0.57 feet;**
5. **THENCE, SOUTH 81° 31' 23" EAST**, along the common line of said 7.00 acre tract and said **Texas Road** right-of-way, a distance of **231.12 feet** to the **POINT OF BEGINNING** and containing 6.915 acre (301,204 square feet) parcel of land.

June 01, 2024
TxDOT CONNECT Parcel ID: P00087658.001
Parcel 94
Page 4 of 13

Notes:

All bearings and coordinates shown hereon are based on the Texas Coordinate System, South Zone (4205), North American Datum of 1983 (NAD83) (2011 adj. EPOCH 2010.00).

All elevations shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88) (GEOID 18).

Coordinates and distances are U.S. Survey Feet, displayed in surface values, and may be converted to NAD83 (grid) values by dividing by the surface adjustment factor for Hidalgo County, 1.000040.

Horizontal coordinates and elevations are based on redundant GPS RTN observations measured from TxDOT CORS TXPR during October 2022.

Existing control data, provided in the form of Survey Control Index Sheet Nos 1-4. for future SH 68, CSJ 3626-01-001, and bearing an RPLS seal dated 10/06/22, was verified as good, meeting or exceeding acceptable tolerances.

Date of Survey during the month of June 2024.

Abstracting Performed by RODS Surveying, Inc. during the months of August 2023 to January 2024.

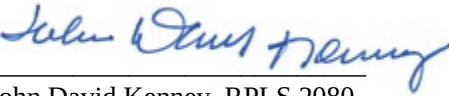
Access will be permitted to the remainder property abutting the highway facility.

Along the proposed right-of-way line, access may be permitted in accordance with the Access Management Manual Guidelines.

** The monument described and 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 the Texas Department of Transportation.

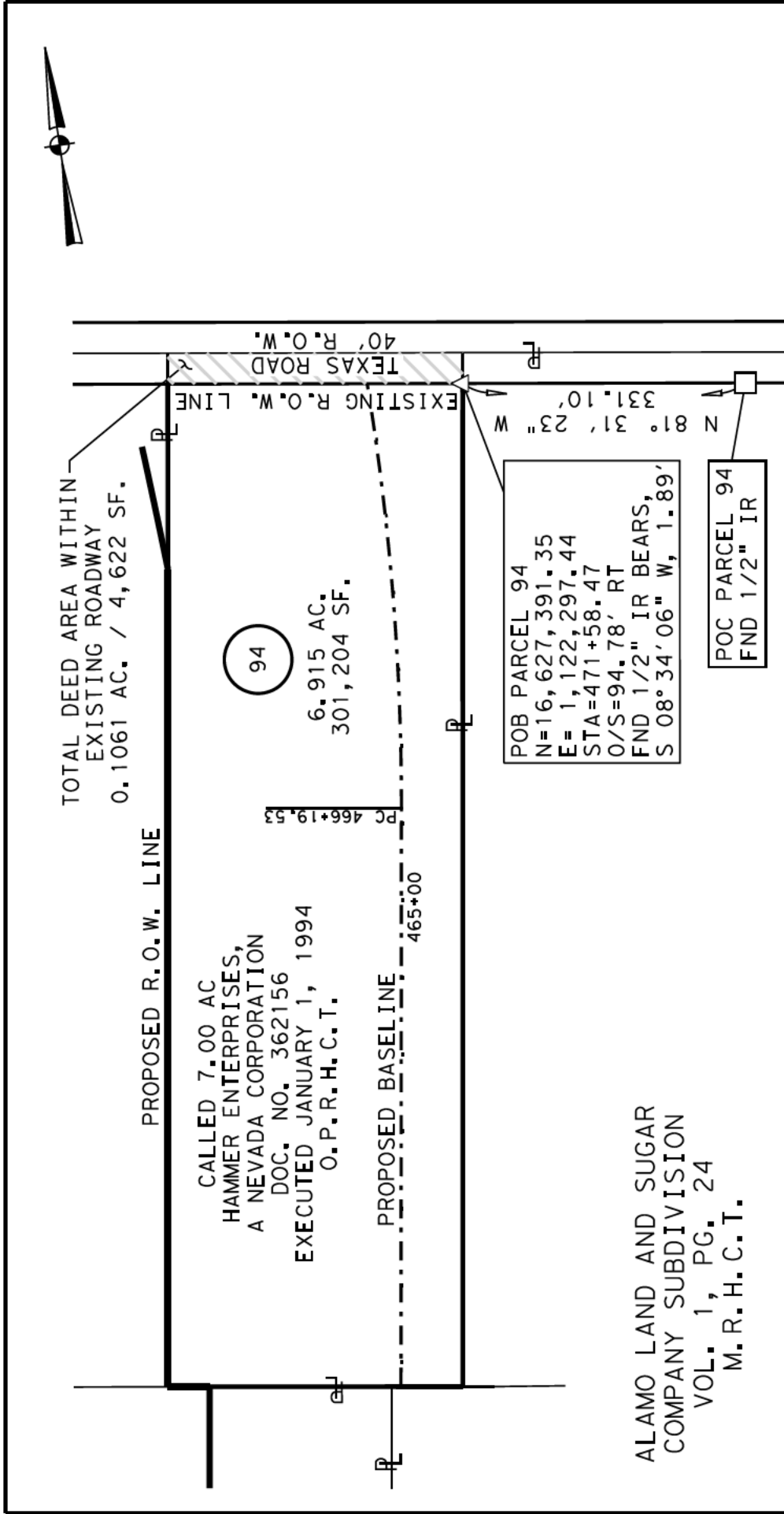
A parcel plat of even date was prepared in conjunction with this property description.

I, John David Kenney, hereby certify that the above description is true and correct and depicts a survey made on the ground under my supervision on June 01, 2024.


John David Kenney, RPLS 2080
RODS Surveying Inc.
6810 Lee Road
Spring, Texas 77379
Phone (281)-257-4020
TBPELS Surveying Firm # 10030700



06-01-2024
Date



RODS
HOUSTON - SAN ANTONIO - LAREDO - EDINBURG
SURVEYING & UTILITIES
TBPLS 10030700

6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055

DISTRICT: #21		COUNTY HIDALGO	
C.C.S.J. 3629-01-001		PARCEL 94 P00087658.001	
R.C.S.J. 3629-01-004		PAGE 5 OF 13	
R.O.W. ACQUISITION: 6.915 AC. (301,204 SF.)		SURVEY DATE 06/2024	
CALLED 7.00 AC.		REMAINDER: 0 AC.	

**JUAN JOSE TREVINO
SURVEY, ABS. NO. 22**

ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24
M.R.H.C.T.

PARENT TRACT INSET
PARCEL 94
N.T.S.

LEGEND

ROW MAPPING

- SET 5/8" IRON ROD W/TXDOT "R.O.W." ALUMINUM CAP (UNLESS OTHERWISE NOTED)
- SET 5/8" IRON ROD W/TXDOT "PROPERTY CORNER" ALUMINUM CAP (UNLESS OTHERWISE NOTED)
- FOUND MONUMENT (UNLESS OTHERWISE NOTED)
- SET TXDOT TYPE II MONUMENT (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT
- IR IRON ROD
- IP IRON PIPE
- "A.D.L." ACCESS DENIAL LINE
- PROPERTY LINE
- COMMON OWNERSHIP LINE
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- O/S BASELINE OFFSET
- R.O.W. RIGHT OF WAY
- STA BASELINE STATION
- 2500+00 BASELINE STATION
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HIDALGO COUNTY TEXAS
- D.R.H.C.T. DEED RECORDS HIDALGO COUNTY TEXAS
- M.R.H.C.T. MAP RECORDS HIDALGO COUNTY TEXAS

- B.L. BUILDING LINE
- ABSTRACT BOUNDARY LINE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- EXISTING ACCESS DENIAL LINE
- PROPOSED ACCESS DENIAL LINE (A.D.L.)
- SURVEY LINE
- EASEMENT LINE
- PARCEL NUMBER

- OWNER INFORMATION
- EASEMENT INFORMATION
- NOT TO SCALE
- UNABLE TO SET



- N. T. S.
- U. T. S.

- NOTES:
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983 (NAD83) (2011 ADJ. EPOCH 2010.00).
 - ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 18).
 - COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES, AND MAY BE CONVERTED TO NAD83 (GRID) VALUES BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR FOR HIDALGO COUNTY OF 1.000040.
 - HORIZONTAL COORDINATES AND ELEVATIONS ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS MEASURED FROM TXDOT CORS TXPR DURING OCTOBER 2022.
 - EXISTING CONTROL DATA, PROVIDED IN THE FORM OF SURVEY CONTROL INDEX SHEET NOS 1-4, FOR FUTURE SH 68, CSJ 3626-01-001, AND BEARING AN RPLS SEAL DATED 10/06/22, WAS VERIFIED AS GOOD, MEETING OR EXCEEDING ACCEPTABLE TOLERANCES.
 - ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.
 - ALONG THE PROPOSED RIGHT OF WAY LINE ACCESS MAY BE PERMITTED IN ACCORDANCE WITH THE ACCESS MANAGEMENT MANUAL GUIDELINES
 - ** THE MONUMENT DESCRIBED AND 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 THE TEXAS DEPARTMENT OF TRANSPORTATION.
 - DATE OF SURVEY DURING THE MONTH OF JUNE 2024.
 - ABSTRACTING PERFORMED BY RODS SURVEYING, INC. DURING THE MONTHS OF AUGUST 2023 TO JANUARY 2024.



I, JOHN DAVID KENNEY, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE HEREON MAP OR PLAT IS TRUE AND CORRECT AND DEPICTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH JUNE 2024.

John David Kenney

JOHN DAVID KENNEY, RPLS 2080
RODS SURVEYING, INC.
TBPELS SURVEYING FIRM REG. NO. 10030700
6810 LEE RD. SUITE 100, SPRING, TX 77379
TEL. 281-257-4020

DATE
06/01/2024

HOUSTON-SAN ANTONIO-LAREDO-EDINBURG
SURVEYING & UTILITIES
TBPE 10030700

6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055

Texas Department of Transportation

DISTRICT: #21	PARCEL 94	COUNTY
C.C.S.J. 3629-01-001	P00087658.001	HIDALGO
R.C.S.J. 3629-01-004	PAGE 6 OF 13	
	SH 68	SURVEY DATE 06/2024
R.O.W. ACQUISITION: 6.915 AC. (301,204 SF.)		
CALLED 7.00 AC.		REMAINDER: 0 AC.

 Texas Department of Transportation © 2015		PARCEL 94 P00087658.001		COUNTY HIDALGO
DISTRICT: #21		PAGE 7 OF 13		SURVEY DATE 06/2024
C.C.S.-J. 3629-01-001 R.C.S.-J. 3629-01-004		SH 68		
R.O.W. ACQUISITION: 6.915 AC. (301,204 SF.)				
CALLED 7.00 AC.			REMAINDER: 0 AC.	

JUAN JOSE TREVINO SURVEY, ABS. NO. 22

STA 471+95.77
O/S 133.35' LT
FND 1/2" IR BEARS
S 08°34' 52" W, 0.57'

POB PARCEL 94
N=16,627,391.35
E=1,122,297.44
STA=471+58.47
O/S=94.78' RT
FND 1/2" IR BEARS,
S 08°34' 06" W, 1.89'

TEXAS ROAD
40' R.O.W.
VOL. 1, PG. 24
M.R.H.C.T.

EXISTING
R.O.W. LINE

TOTAL DEED AREA WITHIN
EXISTING ROADWAY
0.1061 AC. / 4,622 SF.

PROPOSED BASELINE

6.915 AC.
301,204 SF.

D = 25° 42' 14"
R = 3,400.00'
L = 1,525.31'
CHB = N 04° 12' 44" W
CHD = 1,512.55'

MATCHLINE PAGE 9 OF 13

SEE PAGE 13 OF 13 FOR
CURVE AND OWNER INFORMATION.

STA 469+46.06
O/S 165.00' LT

PROPOSED
R.O.W. LINE

240.79'

N 08° 34' 52" E 1,302.33'

94

O-1

O-5

STA 471+47.96
O/S 165.00' RT

STA 471+46.02
O/S 178.30' RT

POC PARCEL 94
FND 1/2" IR

STA 471+34.67
O/S 258.01' RT
FND 1/2" IR BEARS
N 08°34' 45" E,
0.38'

13.46'

80.62'

165.97'

31' 23" W 331.10'

O-2

O-3

O-4

ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24
M.R.H.C.T.

RODS
HOUSTON - SAN ANTONIO - LAREDO - EDINBURG
SURVEYING & UTILITIES
TBPLS 10030700
6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055

DISTRICT: #21		COUNTY HIDALGO	
C.C.S.J. 3629-01-001		SURVEY DATE 06/2024	
R.C.S.J. 3629-01-004		SH 68	
R.O.W. ACQUISITION: 6.915 AC. (301,204 SF.)		REMAINDER: 0 AC.	
CALLED 7.00 AC.			

0' 50' 100' 150'
SCALE 1" = 50'

RODS
HOUSTON - SAN ANTONIO - LAREDO - EDINBURG
SURVEYING & UTILITIES

6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055
TBPLS 10030700

Texas Department of Transportation

DISTRICT: #21	PARCEL 94 P00087658.001 PAGE 9 OF 13	COUNTY HIDALGO
C.C.S.J. 3629-01-001 R.C.S.J. 3629-01-004	SH 68	SURVEY DATE 06/2024
R.O.W. ACQUISITION: 6.915 AC. (301,204 SF.)		REMAINDER: 0 AC.
CALLED 7.00 AC.		

MATCHLINE PAGE 8 OF 13

MATCHLINE PAGE 10 OF 13

STA 469+46.06
O/S 165.00' LT
**

O-1

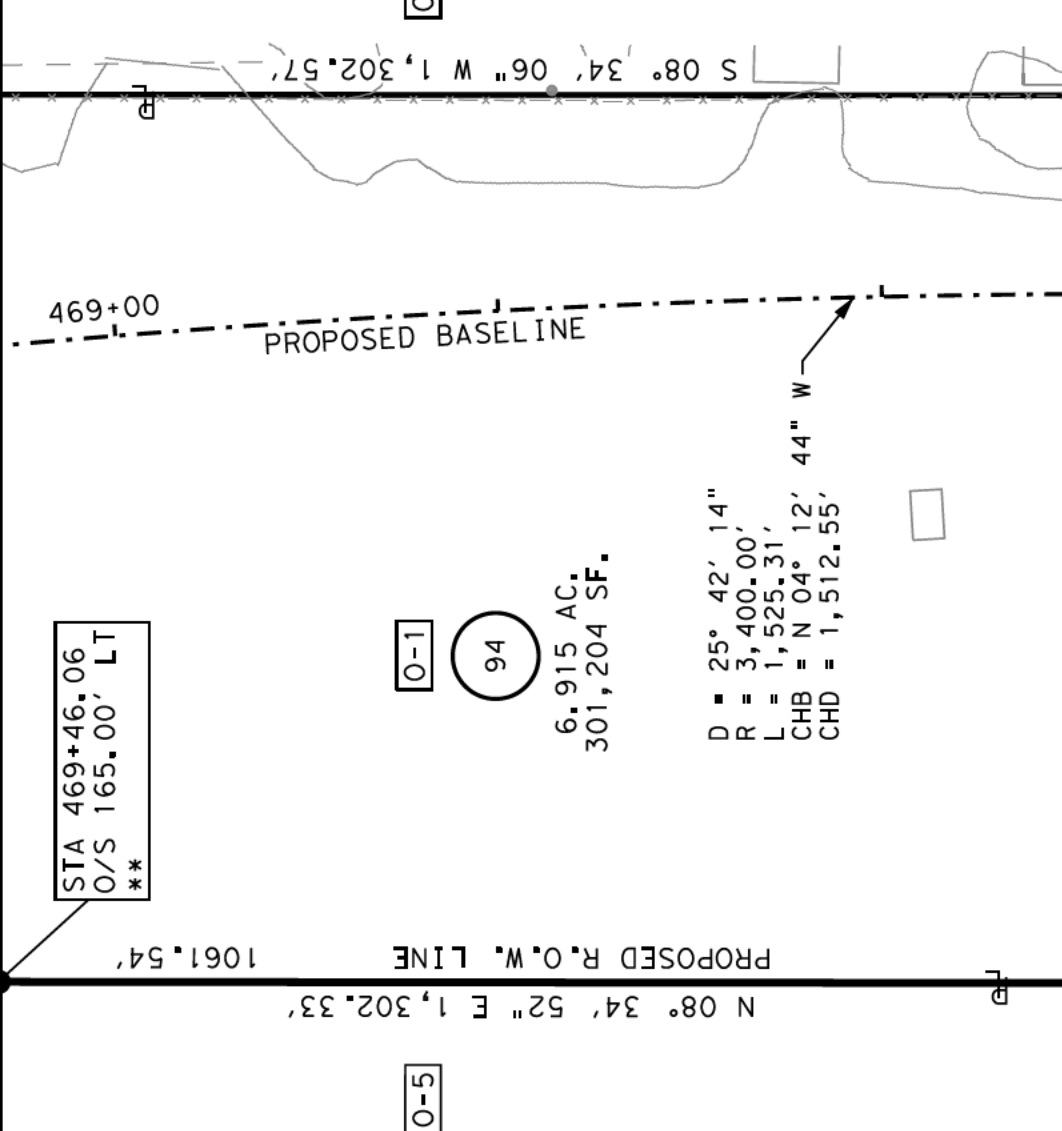
94

6.915 AC.
301,204 SF.

D = 25° 42' 14"
R = 3,400.00'
L = 1,525.31'
CHB = N 04° 12' 44" W
CHD = 1,512.55'

O-2

S 08° 34' 06" W 1,302.57'



ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24
M.R.H.C.T.

JUAN JOSE TREVINO
SURVEY, ABS. NO. 22

SCALE 1" = 50'

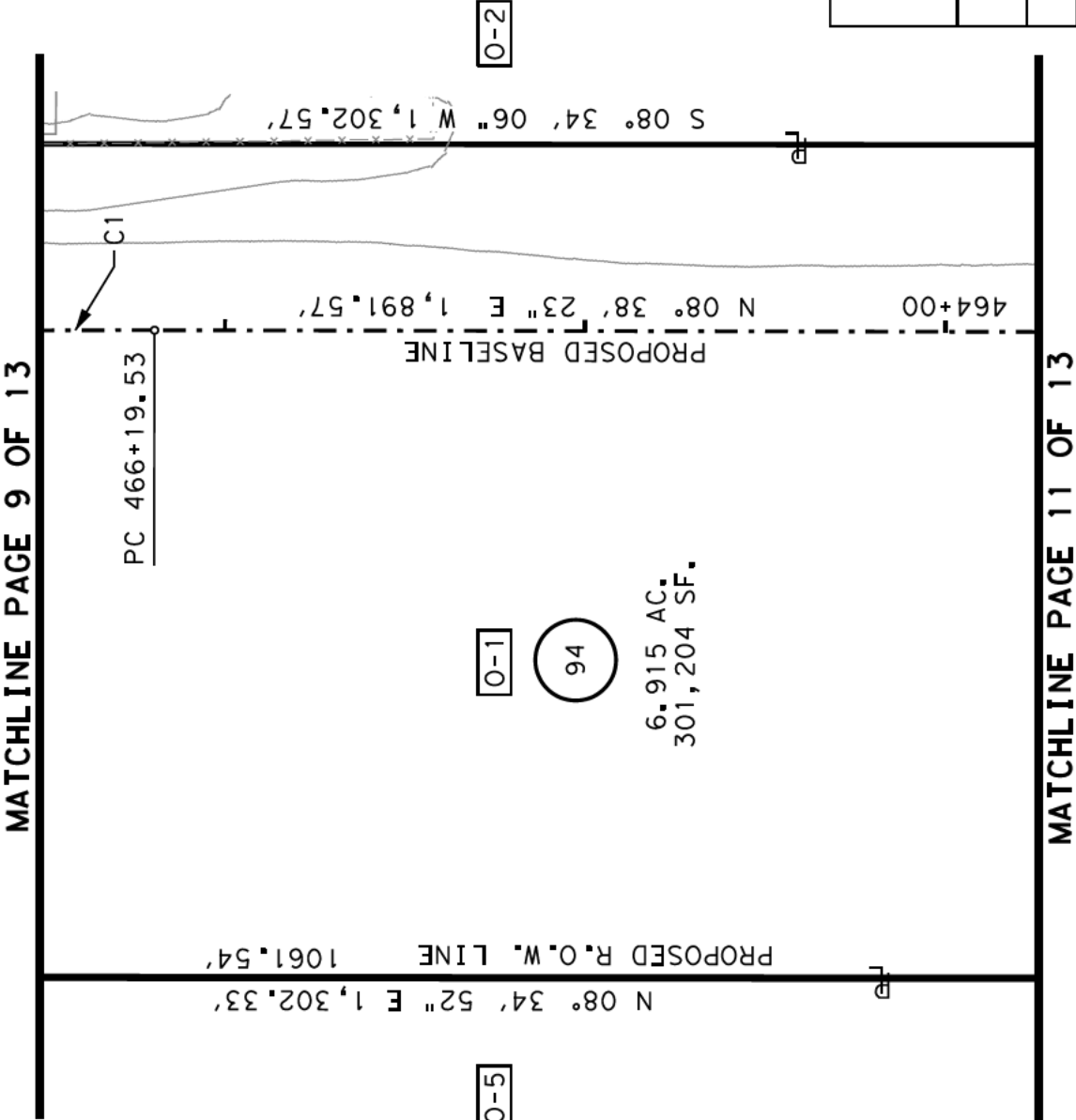


SEE PAGE 13 OF 13 FOR
CURVE AND OWNER INFORMATION.

N:\RJ RIVERA ASSOCIATES 530\21412001\CAD\PARCEL PLATS\Phase 1\MRF362901001-Parcel-94*10.dgn

MATCHLINE PAGE 9 OF 13

MATCHLINE PAGE 11 OF 13



ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24
M.R.H.C.T.

JUAN JOSE TREVINO
SURVEY, ABS. NO. 22

RODS
HOUSTON - SAN ANTONIO - LAREDO - EDINBURG
SURVEYING & UTILITIES

6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055
TBPLS 10030700

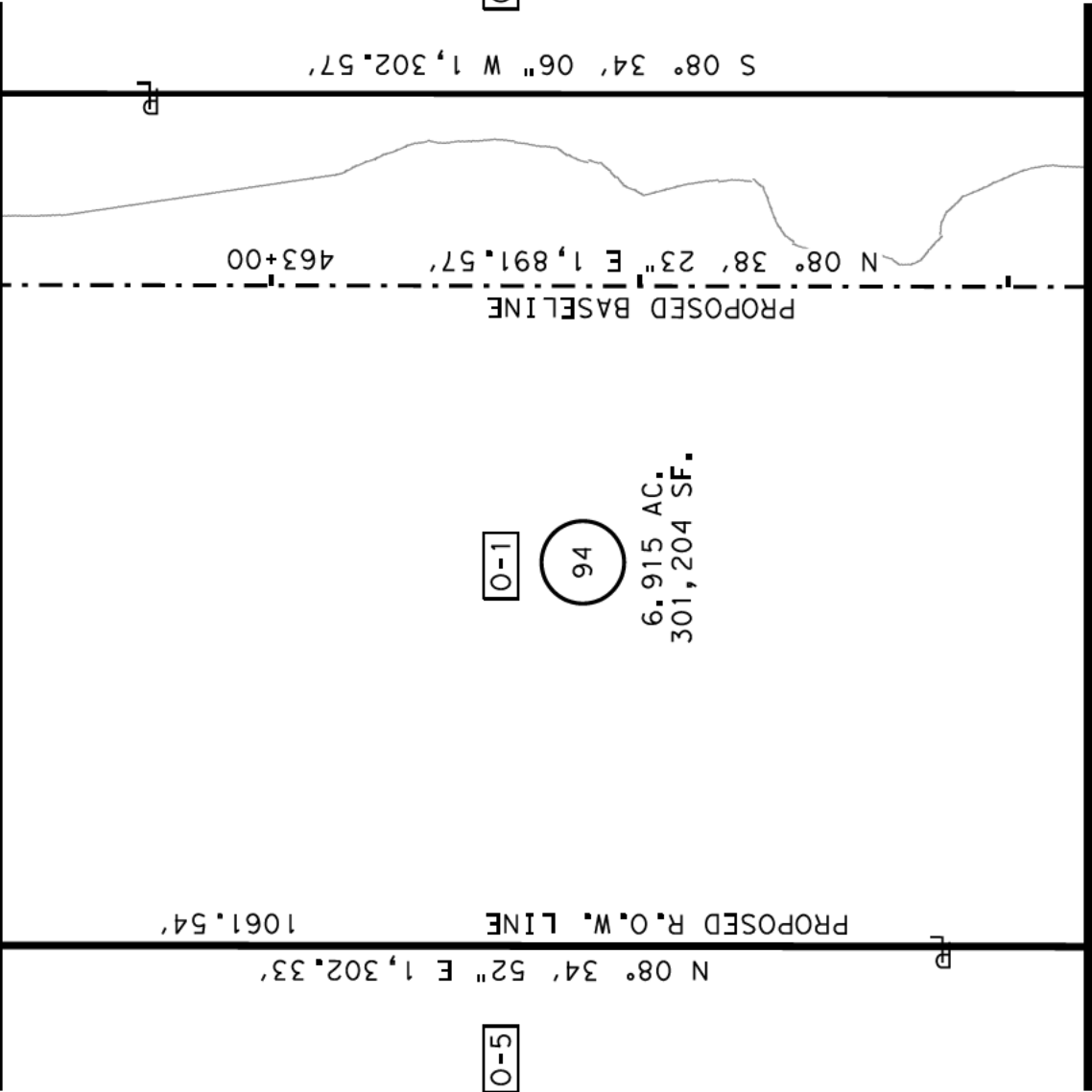
Texas Department of Transportation

DISTRICT: #21	PARCEL 94 P00087658.001 PAGE 10 OF 13	COUNTY HIDALGO
C.C.S.J. 3629-01-001	SH 68	SURVEY DATE 06/2024
R.C.S.J. 3629-01-004	R.O.W. ACQUISITION: 6.915 AC. (301,204 SF.)	
CALLED 7.00 AC.		REMAINDER: 0 AC.

SEE PAGE 13 OF 13 FOR
CURVE AND OWNER INFORMATION.

MATCHLINE PAGE 10 OF 13

MATCHLINE PAGE 12 OF 13



O-5

O-1

O-2

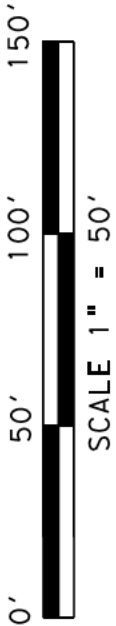
94

6.915 AC.
301,204 SF.



ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24
M.R.H.C.T.

JUAN JOSE TREVINO
SURVEY, ABS. NO. 22



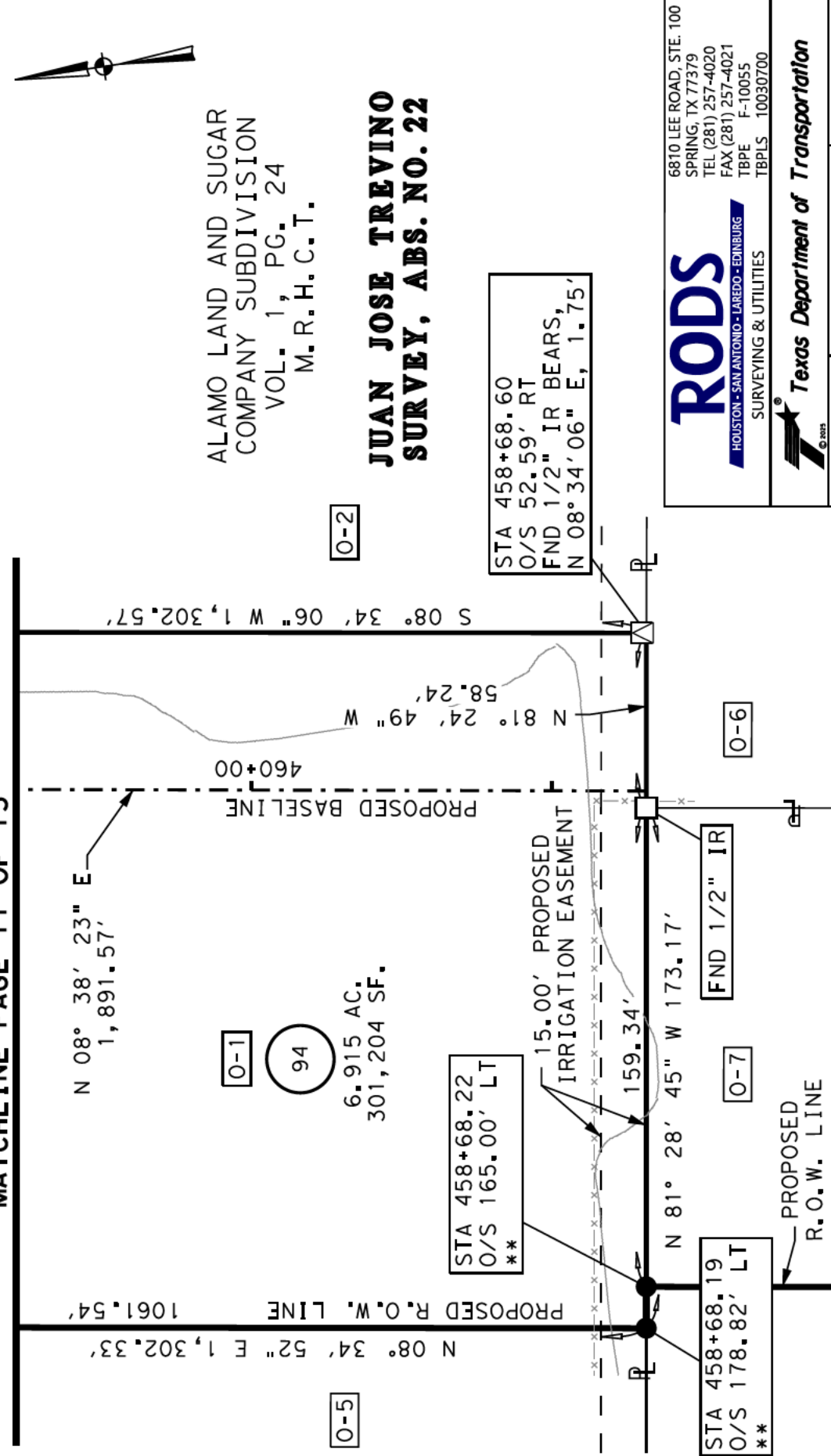
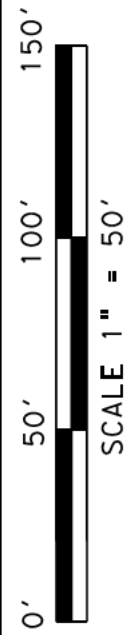
HOUSTON - SAN ANTONIO - LAREDO - EDINBURG
SURVEYING & UTILITIES

6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055
TBPLS 10030700

Texas Department of Transportation

DISTRICT: #21	PARCEL 94 P00087658.001 PAGE 11 OF 13	COUNTY HIDALGO
C.C.S.J. 3629-01-001 R.C.S.J. 3629-01-004	SH 68	SURVEY DATE 06/2024
R.O.W. ACQUISITION: 6.915 AC. (301,204 SF.)		REMAINDER: 0 AC.
CALLED 7.00 AC.		

MATCHLINE PAGE 11 OF 13



ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24
M.R.H.C.T.

**JUAN JOSE TREVINO
SURVEY, ABS. NO. 22**

STA 458+68.60
O/S 52.59' RT
FND 1/2" IR BEARS,
N 08° 34' 06" E, 1.75'

STA 458+68.22
O/S 165.00' LT
**

STA 458+68.19
O/S 178.82' LT
**

FND 1/2" IR

SEE PAGE 13 OF 13 FOR
CURVE AND OWNER INFORMATION.



HOUSTON - SAN ANTONIO - LARDO - EDINBURG
SURVEYING & UTILITIES
TBPLS 10030700

6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055

Texas Department of Transportation

DISTRICT: #21	PARCEL 94 P00087658.001 PAGE 12 OF 13	COUNTY HIDALGO
C.C.S.J. 3629-01-001 R.C.S.J. 3629-01-004	SH 68	SURVEY DATE 06/2024
R.O.W. ACQUISITION: 6.915 AC. (301,204 SF.)		REMAINDER: 0 AC.
CALLED 7.00 AC.		

CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHD BRG	CHD DIST
C1	25° 42' 14"	3,400.00'	1,525.31'	N 04° 12' 44" W	1,512.55'

[O-1]

CALLED 7.00 AC.
HAMMER ENTERPRISES,
A NEVADA CORPORATION
DOC. NO. 362156
EXECUTED JANUARY 1, 1994
O.P.R.H.C.T.

[O-4]

CALLED 8.79 AC. - LOT "D"
IN CITRUS GROVES SUBDIVISION
(VOL. 5, PG. 47 M.R.H.C.T.)
ALFONSO FLORES AND WIFE,
OFELIA FLORES
VOL. 2930, PG. 786
EXECUTED JUNE 15, 1990
O.P.R.H.C.T.

[O-6]

CALLED 11.70 AC.
GONZALEZ SEPTIC TANK
SERVICES LLC.
DOC. NO. 3462923
EXECUTED JUNE 28, 2023
O.P.R.H.C.T.

[O-2]

CALLED 5.00 AC.
DOMINGO LARA AND YOLANDA LARA
DOC. NO. 346984
EXECUTED OCTOBER 1, 1993
O.P.R.H.C.T.

[O-5]

CALLED 5.00 AC.
JOSE GUADALUPE CASAS AND WIFE,
CLAUDIA EDITH CASAS
DOC. NO. 1173420
EXECUTED JANUARY 8, 2003
O.P.R.H.C.T.

[O-7]

CALLED 11.10 AC.
EMILIO GOMEZ
DOC. NO. 3141430
EXECUTED AUGUST 21, 2020
O.P.R.H.C.T.

[O-3]

CALLED GROSS 5.00 AC. - BEING
THE EAST 165' OF LOT 2, BLOCK 62
ALAMO LAND AND
SUGAR COMPANY'S SUBDIVISION
CYNTHIA A. KIMBLE &
ISHMAEL T. FLORES
DOC. NO. 2998659
EXECUTED MARCH 26, 2019
O.P.R.H.C.T.



HOUSTON - SAN ANTONIO - LAREDO - EDINBURG
SURVEYING & UTILITIES
TBPLS 10030700

6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055

 Texas Department of Transportation		COUNTY HIDALGO
DISTRICT: #21	PARCEL 94 P00087658.001 PAGE 13 OF 13	SURVEY DATE 06/2024
C.C.S.J. 3629-01-001 R.C.S.J. 3629-01-004	SH 68	
R.O.W. ACQUISITION: 6.915 AC. (301,204 SF.)		
CALLED 7.00 AC.		REMAINDER: 0 AC.

County:	Hidalgo	June 03, 2024
Highway:	SH 68	TxDOT CONNECT Parcel ID: P00087659.001
Limits:	From U.S. 83 to FM 1925	Parcel 58
ROW Project No.:	R00004505	Page 1 of 13
RCSJ Number:	3629-01-004	
CCSJ Number:	3629-01-001	

Property Description for Parcel 58 (P00087659.001)

Being a 7.006 acre (305,161 square feet) parcel of land, located in the Juan Jose Trevino Survey, Abstract Number 22, in Hidalgo County, Texas, out of Lot 10, Block 54 of ALAMO LAND AND SUGAR COMPANY SUBDIVISION, according to the Map or Plat thereof, recorded in Volume 1, Page 24 of the Map Records, Hidalgo County, Texas (M.R.H.C.T.), originally conveyed from HASKELL C. STOWE and wife, LOUISE C. STOWE to ABEL SALAZAR in the Deed executed October 12, 1971, recorded in Volume 1301, Page 275 of the Deed Records of Hidalgo County, Texas (D.R.H.C.T.), also being the remainder of the West 10 acre tract of Lot 10, Block 54, and subsequently conveyed from OLGA VILLARREAL SALAZAR to SYLVIA PEREZ, in the Probate of Will, Filed September 6, 2019, recorded in P-39593 of the Probate of Will Records of Hidalgo County, Texas (P.W.R.H.C.T.), said 7.006 acre (305,161 square feet) parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod found at the southwest corner of the called 1.329 acre tract, conveyed from Abel Salazar to Josefina G. Benavidez, described in the Warranty Deed with Vendor's Lien, executed March 9, 2005, recorded in Document No. 1463233 O.P.R.H.C.T., same being an interior corner of the called 13.92 acre tract, conveyed from Sylvia S. Perez, Independent Executrix of the Estate of Abel Hernandez Salazar, Deceased to Johanna Marie Maldonado, described in the General Warranty Deed, executed July 20, 2022, recorded in Document No. 3363488 O.P.R.H.C.T., thence as follows;

SOUTH 81° 25' 18" EAST, along the common line of said 1.329 acre tract and said 13.92 acre tract, a distance of **216.02 feet** to a 5/8-inch iron with a Texas Department of Transportation (TxDOT) aluminum cap stamped "PROPERTY CORNER" set in the proposed west right-of-way line of State Highway 68 (SH 68), a variable width right-of-way, also being in the west line of said remainder of the West 10 acre tract, for the **POINT OF BEGINNING** of the herein described parcel, having surface coordinates of (N=16,614,056.69 and E=1,119,057.06), located 161.39 feet left of the proposed SH 68 Baseline Station 330+87.32, from which a found 1/2-inch iron rod, bears South 81° 25' 18" East, 0.32 feet;

1. **THENCE, NORTH 08° 33' 39" EAST**, along the common line of said remainder of the West 10 acre tract and said 1.329 acre tract, and along the proposed west right-of-way line of said SH 68, a distance of **91.94 feet** to a 5/8-inch iron rod found at the south common corner of the called 1.00 acre tract, conveyed from AMCO HOMES, INC. to JOSEFINA GARCIA, described in the Warranty Deed with Vendor's Lien executed December 26, 2000, recorded in Document No. 932592 O.P.R.H.C.T., and Lot 1 of SAN MARCOS ACRES NO. 2 SUBDIVISION according to Volume 28, Page 32 M.R.H.C.T., for the northwest corner of herein described parcel;

June 03, 2024
TxDOT CONNECT Parcel ID: P00087659.001
Parcel 58
Page 2 of 13

2. **THENCE, SOUTH 81° 25' 12" EAST**, along the common line of said remainder of the West 10 acre tract and said Lot 1, at a distance of **110.00 feet** passing the south common corner of said Lot 1 and Lot 2 of said SAN MARCOS SUBDIVISION, continuing along the common line of said remainder of the West 10 acre tract and said Lot 2, at a distance of **220.00 feet** to a 1/2-inch iron rod found at the south common corner of said Lot 2 and Lot 3 of said SAN MARCOS SUBDIVISION, continuing for a total distance of **330.00 feet** to a 1-inch pvc pipe found over a 1/2" iron rod at the east common corner of said remainder of the West 10 acre tract and said Lot 3, also at the west line of Lot 5 of SAN PABLO SUBDIVISION according to Document No. 2544225 M.R.H.C.T., same being in the proposed east right-of-way line of said SH 68, for the northeast corner of herein described parcel;
3. **THENCE, SOUTH 08° 33' 39" WEST**, along the common line of said remainder of the West 10 acre tract and said SAN PABLO SUBDIVISION, and long the proposed east right-of-way line of said SH 68, at a distance of **68.71 feet** passing a 1/2-inch iron rod with cap stamped "RPLS 4856" found at the west common corner of said Lot 5 and Lot 6 of said SAN PABLO SUBDIVISION, at a distance of **153.21 feet** passing a 1/2-inch iron rod with cap stamped "RPLS 4856" found at the west common corner of said Lot 6 and Lot 7 of said SAN PABLO SUBDIVISION, at a distance of **237.71 feet** passing a 1/2-inch iron rod with cap stamped "RPLS 4856" found at the west common corner of said Lot 7 and Lot 8 of said SUBDIVISION, at a distance of **322.21 feet** passing a 1/2-inch iron rod with cap stamped "RPLS 4856" found at the west common corner of said Lot 8 and Lot 9 of said SUBDIVISION, at a distance of **406.71 feet** passing a 1/2-inch iron rod with cap stamped "RPLS 4856" found at the west common corner of said Lot 9 and Lot 10 of said SUBDIVISION, at a distance of **577.21 feet** passing a 1/2-inch iron rod with cap stamped "RPLS 4856" found at the southwest corner of said Lot 10 and in the north right-of-way line of **Cindy-Windy Drive** (50' right-of-way width, according to Document No. 2544225 O.P.R.H.C.T.), at a distance of **627.21 feet** passing the south right-of-way line of said **Cindy-Windy Drive**, and the northwest corner of Lot 12 of said SAN PABLO SUBDIVISION, at a distance of **849.71 feet** passing a 1/2-inch iron rod with cap stamped "RPLS" found at the west common corner of said Lot 12 and the 75.00-foot Hidalgo County easement and right-of-way comprising (29.00' Hidalgo County Drainage District No. 1, drain ditch right-of-way dedicated by said SAN PABLO SUBDIVISION, and 46.00' Hidalgo County Irrigation District No. 2 easement recorded in Volume 25. Page 312 of the Deed Records, Hidalgo County, Texas (D.R.H.C.T.), and continuing for a total distance of **924.71 feet** to a calculated point at the south common corner of said remainder of the West 10 acre tract and said 75.00-foot Hidalgo County tract, also being in the north line of said Hidalgo County Irrigation District No. 2, according to Volume 19, Page 201 & Volume 25, Page 312 D.R.H.C.T., for the southeast corner of herein described parcel, located 165.97 feet right of SH 68 Proposed Baseline Station 322+53.39;

June 03, 2024
TxDOT CONNECT Parcel ID: P00087659.001
Parcel 58
Page 3 of 13

4. **THENCE, NORTH 81° 25' 34" WEST**, along the common line of said remainder of the West 10 acre tract and said Hidalgo County Irrigation District No. 2, a distance of **330.00 feet** to a 5/8-inch iron rod with TxDOT aluminum cap stamped "PROPERTY CORNER" set at the east common corner of the called 1.08 acre tract out of Lot 16, Block 54 of said ALAMO SUBDIVISION, conveyed from Jose Villarreal to Julio Cesar Granados Lara and Juan Carlos Granados Lara, described in the Special Warranty Deed with Vendor's Lien executed April 23, 2007 and recorded in Document No. 2007-1776662 O.P.R.H.C.T., and the called 5.000 acre tract, out of Lot 9, Block 54 of said ALAMO SUBDIVISION, conveyed from Sylvia S. Perez, Independent Executrix of the Estate of Abel Hernandez Salazar, deceased; Olga Villarreal Salazar; Gustavo V. Salazar; Diana Salazar; Omar Salazar; Graciela Barrera; Abel Salazar, Jr.; and Jessica S. McBride to The County of Hidalgo, Texas, described as Parcel 1 in the Right-Of-Way Deed executed March 28, 2014 and recorded in Document No. 2014-2514420 O.P.R.H.C.T., same being in the west line of said remainder of the West 10 acre tract, and proposed west right-of-way line of said SH 68, for the southwest corner of herein described parcel, located 164.03 feet left of SH 68 Proposed Baseline Station 322+54.51;
5. **THENCE, NORTH 08° 33' 39" EAST**, along the common line of said remainder of the West 10 acre tract and said 5.000 acre tract, and along said proposed west right-of-way line of SH 68, at a distance of **165.23 feet** passing a calculated point at the east common corner of said 5.000 acre tract and said 13.92 acre tract, located 163.50 feet left of the proposed SH 68 Baseline station 324+19.74, from which a found 5/8-inch iron rod bears, North 70° 41' 19" East, 1.02 feet, continuing along the common line of said remainder of the West 10 acre tract and said 13.92 acre tract, and along said proposed west right-of-way line of SH 68, for a total distance of **832.81 feet** to the **POINT OF BEGINNING** and containing 7.006 acre (305,161 square feet) parcel of land.

June 03, 2024
TxDOT CONNECT Parcel ID: P00087659.001
Parcel 58
Page 4 of 13

Notes:

All bearings and coordinates shown hereon are based on the Texas Coordinate System, South Zone (4205), North American Datum of 1983 (NAD83) (2011 adj. EPOCH 2010.00).

All elevations shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88) (GEOID 18).

Coordinates and distances are U.S. Survey Feet, displayed in surface values, and may be converted to NAD83 (grid) values by dividing by the surface adjustment factor for Hidalgo County, 1.000040.

Horizontal coordinates and elevations are based on redundant GPS RTN observations measured from TxDOT CORS TXPR during October 2022.

Existing control data, provided in the form of Survey Control Index Sheet Nos 1-4. for future SH 68, CSJ 3626-01-001, and bearing an RPLS seal dated 10/06/22, was verified as good, meeting or exceeding acceptable tolerances.

Date of Survey during the month of June 2024.

Abstracting Performed by RODS Surveying, Inc. during the months of August 2023 to January 2024.

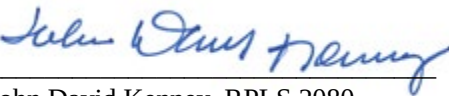
Access will be permitted to the remainder property abutting the highway facility.

Along the proposed right-of-way line, access may be permitted in accordance with the Access Management Manual Guidelines.

** The monument described and 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 the Texas Department of Transportation.

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

I, John David Kenney, hereby certify that the above description is true and correct and depicts a survey made on the ground under my supervision on June 3, 2024.


John David Kenney, RPLS 2080
RODS Surveying Inc.
6810 Lee Road
Spring, Texas 77379
Phone (281)-257-4020
TBPELS Surveying Firm # 10030700



06-03-2024
Date

**JUAN JOSE TREVINO
SURVEY, ABS. NO. 22**

ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24
M. R. H. C. T.



POC PARCEL 58
FND 5/8" IR

S 81° 25' 18" E
216.02'

REMAINDER OF THE WEST 10 AC.
OF LOT 10, BLOCK 54,
ALAMO LAND AND
SUGAR COMPANY SUBDIVISION
(VOL. 1301, PG. 275
D. R. H. C. T.)
SYLVIA PEREZ
PROBATE P-39593
FILED SEPTEMBER 6, 2019
P. W. R. H. C. T.

POB PARCEL 58
N=16,614,056.69
E=1,119,057.06
STA=330+87.32
O/S=161.39' LT
FND 1/2" IR BEARS
S 81° 25' 18" E, 0.32'

330+00

58

7,006 AC.
305,161 SF

PROPOSED R.O.W. LINE

EXISTING
R.O.W. LINE

EXISTING
R.O.W. LINE
CINDY-WINDY DRIVE
50' R.O.W.

RODS
HOUSTON - SAN ANTONIO - LAREDO - EDINBURG
SURVEYING & UTILITIES
TBPLS 10030700

6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055

Texas Department of Transportation

DISTRICT: #21	PARCEL 58 P00087659.001 PAGE 5 OF 13	COUNTY HIDALGO
C.C.S.J. 3629-01-001 R.C.S.J. 3629-01-004	SH 68	SURVEY DATE 06/2024
R.O.W. ACQUISITION: 7.006 AC. (305,161 SF.)		
CALCULATED: 7.006 AC. REMAINDER: 0 AC.		

PARENT TRACT INSET
PARCEL 58
N.T.S.

LEGEND

ROW MAPPING

- SET 5/8" IRON ROD W/TXDOT "R.O.W."
- SET 5/8" IRON ROD W/TXDOT "PROPERTY CORNER"
- ALUMINUM CAP (UNLESS OTHERWISE NOTED)
- FOUND MONUMENT (UNLESS OTHERWISE NOTED)
- △ SET TXDOT TYPE II MONUMENT (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT
- IR IRON ROD
- IP IRON PIPE
- "A.D.L." ACCESS DENIAL LINE
- PROPERTY LINE
- COMMON OWNERSHIP LINE
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- O/S BASELINE OFFSET
- R.O.W. RIGHT OF WAY
- STA BASELINE STATION
- 2500+00 BASELINE STATION
- OFFICIAL PUBLIC RECORDS HIDALGO COUNTY TEXAS
- DEED RECORDS HIDALGO COUNTY TEXAS
- M.R.H.C.T. MAP RECORDS HIDALGO COUNTY TEXAS

- B.L. BUILDING LINE
- ABSTRACT BOUNDARY LINE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- EXISTING ACCESS DENIAL LINE
- PROPOSED ACCESS DENIAL LINE (A.D.L.)
- SURVEY LINE
- EASEMENT LINE
- PARCEL NUMBER

- OWNER INFORMATION
- EASEMENT INFORMATION
- NOT TO SCALE
- UNABLE TO SET

58

O-1

E-1

N.T.S.
U.T.S.

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983 (NAD83) (2011 ADJ. EPOCH 2010.00).
2. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 18).
3. COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES, AND MAY BE CONVERTED TO NAD83 (GRID) VALUES BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR FOR HIDALGO COUNTY OF 1.000040.
4. HORIZONTAL COORDINATES AND ELEVATIONS ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS MEASURED FROM TXDOT CORS TXPR DURING OCTOBER 2022.
5. EXISTING CONTROL DATA, PROVIDED IN THE FORM OF SURVEY CONTROL INDEX SHEET NOS 1-4, FOR FUTURE SH 68, CSJ 3626-01-001, AND BEARING AN RPLS SEAL DATED 10/06/22, WAS VERIFIED AS GOOD, MEETING OR EXCEEDING ACCEPTABLE TOLERANCES.
6. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.
7. ALONG THE PROPOSED RIGHT OF WAY LINE ACCESS MAY BE PERMITTED IN ACCORDANCE WITH THE ACCESS MANAGEMENT MANUAL GUIDELINES
8. ** THE MONUMENT DESCRIBED AND 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 THE TEXAS DEPARTMENT OF TRANSPORTATION.
9. DATE OF SURVEY DURING THE MONTH OF JUNE 2024.
10. ABSTRACTING PERFORMED BY RODS SURVEYING, INC. DURING THE MONTHS OF AUGUST 2023 TO JANUARY 2024.



I, JOHN DAVID KENNEY, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE HEREON MAP OR PLAT IS TRUE AND CORRECT AND DEPICTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH JUNE 2024.

John David Kenney

06/03/2024

DATE

JOHN DAVID KENNEY, RPLS 2080
RODS SURVEYING, INC.
TBPELS SURVEYING FIRM REG. NO. 10030700
6810 LEE RD. SUITE 100, SPRING, TX 77379
TEL. 281-257-4020

RODS

HOUSTON - SAN ANTONIO - LAREDO - EDINBURG
SURVEYING & UTILITIES
TBPE F-10055
TBPLS 10030700

6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055
TBPLS 10030700



Texas Department of Transportation

DISTRICT: #21	PARCEL 58 P00087659.001 PAGE 6 OF 13	COUNTY HIDALGO
		SURVEY DATE 06/2024
C.C.S.J. 3629-01-001 R.C.S.J. 3629-01-004	SH 68	
R.O.W. ACQUISITION: 7.006 AC. (305,161 SF.)		CALCULATED: 7.006 AC. REMAINDER: 0 AC.

CONTINUING NOTES:

11. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH A LIMITED TITLE CERTIFICATE PROVIDED BY COURTHOUSE DIRECT.COM(COURTHOUSE SPECIALISTS) OF# 2443424A-44 DATED JUNE 03, 2024 , EFFECTIVE DATE MAY 26, 2024

SUBJECT TO FOLLOWING EASEMENTS:

- ROADS, EASEMENT AND RESERVATION AS SET FORTH PER PALT RECORD IN VOLUME 1, PAGE 24 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.
- RIGHT OF WAY EASEMENT CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NUMBER TWO AS RECORDED IN VOLUME 19, PAGE 201 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS.
- RIGHT OF WAY EASEMENT AS RECORDED IN VOLUME 25, PAGE 312 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS.
- RIGHT OF WAY EASEMENT TO NORTH ALAMO WATER SUPPLY CORPORATION AS RECORDED IN VOLUME 1785, PAGE 364 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS. (NOT APPLICABLE)

12. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
13. THE COLORED LINES SHOWN HEREON REPRESENT UNDERGROUND UTILITIES PROVIDED BY OTHERS. THE SURVEYOR MAKES NO STATEMENT, ASSURANCE, OR GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SAID MARKINGS.

UTILITY LEGEND

LIMITS OF UTILITY INVESTIGATION

ELECTRIC

GAS / PIPELINES

TELEPHONE / CABLE / FIBER OPTIC

WATER



HOUSTON - SAN ANTONIO - LAREDO - EDINBURG
SURVEYING & UTILITIES

6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055
TBPLS 10030700



Texas Department of Transportation

DISTRICT: #21	PARCEL 58 P00087659.001 PAGE 7 OF 13	COUNTY HIDALGO
C.C.S.J. 3629-01-001	SH 68	SURVEY DATE 06/2024
R.C.S.J. 3629-01-004		
R.O.W. ACQUISITION: 7.006 AC. (305,161 SF.)		REMAINDER: 0 AC.
CALCULATED: 7.006 AC.		

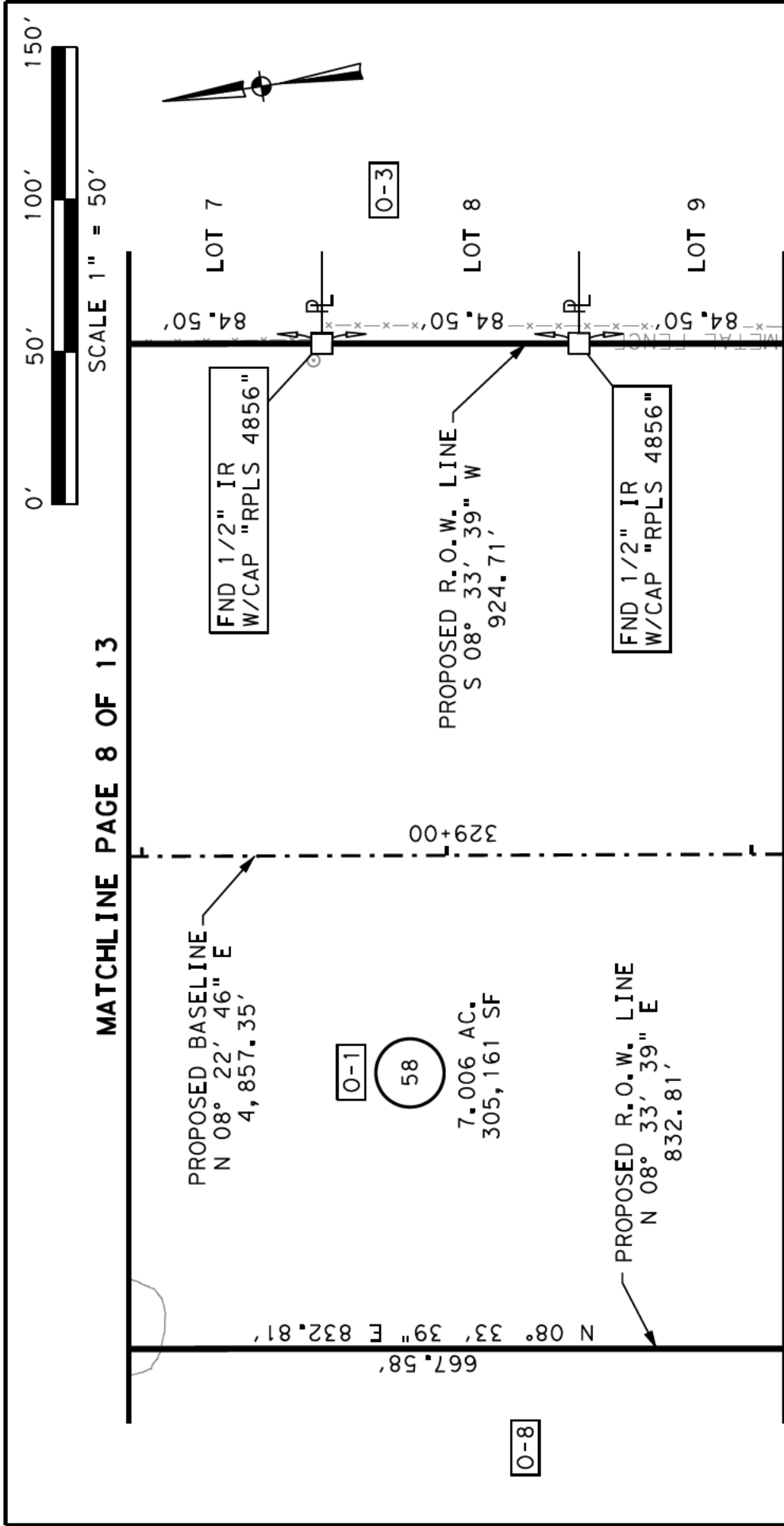


JUAN JOSE TREVINO
SURVEY, ABS. NO. 22

ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24
M.R.H.C.T.

SEE PAGE 13 OF 13
FOR OWNER INFORMATION.

RODS HOUSTON - SAN ANTONIO - LAREDO - EDINBURG SURVEYING & UTILITIES		6810 LEE ROAD, STE. 100 SPRING, TX 77379 TEL (281) 257-4020 FAX (281) 257-4021 TBPE F-10055 TBPLS 10030700	
		COUNTY HIDALGO SURVEY DATE 06/2024	
DISTRICT: #21 C.C.S.J. 3629-01-001 R.C.S.J. 3629-01-004	PARCEL 58 P00087659-001 PAGE 8 OF 13		SH 68
	R.O.W. ACQUISITION: 7.006 AC. (305,161 SF.) CALCULATED: 7.006 AC. REMAINDER: 0 AC.		



ALAMO LAND AND SUGAR COMPANY SUBDIVISION
VOL. 1, PG. 24
M.R.H.C.T.

JUAN JOSE TREVINO SURVEY, ABS. NO. 22

RODS
HOUSTON - SAN ANTONIO - LAREDO - EDINBURG
SURVEYING & UTILITIES
TBPLS 10030700

6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055

DISTRICT: #21	PARCEL 58	COUNTY
C.C.S.J. 3629-01-001	P00087659.001	HIDALGO
R.C.S.J. 3629-01-004	PAGE 9 OF 13	
	SH 68	SURVEY DATE
		06/2024

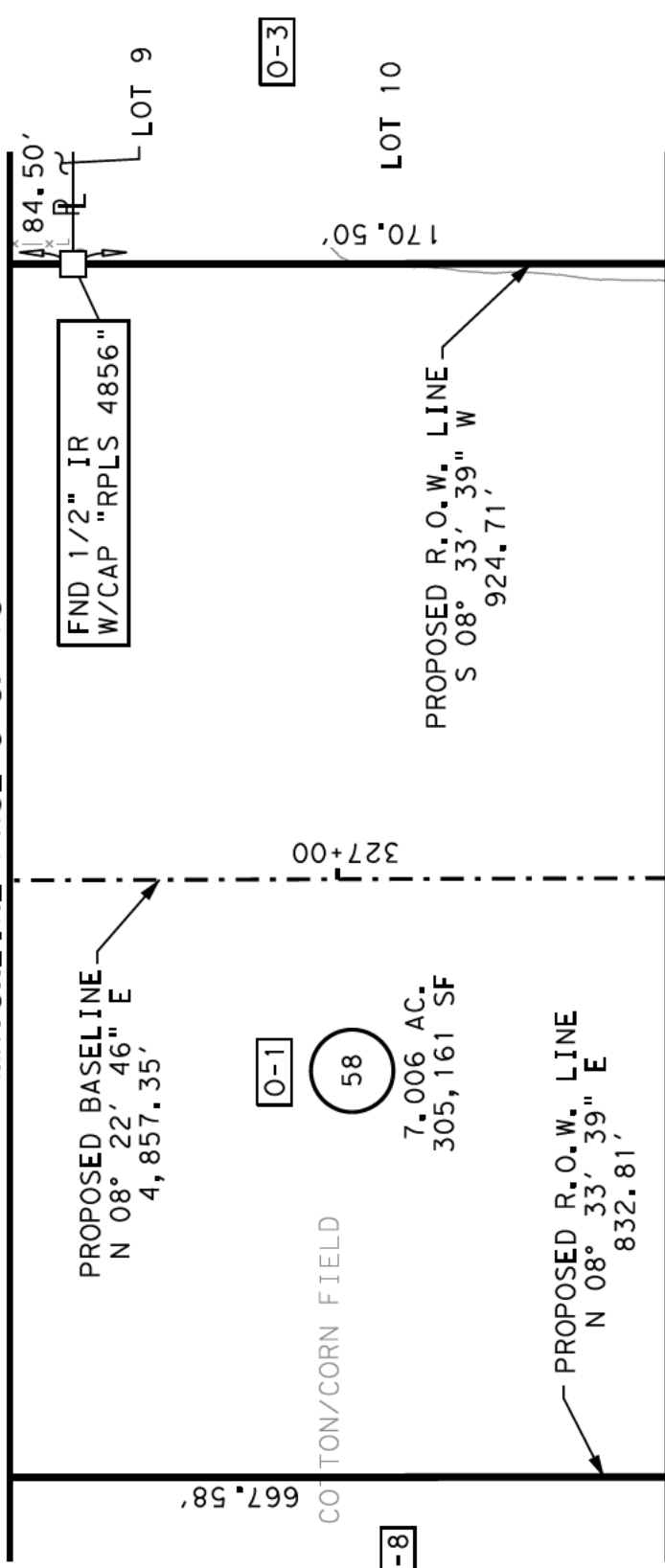
R.O.W. ACQUISITION: 7.006 AC. (305,161 SF.)
CALCULATED: 7.006 AC. REMAINDER: 0 AC.

SEE PAGE 13 OF 13 FOR OWNER INFORMATION.

N:\RJ RIVERA ASSOCIATES 530\21412001\CAD\PARCEL PLATS\Phase 1\MRF362901001*Parcel-58*10.dgn

MATCHLINE PAGE 9 OF 13

MATCHLINE PAGE 11 OF 13



ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24
M.R.H.C.T.

**JUAN JOSE TREVINO
SURVEY, ABS. NO. 22**

HOUSTON - SAN ANTONIO - LAREDO - EDINBURG
SURVEYING & UTILITIES
TBPLS 10030700

6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055

Texas Department of Transportation

DISTRICT: #21	PARCEL 58 P00087659.001 PAGE 10 OF 13	COUNTY HIDALGO
C.C.S.J. 3629-01-001	SH 68	SURVEY DATE 06/2024
R.C.S.J. 3629-01-004		
R.O.W. ACQUISITION: 7.006 AC. (305,161 SF.)		REMAINDER: 0 AC.
CALCULATED: 7.006 AC.		

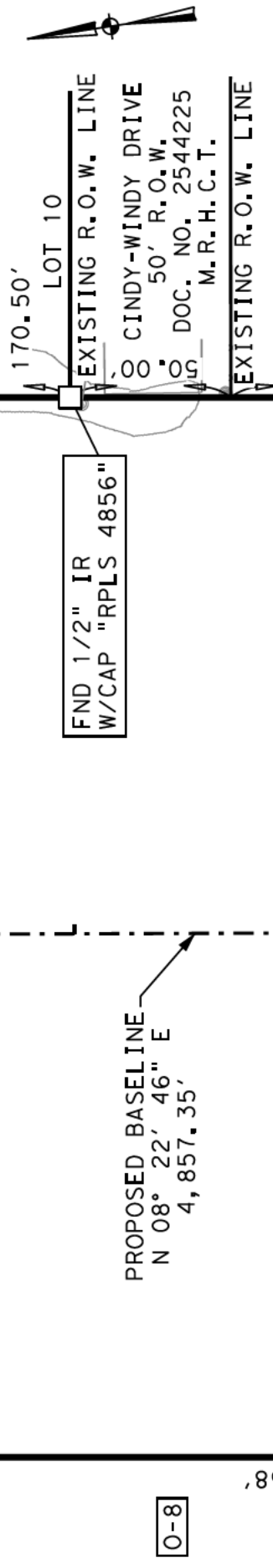
SEE PAGE 13 OF 13
FOR OWNER INFORMATION.

MATCHLINE PAGE 10 OF 13

MATCHLINE PAGE 12 OF 13

SCALE 1" = 50'

0' 50' 100' 150'



FND 1 1/2" IR
W/CAP "RPLS 4856"

EXISTING R.O.W. LINE
CINDY-WINDY DRIVE
50' R.O.W.
DOC. NO. 2544225
M.R.H.C.T.

EXISTING R.O.W. LINE

O-1

58

7.006 AC.
305,161 SF

325+00

PROPOSED R.O.W. LINE
N 08° 33' 39" E
832.81'

PROPOSED R.O.W. LINE
S 08° 33' 39" W
924.71'

STA 324+19.74
O/S 163.50' LT
FND 5/8" IR BEARS,
N 70° 41' 19" E, 1.02'

O-7

RODS
HOUSTON - SAN ANTONIO - LAREDO - EDINBURG
SURVEYING & UTILITIES
TBPLS 10030700

6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055

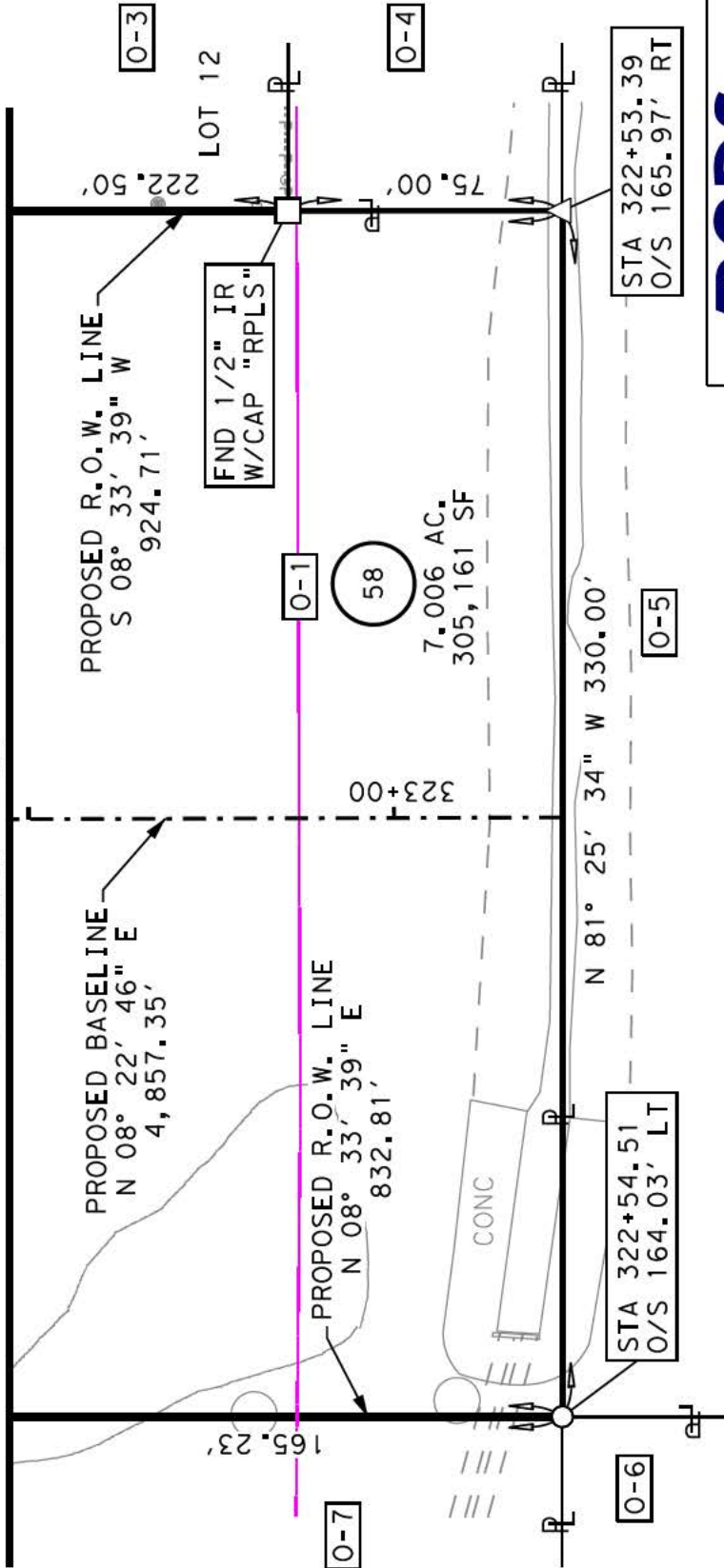
Texas Department of Transportation		COUNTY	HIDALGO
DISTRICT:	PARCEL 58	SURVEY DATE	
#21	P00087659.001		
C.C.S.J.	PAGE 11 OF 13	SH 68	
3629-01-001			
R.C.S.J.		06/2024	
3629-01-004			
R.O.W. ACQUISITION: 7.006 AC. (305,161 SF.)		REMAINDER: 0 AC.	
CALCULATED: 7.006 AC.			

JUAN JOSE TREVINO
SURVEY, ABS. NO. 22

ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24
M.R.H.C.T.

SEE PAGE 13 OF 13
FOR OWNER INFORMATION.

MATCHLINE PAGE 11 OF 13



ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24
M.R.H. C.T.

**JUAN JOSE TREVINO
SURVEY, ABS. NO. 22**

RODS
HOUSTON - SAN ANTONIO - LAREDO - EDINBURG
SURVEYING & UTILITIES
TBPLS 10030700

6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055

Texas Department of Transportation

DISTRICT: #21		PARCEL 58	COUNTY HIDALGO
C.C.S.J. 3629-01-001		P00087659.001	
R.C.S.J. 3629-01-004		PAGE 12 OF 13	
		SH 68	SURVEY DATE 06/2024

R.O.W. ACQUISITION: 7.006 AC. (305,161 SF.)

CALCULATED: 7.006 AC. REMAINDER: 0 AC.

SEE PAGE 13 OF 13
FOR OWNER INFORMATION.

N:\RJ RIVERA ASSOCIATES 530\21412001\CAD\PARCEL PLATS\Phase 1\MRF362901001*Parcel-58*13.dgn

County:	Hidalgo	August 13, 2024
Highway:	SH 68	TxDOT CONNECT Parcel ID: P00089390.001
Limits:	From U.S. 83 to FM 1925	Parcel 127
ROW Project No.:	R00004505	Page 1 of 7
RCSJ Number:	3629-01-004	
CCSJ Number:	3629-01-001	

Property Description for Parcel 127 (P00089390.001)

Being a 0.5000 acre (21,780 square feet) parcel of land located in Lot 4, Block 3, R. B. Curry Survey No. 3, Abstract 759, Hidalgo County, Texas, according to the Map or Plat thereof, recorded in Volume 2, Page 23 of the Map Records, Hidalgo County, Texas (M.R.H.C.T.), same being all of Lot 67 of Magnolia Village Subdivision (according to the Map or Plat thereof, recorded in Volume 33, Page 121 M.R.H.C.T.), conveyed from Heike Brigitte Valdez, f/k/a/ Heike Brigitte Villareal to Julian Javier Escobedo, Jr. & April Frances Cantu, described in Warranty Deed with Vendor's Lien executed March 26, 2018, recorded in Document No. 2927421 of the Official Public Records of Hidalgo County, Texas (O.P.R.H.C.T.), said 0.5000 acre (21,780 square feet) parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found at the north common corner of Lot 64 and Lot 65 of said Magnolia Subdivision, also being in the south right-of-way line of **Magnolia Circle** (50' right-of-way width, according to Volume 33, Page 121 M.R.H.C.T.), thence as follows;

NORTH 80° 59' 12" WEST, along the common line of said Lot 65 and said **Magnolia Circle** right-of-way, at a distance of **33.03 feet** passing a Texas Department of Transportation (TxDOT) Type II monument set at an angle point in the proposed east right-of-way line of State Highway 68 (SH 68), a variable width right-of-way, located 178.67 feet right of the proposed SH 68 Baseline station 517+37.11, continuing along said common line and along said proposed east right-of-way line of SH 68, at a distance of **47.04 feet** passing a 5/8-inch iron rod with a TxDOT aluminum cap stamped "PROPERTY CORNER" set at an angle point in said proposed SH 68 east right-of-way line, located 165.00 feet right of the proposed SH 68 Baseline station 517+40.19, at a distance of **97.07 feet** passing a 1/2-inch iron rod found at the north common corner of said Lot 65 and Lot 66 of said Magnolia Subdivision, continuing for a total distance of **194.14 feet** to a 1/2-inch iron rod found at the north common corner of said Lot 66 and said Lot 67, for the northeast corner and the **POINT OF BEGINNING** of the herein described parcel, having surface coordinates of (N=16,631,921.11 and E=1,121,471.49), located 21.51 feet right of the proposed SH 68 Baseline station 517+72.58;

August 13, 2024
TxDOT CONNECT Parcel ID: P00089390.001
Parcel 127
Page 2 of 7

1. **THENCE, SOUTH 09° 06' 48" WEST**, along the common line of said Lot 66 and said Lot 67, at a distance of **199.37 feet** passing a 1/2-inch iron rod found in the north right-of-way line of a Swale Easement (15.0 right-of-way width, according to Volume 33, Page 121 M.R.H.C.T.), continuing for a total distance of **224.37 feet** to a calculated point at the south common corner of said Lots 66 and 67, also being in the north right-of-way line of called 1.56 acre tract "Second Tract", conveyed to Hidalgo County Water Control & Improvement District No. 1 a/k/a Hidalgo County Irrigation District No. 1, described in the Deed executed December 5, 1928, recorded in Volume 292, Page 119 of the Deed Records, Hidalgo County, Texas (D.R.H.C.T.), for the southeast corner of the herein described parcel, located 28.26 feet left of the proposed SH 68 Baseline station 515+53.80;
2. **THENCE, NORTH 80° 59' 12" WEST**, along the common line of said Lot 67 and said 1.56 acre tract, a distance of **97.07 feet** to a calculated point at the south common corner of said Lot 67 and Lot 68 of said Magnolia Subdivison, for the southwest corner of the herein described parcel, located 122.95 feet left of the proposed SH 68 Baseline station 515+75.16;
3. **THENCE, NORTH 09° 06' 48" EAST**, along the common line of said Lot 67 and said Lot 68, at a distance of **25.00 feet** passing a 1/2-inch iron rod (bent) found in said north right-of-way line of a Swale Easement, continuing for a total distance of **224.37 feet** to a 1/2-inch iron rod found in the south right-of-way line of said **Magnolia Circle**, also being at the north common corner of said Lots 67 and 68, for the northwest corner of the herein described parcel;
4. **THENCE, SOUTH 80° 59' 12" EAST**, along the common line of said Lot 67 and said **Magnolia Circle** right-of-way, a distance of **97.07 feet** to the **POINT OF BEGINNING** and containing 0.5000 acre (21,780 square feet) parcel of land.

August 13, 2024
TxDOT CONNECT Parcel ID: P00089390.001
Parcel 127
Page 3 of 7

Notes:

All bearings and coordinates shown hereon are based on the Texas Coordinate System, South Zone (4205), North American Datum of 1983 (NAD83) (2011 adj. EPOCH 2010.00).

All elevations shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88) (GEOID 18).

Coordinates and distances are U.S. Survey Feet, displayed in surface values, and may be converted to NAD83 (grid) values by dividing by the surface adjustment factor for Hidalgo County, 1.000040.

Horizontal coordinates and elevations are based on redundant GPS RTN observations measured from TxDOT CORS TXPR during October 2022.

Existing control data, provided in the form of Survey Control Index Sheet Nos 1-4. for future SH 68, CSJ 3626-01-001, and bearing an RPLS seal dated 10/06/22, was verified as good, meeting or exceeding acceptable tolerances.

Date of Survey during the month of August 2024.

Abstracting performed by RODS Surveying, Inc. during the months of August 2023 to January 2024.

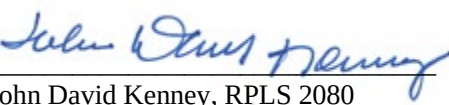
Access will be permitted to the remainder property abutting the highway facility.

Along the proposed right-of-way line, access may be permitted in accordance with the Access Management Manual Guidelines.

** The monument described and 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 the Texas Department of Transportation.

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

I, John David Kenney, hereby certify that the above description is true and correct and depicts a survey made on the ground under my supervision on August 13, 2024.


John David Kenney, RPLS 2080
RODS Surveying Inc.
6810 Lee Road
Spring, Texas 77379
Phone (281)-257-4020
TBPELS Surveying Firm # 10030700



08-13-2024
Date

**RB CURRY SURVEY NO. 3,
ABS. NO. 759**

MAGNOLIA CIRCLE
50' R.O.W.

EXISTING R.O.W. LINE

LOT 67
JULIAN JAVIER ESCOBEDO, JR.
& APRIL FRANCES CANTU
DOC. NO. 2927421
EXECUTED MARCH 26, 2018
O.P.R.H.C.T.

N 80° 59' 12" W
194.14'

POB PARCEL 127
FND 1 1/2" IR

POB PARCEL 127
N=16,631,921.11
E= 1,121,471.49
STA=517+72.58
O/S=21.51' RT
FND 1 1/2" IR

517+00
PROPOSED BASELINE

127

0.5000 AC.
21,780 SF.

MAGNOLIA VILLAGE
SUBDIVISION
VOL. 33 PG. 121
M.R.H.C.T.

PARENT TRACT INSET
PARCEL 127
N.T.S.

RODS
HOUSTON - SAN ANTONIO - LAREDO - EDINBURG
SURVEYING & UTILITIES
TBPLS 10030700

6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055

Texas Department of Transportation

DISTRICT: #21	PARCEL 127 P00089390.001 PAGE 4 OF 7	COUNTY HIDALGO
C.C.S.J. 3629-01-001	SH 68	SURVEY DATE 08/2024
R.C.S.J. 3629-01-004	R.O.W. ACQUISITION: 0.5000 AC. (21,780 SF.)	
CALLED 0.50 AC.		REMAINDER: 0 AC.

N:\RJ RIVERA ASSOCIATES 530\21412001\CAD\PARCEL PLATS\Phase 1\MRF362901001*Porcel-1-127*5.dgn

LEGEND

ROW MAPPING

- SET 5/8" IRON ROD W/TXDOT "R.O.W." ALUMINUM CAP (UNLESS OTHERWISE NOTED)
- SET 5/8" IRON ROD W/TXDOT "PROPERTY CORNER" ALUMINUM CAP (UNLESS OTHERWISE NOTED)
- FOUND MONUMENT (UNLESS OTHERWISE NOTED)
- SET TXDOT TYPE II MONUMENT (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT
- IR IRON ROD
- IP IRON PIPE
- "A.D.L." ACCESS DENIAL LINE
- PROPERTY LINE
- COMMON OWNERSHIP LINE
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- O/S BASELINE OFFSET
- R.O.W. RIGHT OF WAY
- STA BASELINE STATION
- 2500+00 BASELINE STATION
- OFFICIAL PUBLIC RECORDS HIDALGO COUNTY TEXAS
- DEED RECORDS HIDALGO COUNTY TEXAS
- MAP RECORDS HIDALGO COUNTY TEXAS

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983 (NAD83) (2011 ADJ. EPOCH 2010.00).
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 18).
- COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES, AND MAY BE CONVERTED TO NAD83 (GRID) VALUES BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR FOR HIDALGO COUNTY OF 1.000040.
- HORIZONTAL COORDINATES AND ELEVATIONS ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS MEASURED FROM TXDOT CORS TXPR DURING OCTOBER 2022.
- EXISTING CONTROL DATA, PROVIDED IN THE FORM OF SURVEY CONTROL INDEX SHEET NOS 1-4, FOR FUTURE SH 68, CSJ 3626-01-001, AND BEARING AN RPLS SEAL DATED 10/06/22, WAS VERIFIED AS GOOD, MEETING OR EXCEEDING ACCEPTABLE TOLERANCES.
- ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.
- ALONG THE PROPOSED RIGHT OF WAY LINE ACCESS MAY BE PERMITTED IN ACCORDANCE WITH THE ACCESS MANAGEMENT MANUAL GUIDELINES
- ** THE MONUMENT DESCRIBED AND 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 THE TEXAS DEPARTMENT OF TRANSPORTATION.
- DATE OF SURVEY DURING THE MONTH OF AUGUST 2024.
- ABSTRACTING PERFORMED BY RODS SURVEYING, INC. DURING THE MONTHS OF AUGUST 2023 TO JANUARY 2024.

- B.L.
- BUILDING LINE
- ABSTRACT BOUNDARY LINE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- EXISTING ACCESS DENIAL LINE
- PROPOSED ACCESS DENIAL LINE (A.D.L.)

- SURVEY LINE
- EASEMENT LINE

- PARCEL NUMBER

- OWNER INFORMATION
- EASEMENT INFORMATION

- NOT TO SCALE
- UNABLE TO SET



- N.T.S.
- U.T.S.



I, JOHN DAVID KENNEY, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE HEREON MAP OR PLAT IS TRUE AND CORRECT AND DEPICTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH AUGUST 2024.

John David Kenney

JOHN DAVID KENNEY, RPLS 2080

RODS SURVEYING, INC.

TBPELS SURVEYING FIRM REG. NO. 10030700

6810 LEE RD. SUITE 100, SPRING, TX 77379

TEL. 281-257-4020

08/13/2024

DATE

RODS HOUSTON - SAN ANTONIO - LAREDO - EDINBURG SURVEYING & UTILITIES TBPE 10030700		6810 LEE ROAD, STE. 100 SPRING, TX 77379 TEL (281) 257-4020 FAX (281) 257-4021 TBPE F-10055	
Texas Department of Transportation			
DISTRICT: #21	PARCEL 127 P00089390.001 PAGE 5 OF 7	COUNTY HIDALGO	
C.C.S.J. 3629-01-001 R.C.S.J.	SH 68	SURVEY DATE 08/2024	
3629-01-004			
R.O.W. ACQUISITION: 0.5000 AC. (21,780 SF.)		REMAINDER: 0 AC.	

CONTINUING NOTES:

11. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH A LIMITED TITLE CERTIFICATE PROVIDED BY COURTHOUSE DIRECT.COM(COURTHOUSE SPECIALISTS) CF#2443424A-95 DATED AUGUST 22, 2024, EFFECTIVE DATE AUGUST 18, 2024.

SUBJECT TO FOLLOWING EASEMENTS:

- ROADS, EASEMENT AND RESERVATION AS SET FORTH PER PLAT RECORDED IN VOLUME 2, PAGE 23 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.
- 15' SWALE EASEMENT AS SET FORTH PER PLAT RECORDED IN VOLUME 33, PAGE 121 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.
- 15' UTILITY EASEMENT AS SET FORTH PER PLAT RECORDED IN VOLUME 33, PAGE 121 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.
- 25' IRRIGATION EASEMENT AS SET FORTH PER PLAT RECORDED IN VOLUME 33, PAGE 121 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.
- 12. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

13. THE COLORED LINES SHOWN HEREON REPRESENT UNDERGROUND UTILITIES PROVIDED BY OTHERS. THE SURVEYOR MAKES NO STATEMENT, ASSURANCE, OR GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SAID MARKINGS.

UTILITY LEGEND

LIMITS OF UTILITY INVESTIGATION

ELECTRIC

GAS / PIPELINES

TELEPHONE / CABLE / FIBER OPTIC

WATER



HOUSTON - SAN ANTONIO - LAREDO - EDINBURG
SURVEYING & UTILITIES

6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055
TBPLS 10030700



Texas Department of Transportation

DISTRICT: #21	PARCEL 127 P00089390.001 PAGE 6 OF 7	COUNTY HIDALGO
C.C.S.J. 3629-01-001	SH 68	SURVEY DATE 08/2024
R.C.S.J. 3629-01-004		
R.O.W. ACQUISITION: 0.5000 AC. (21,780 SF.)		
CALLED 0.50 AC.		REMAINDER: 0 AC.



RODS
HOUSTON - SAN ANTONIO - LAREDO - EDINBURG
SURVEYING & UTILITIES
TBPLS 10030700

6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055

Texas Department of Transportation

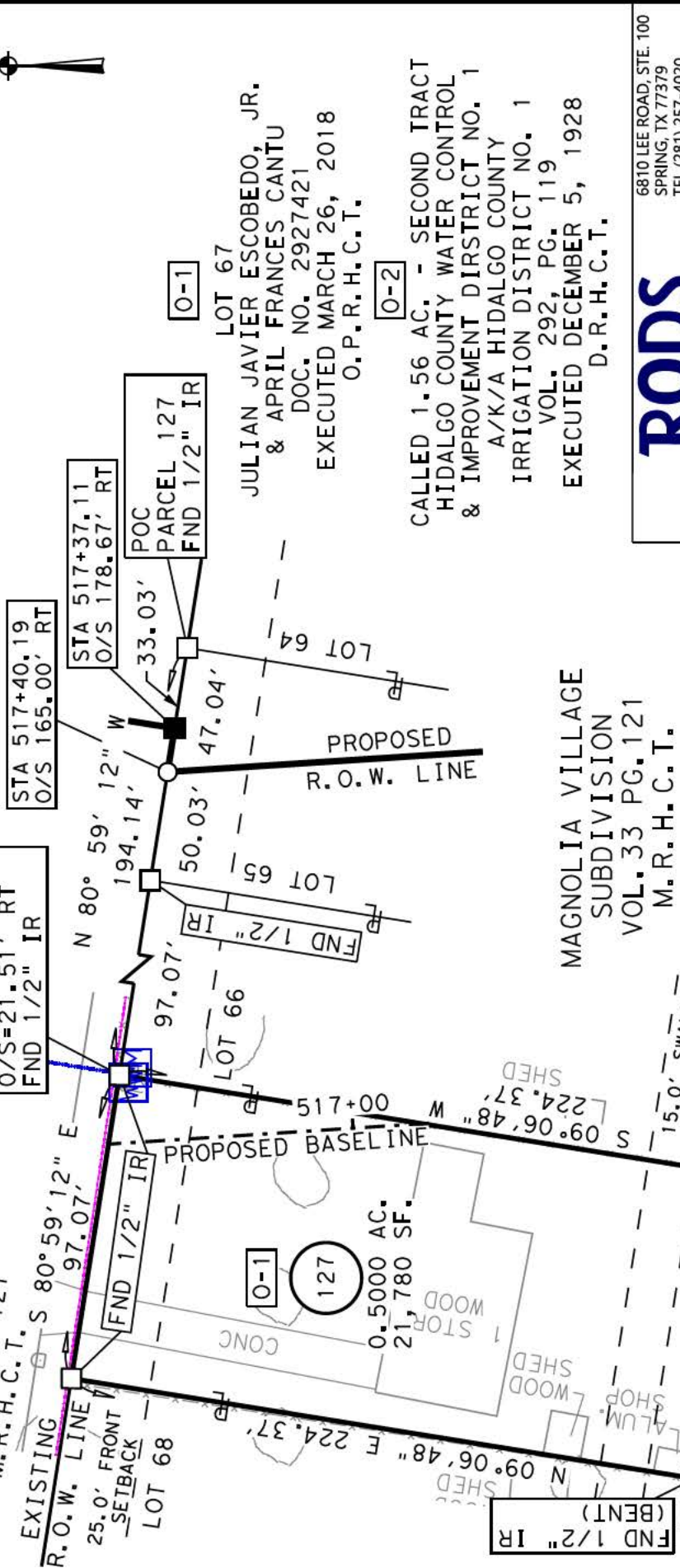
DISTRICT: #21	PARCEL 127	COUNTY
C.C.S.J. 3629-01-001	P00089390.001	HIDALGO
R.C.S.J. 3629-01-004	PAGE 7 OF 7	
	SH 68	SURVEY DATE 08/2024
R.O.W. ACQUISITION: 0.5000 AC. (21,780 SF.)		REMAINDER: 0 AC.



**RB CURRY SURVEY NO. 3,
ABS. NO. 759**

POB PARCEL 127
N=16,631,921.11
E=1,121,471.49
STA=517+72.58
O/S=21.51' RT
FND 1/2" IR

MAGNOLIA CIRCLE
50' R.O.W.
VOL. 33, PG. 121
M.R.H.C.T.



LOT 67
JULIAN JAVIER ESCOBEDO, JR.
& APRIL FRANCES CANTU
DOC. NO. 2927421
EXECUTED MARCH 26, 2018
O.P.R.H.C.T.

LOT 64
CALLED 1.56 AC. - SECOND TRACT
HIDALGO COUNTY WATER CONTROL
& IMPROVEMENT DISTRICT NO. 1
A/K/A HIDALGO COUNTY
IRRIGATION DISTRICT NO. 1
VOL. 292, PG. 119
EXECUTED DECEMBER 5, 1928
D.R.H.C.T.

MAGNOLIA VILLAGE
SUBDIVISION
VOL. 33 PG. 121
M.R.H.C.T.

FND 1/2" IR
(BENT)

STA 515+53.80
O/S 28.26' LT

[O-2]

STA 515+75.16
O/S 122.95' LT

FND 1/2" IR

FND 1/2" IR

[O-1]

FND 1/2" IR

POC
PARCEL 127
FND 1/2" IR

[O-2]

[O-1]

County:	Hidalgo	September 2, 2024
Highway:	SH 68	TxDOT CONNECT Parcel ID: P00090587.001
Limits:	From U.S. 83 to FM 1925	Parcel 59
ROW Project No.:	R00004505	Page 1 of 8
RCSJ Number:	3629-01-004	
CCSJ Number:	3629-01-001	

Property Description for Parcel 59 (P00090587.001)

Being a 0.9242 acre (40,260 square feet) parcel of land located in the Juan Jose Trevino Survey, Abstract Number 22, in Hidalgo County, Texas, being all of Lot 3 of San Marcos Acres No. 2 Subdivision, according to the Map or Plat thereof, recorded in Book 28, Page 32B of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), conveyed from SYLVIA S. GARZA, a single person to CIRILO GARZA, a single person, described in Special Warranty Deed, executed October 20, 2010, recorded in Document No. 2010-2153560 of the Official Public Records of Hidalgo County, Texas (O.P.R.H.C.T.), said 0.9242 acre (40,260 square feet) parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with a plastic cap stamped “RPLS 4856” found at the east common corner of Lots 5 and 6 of San Pablo Subdivision (recorded in Document No. 2544225 M.R.H.C.T.), also being in the west right-of-way line of **Ro-Mo Drive** (50’ right-of-way width, according to Document No. 2544225 M.R.H.C.T.), thence as follows;

NORTH 81° 26’ 16” WEST, along the common line of said Lots 5 and 6, a distance of **258.00 feet** to a 1/2-inch iron rod with a plastic cap stamped “RPLS 4856” found at the west common corner of said Lots 5 and 6, and in the east line of the remainder of the West 10 acre tract of Lot 10, Block 54 of Alamo Land and Sugar Company Subdivision (recorded in Volume 1, Page 24 M.R.H.C.T.), originally conveyed from Haskell C. Stowe and wife, Louise C. Stowe to Abel Salazar in Deed executed October 12, 1971, recorded in Volume 1301, Page 275 of the Deed Records of Hidalgo County, Texas (D.R.H.C.T.), and subsequently conveyed from Olga Villarreal Salazar to Sylvia Perez, in the Probate of Will, Filed September 6, 2019, recorded in P-39593 of the Probate of Will Records of Hidalgo County, Texas (P.W.R.H.C.T.), also being in the proposed east right-of-way line of State Highway 68 (SH 68), a variable width right-of-way;

NORTH 08° 33’ 39” EAST, along the common line of said Lot 5 and said Perez tract, and with the proposed east right-of-way line of said SH 68, a distance of **68.71 feet** to a 1-inch pvc pipe found over a 1/2-inch iron rod at the east common corner of said Perez tract and said Lot 3 of San Marcos Subdivision, for the southeast corner and **POINT OF BEGINNING** of the herein described parcel, having surface coordinates of (N=16,614,098.37 and E=1,119,397.05), located 168.90 feet right of the proposed SH 68 Baseline station 331+78.10;

September 2, 2024
TxDOT CONNECT Parcel ID: P00090587.001
Parcel 59
Page 2 of 8

1. **THENCE, NORTH 81° 25' 12" WEST**, along the common line of said Lot 3 of San Marcos Subdivision, and said Perez tract, a distance of **110.00 feet** to a 1/2-inch iron rod found at the south common corner of said Lot 3 and Lot 2 of said San Marcos Subdivision, for the southwest corner of the herein described parcel;
2. **THENCE, NORTH 08° 33' 39" EAST**, along the common line of said Lots 2 and 3 of San Marcos Subdivision, a distance of **366.01 feet** to a 1/2-inch iron rod in concrete found in the south right-of-way line of **Alberta Road** (60' right-of-way width, according to Volume 1410, Page 417 O.P.R.H.C.T., and (Book 28, Page 32B & Volume 1, Page 24 M.R.H.C.T.)), also being at the north common corner of said Lots 2 and 3, for the northwest corner of the herein described parcel;
3. **THENCE, SOUTH 81° 25' 02" EAST**, along the common line of said Lot 3 of San Marcos Subdivision and said **Alberta Road** right-of-way, a distance of **110.00 feet** to a 1/2-inch iron rod (leaning) found in the proposed east right-of-way line of said SH 68, also being at the north common corner of said Lot 3 of San Marcos Subdivision and said Lot 1 of San Pablo Subdivision, for the northeast corner of the herein described parcel;
4. **THENCE, SOUTH 08° 33' 39" WEST**, along the common line of said Lot 3 of San Marcos Subdivision and said Lot 1 of San Pablo Subdivision, and along said proposed east right-of-way line of SH 68, at a distance of **96.71 feet** passing the west common corner of said Lots 1 and 2 of San Pablo Subdivision, at a distance of **181.21 feet** passing the west common corner of said Lots 2 and 3 of San Pablo Subdivision, continuing at a distance of **265.71 feet** passing the west common corner of said Lots 3 and 4 of San Pablo Subdivision, continuing at a distance **350.21 feet** passing the west common corner of said Lots 4 and 5 of San Pablo Subdivision, continuing for a total distance of **366.00 feet** to the **POINT OF BEGINNING** and containing 0.9242 acre (40,260 square feet) parcel of land.

September 2, 2024
TxDOT CONNECT Parcel ID: P00090587.001
Parcel 59
Page 3 of 8

Notes:

All bearings and coordinates shown hereon are based on the Texas Coordinate System, South Zone (4205), North American Datum of 1983 (NAD83) (2011 adj. EPOCH 2010.00).

All elevations shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88) (GEOID 18).

Coordinates and distances are U.S. Survey Feet, displayed in surface values, and may be converted to NAD83 (grid) values by dividing by the surface adjustment factor for Hidalgo County, 1.000040.

Horizontal coordinates and elevations are based on redundant GPS RTN observations measured from TxDOT CORS TXPR during October 2022.

Existing control data, provided in the form of Survey Control Index Sheet Nos 1-4. for future SH 68, CSJ 3626-01-001, and bearing an RPLS seal dated 10/06/22, was verified as good, meeting or exceeding acceptable tolerances.

Date of Survey during the month of September 2024.

Abstracting performed by RODS Surveying, Inc. during the months of August 2023 to January 2024.

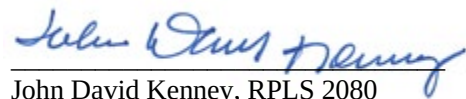
Access will be permitted to the remainder property abutting the highway facility.

Along the proposed right-of-way line, access may be permitted in accordance with the Access Management Manual Guidelines.

** The monument described and 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 the Texas Department of Transportation.

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

I, John David Kenney, hereby certify that the above description is true and correct and depicts a survey made on the ground under my supervision on September 2, 2024.



John David Kenney, RPLS 2080
RODS Surveying Inc.
6810 Lee Road
Spring, Texas 77379
Phone (281)-257-4020
TBPELS Surveying Firm # 10030700



09-02-2024
Date

**JUAN JOSE TREVINO SURVEY,
ABS. NO. 22**

SAN MARCOS ACRES NO. 2
VOL. 28, PG. 32B
M.R.H.C.T.

PROPOSED BASELINE 335+00

PC 334+34.84

N 08° 33' 39" E 68.71'

POB PARCEL 59
N=16,614,098.37
E=1,119,397.05
STA=331+78.10
O/S=168.90' RT
FND 1" PVC PIPE

59

0.9242 AC.
40,260 SF.

LOT 3,
SAN MARCOS GARDENS NO. 2 SUBDIVISION
CIRILO GARZA
DOC. NO. 2010-2153560
EXECUTED OCTOBER 20, 2010
O.P.R.H.C.T.

EXISTING R.O.W. LINE

ALBERTA ROAD
60' R.O.W.

PROPOSED R.O.W. LINE

LOT 5

LOT 6

FND 1 1/2" IR
W/CAP "RPLS 4856"

N 81° 26' 16" W 258.00'

SAN PABLO SUBDIVISION
DOC. NO. 2544225
M.R.H.C.T.

EXISTING R.O.W. LINE

POC PARCEL 59
FND 1 1/2" IR W/CAP
"RPLS 4856"

RO-MO DRIVE
50' R.O.W.

TOTAL DEED AREA
WITHIN EXISTING ROADWAY
0.0758 AC. / 3,300 SF.

PARENT TRACT INSET
PARCEL 59
N.T.S.

RODS
HOUSTON - SAN ANTONIO - LAREDO - EDINBURG
SURVEYING & UTILITIES
TBPLS 10030700

6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055

Texas Department of Transportation		COUNTY	HIDALGO
DISTRICT:	PARCEL 59	SURVEY DATE	
#21	P00090587.001		
C.C.S.J.	PAGE 4 OF 8	SH	68
3629-01-001			
R.C.S.J.			
3629-01-004			
R.O.W. ACQUISITION:		0.9242 AC. (40,260 SF.)	
CALLED 1.00 AC.		REMAINDER: 0 AC.	

LEGEND

ROW MAPPING

- SET 5/8" IRON ROD W/TXDOT "R.O.W."
- SET 5/8" IRON ROD W/TXDOT "PROPERTY CORNER"
- ALUMINUM CAP (UNLESS OTHERWISE NOTED)
- FOUND MONUMENT (UNLESS OTHERWISE NOTED)
- △ SET TXDOT TYPE II MONUMENT (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT
- IR IRON ROD
- IP IRON PIPE
- "A.D.L." ACCESS DENIAL LINE
- P— PROPERTY LINE
- C— COMMON OWNERSHIP LINE
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- O/S BASELINE OFFSET
- R.O.W. RIGHT OF WAY
- STA BASELINE STATION
- 2500+00 BASELINE STATION
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HIDALGO COUNTY TEXAS
- D.R.H.C.T. DEED RECORDS HIDALGO COUNTY TEXAS
- M.R.H.C.T. MAP RECORDS HIDALGO COUNTY TEXAS

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983 (NAD83) (2011 ADJ. EPOCH 2010.00).
2. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 18).
3. COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES, AND MAY BE CONVERTED TO NAD83 (GRID) VALUES BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR FOR HIDALGO COUNTY OF 1.000040.
4. HORIZONTAL COORDINATES AND ELEVATIONS ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS MEASURED FROM TXDOT CORS TXPR DURING OCTOBER 2022.
5. EXISTING CONTROL DATA, PROVIDED IN THE FORM OF SURVEY CONTROL INDEX SHEET NOS 1-4, FOR FUTURE SH 68, CSJ 3626-01-001, AND BEARING AN RPLS SEAL DATED 10/06/22, WAS VERIFIED AS GOOD, MEETING OR EXCEEDING ACCEPTABLE TOLERANCES.
6. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.
7. ALONG THE PROPOSED RIGHT OF WAY LINE ACCESS MAY BE PERMITTED IN ACCORDANCE WITH THE ACCESS MANAGEMENT MANUAL GUIDELINES
8. ** THE MONUMENT DESCRIBED AND 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 THE TEXAS DEPARTMENT OF TRANSPORTATION.
9. DATE OF SURVEY DURING THE MONTH OF SEPTEMBER 2024.
10. ABSTRACTING PERFORMED BY RODS SURVEYING, INC. DURING THE MONTHS OF AUGUST 2023 TO JANUARY 2024.

- BUILDING LINE
- ABSTRACT BOUNDARY LINE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- EXISTING ACCESS DENIAL LINE
- PROPOSED ACCESS DENIAL LINE (A.D.L.)

- SURVEY LINE
- EASEMENT LINE

PARCEL NUMBER

OWNER INFORMATION

EASEMENT INFORMATION

NOT TO SCALE

UNABLE TO SET



I, JOHN DAVID KENNEY, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE HEREON MAP OR PLAT IS TRUE AND CORRECT AND DEPICTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH SEPTEMBER 2024.

John David Kenney

JOHN DAVID KENNEY, RPLS 2080

RODS SURVEYING, INC.

TBPELS SURVEYING FIRM REG. NO. 10030700

6810 LEE RD. SUITE 100, SPRING, TX 77379

TEL. 281-257-4020

09/02/2024

DATE

RODS

HOUSTON - SAN ANTONIO - LAREDO - EDINBURG
SURVEYING & UTILITIES

6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055
TBPLS 10030700



Texas Department of Transportation

DISTRICT: #21	PARCEL 59 P00090587.001		COUNTY HIDALGO
	C.C.S.J. 3629-01-001	PAGE 5 OF 8	SURVEY DATE 09/2024
R.C.S.J. 3629-01-004		SH 68	
R.O.W. ACQUISITION: 0.9242 AC. (40,260 SF.)		CALLED 1.00 AC. REMAINDER: 0 AC.	

JUAN JOSE TREVINO SURVEY, ABS. NO. 22

PROPOSED BASELINE

331+00 N 08° 22' 46" E 332+00 4,857.35' PC 334+34.84

SCALE 1" = 50'



SAN MARCOS ACRES NO. 2

VOL. 28, PG. 32B

M.R.H.C.T.

LOT 2

N 08° 33' 39" E 366.01' (CALLED 366.00')

FND 1 1/2" IR

E-1

POB PARCEL 59
N=16,614,098.37
E=1,119,397.05
STA=331+78.10
O/S=168.90' RT
FND 1" PVC PIPE

O-2

O-3

N 08° 33' 39" E

68.71'

N 81° 25' 12" W

110.00'

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

FND 1 1/2" IR IN CONC.

E-2

1 STONY BRICK

CONC

FND 1 1/2" IR (LEANING)

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

LOT 3

O-1

59

0.9242 AC. 40,260 SF.

N 08° 33' 39" E 366.01' (CALLED 366.00')

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

81° 25' 12" W

25' 12" W

LOT 4

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

LOT 5

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

LOT 6

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

LOT 1

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

96.71'

LOT 2

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.50'

84.5

CURVE TABLE				
NO.	DELTA	RADIUS	ARC	CHD BRG
C1	09° 50' 11"	7,500.00'	1,287.59'	N 03° 27' 41" E
CHD DIST		1,286.01'		

O-1

SAN MARCOS GARDENS NO. 2 SUBDIVISION
CIRILO GARZA
DOC. NO. 2010-2153560
EXECUTED OCTOBER 20, 2010
O.P.R.H.C.T.

E-1

10' UTILITY EASEMENT
VOL. 28, PG. 32B
M.R.H.C.T.

O-2

REMAINDER OF THE WEST 10 AC.
OF LOT 10, BLOCK 54,
ALAMO LAND AND
SUGAR COMPANY SUBDIVISION
(VOL. 1301, PG. 275
D.R.H.C.T.)
SYLVIA PEREZ
PROBATE P-39593
FILED SEPTEMBER 6, 2019
P.W.R.H.C.T.

E-2

15' IRRIGATION EASEMENT
VOL. 28, PG. 32B
M.R.H.C.T.

O-3

ALAMO LAND AND
SUGAR COMPANY SUBDIVISION
VOL. 1 PG. 24
M.R.H.C.T.



HOUSTON - SAN ANTONIO - LAREDO - EDINBURG
SURVEYING & UTILITIES

6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055
TBPLS 10030700



Texas Department of Transportation

DISTRICT: #21	PARCEL 59 P00090587.001 PAGE 8 OF 8	COUNTY HIDALGO
C.C.S.J. 3629-01-001	SH 68	SURVEY DATE 09/2024
R.C.S.J. 3629-01-004		
R.O.W. ACQUISITION: 0.9242 AC. (40,260 SF.)		
CALLED 1.00 AC. REMAINDER: 0 AC.		

County:	Hidalgo	September 2, 2024
Highway:	SH 68	TxDOT CONNECT Parcel ID: P00090932.001
Limits:	From U.S. 83 to FM 1925	Parcel 55
ROW Project No.:	R00004505	Page 1 of 11
RCSJ Number:	3629-01-004	
CCSJ Number:	3629-01-001	

Property Description for Parcel 55 (P00090932.001)

Being a 5.596 acre (243,745 square feet) parcel of land, located in Juan Jose Trevino Survey, Abstract Number 22, in Hidalgo County, Texas, out of the called 6.15 acre tract out the West 26.15 acres of Lot 2, Block 50 of ALAMO LAND AND SUGAR COMPANY SUBDIVISION, according to the Map or Plat thereof, recorded in Volume 1, Page 24 of the Map Records, Hidalgo County, Texas (M.R.H.C.T.), conveyed from HOMER GOMEZ to ANTONIA DOMINGUEZ and MANUEL PLATA, III described in the Warranty Deed with Vendor's Lien executed June 4, 1999, recorded in Document No. 782147 of the Official Public Records of Hidalgo County, Texas (O.P.R.H.C.T.), said 5.596 acre (243,745 square feet) parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod found at the west common corner of the called 18.485 gross acre tract (18.182 net acres) out of Lot 1, Block 50 of said ALAMO SUBDIVISION, conveyed from EDWIN J. OBST, Sr. and wife, ANNIE OBST to AURELIO GARZA and GUADALUPE GARZA, described in the Warranty Deed with Vendor's Lien with Mineral Reservations, executed September 30, 2015 and recorded in Document No. 2015-2650931 O.P.R.H.C.T., and the called 1.515 acre tract (Parcel 19), conveyed from EDWIN J. OBST, Sr. and wife, ANNIE OBST to HIDALGO COUNTY, described in the Right-of-Way Deed, executed October 27, 2009, recorded in Document No. 2009-2055533 O.P.R.H.C.T. also being in the east line of Lot 17 of AZURE SUBDIVISION recorded in Volume 28, Page 16B M.R.H.C.T., thence as follows;

SOUTH 81° 25' 29" EAST, along the common line of said 18.485 gross acre tract and said HIDALGO COUNTY tract (Parcel 19), a distance of **660.03 feet** to a 1/2 inch iron rod found at the south common corner of said 18.485 gross acre tract and said 6.15 acre tract, and at the north common corner of said HIDALGO COUNTY tract (Parcel 19) and the called 0.466 acre tract (TRACT II) out of the total 10.46 acre tract comprising (Tracts II-III-IV-V-VI and VII), conveyed from HIDALGO COUNTY, TEXAS to HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, described in the Special Warranty Deed executed July 22, 2014, recorded in Document No. 2014-2545695 O.P.R.H.C.T., also being in the proposed west right-of-way line of State Highway 68 (SH 68), a variable width right-of-way, for the southwest corner and **POINT OF BEGINNING** of the herein described parcel, having surface coordinates of (N=16,610,721.44 and E=1,118,554.64), located 172.40 feet left of the proposed SH 68 Baseline station 297+14.46;

September 2, 2024
TxDOT CONNECT Parcel ID: P00090932.001
Parcel 55
Page 2 of 11

1. **THENCE, NORTH 08° 33' 40" EAST**, along the common line of said 6.15 acre tract and said 18.485 gross acre tract, and along the proposed west right-of-way line of said SH 68, a distance of **1,200.09 feet** to a 1/2-inch iron rod with cap stamped "SEA 5782" found at the north common corner of said 6.15 acre tract and said 18.485 gross acre tract, also being in the south right-of-way line of **Owassa Road** (40' right-of-way width, according to Volume 1, Page 24 M.R.H.C.T.), for the northwest corner of the herein described parcel;
2. **THENCE, SOUTH 81° 25' 31" EAST**, along the common line of said 6.15 acre tract and said **Owassa Road** right-of-way, a distance of **203.21 feet** to a calculated point at the north common corner of said 6.15 acre tract and the called 3.75 gross acre tract, conveyed from LUPITA VILLA to AURELIO GARZA and wife, GUADALUPE GARZA, described in the Warranty Deed with Vendor's Lien executed February 21, 2011, recorded in Document No. 2011-2183640 O.P.R.H.C.T., for the northeast corner of the herein described parcel, located 34.62 feet right of the proposed SH 68 Baseline station 309+13.85, from which a found 1/2-inch iron rod bears, North 18° 45' 22" West, 0.28 feet;
3. **THENCE, SOUTH 08° 34' 22" WEST**, along the common line of said 6.15 acre tract and said 3.75 gross acre tract, a distance of **970.04 feet** to a calculated point at the west common corner of said 3.75 gross acre tract and the called 1.25 acre tract (TRACT III) out of said total 10.46 acre tract comprising (Tracts II-III-IV-V-VI and VII) conveyed to HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, for the an angle corner of the herein described parcel, located 31.34 feet right of the proposed SH 68 Baseline station 299+43.81;
4. **THENCE, SOUTH 08° 31' 43" WEST**, continuing along the common line of said 6.15 acre tract and said 1.25 acre tract (TRACT III), a distance of **230.05 feet** to a calculated point at the east common corner of said 6.15 acre tract and said 0.466 acre tract (TRACT II), for the southeast corner of the herein described parcel, located 30.74 feet right of the proposed SH 68 Baseline station 297+13.76;
5. **THENCE, NORTH 81° 25' 29" WEST**, along the common line of said 6.15 acre tract and said 0.466 acre tract (TRACT II), a distance of **203.14 feet** to the **POINT OF BEGINNING** and containing 5.596 acre (243,745 square feet) parcel of land.

September 2, 2024
TxDOT CONNECT Parcel ID: P00090932.001
Parcel 55
Page 3 of 11

Notes:

All bearings and coordinates shown hereon are based on the Texas Coordinate System, South Zone (4205), North American Datum of 1983 (NAD83) (2011 adj. EPOCH 2010.00).

All elevations shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88) (GEOID 18).

Coordinates and distances are U.S. Survey Feet, displayed in surface values, and may be converted to NAD83 (grid) values by dividing by the surface adjustment factor for Hidalgo County, 1.000040.

Horizontal coordinates and elevations are based on redundant GPS RTN observations measured from TxDOT CORS TXPR during October 2022.

Existing control data, provided in the form of Survey Control Index Sheet Nos 1-4. for future SH 68, CSJ 3626-01-001, and bearing an RPLS seal dated 10/06/22, was verified as good, meeting or exceeding acceptable tolerances.

Date of Survey during the month of September 2024.

Abstracting performed by RODS Surveying, Inc. during the months of August 2023 to January 2024.

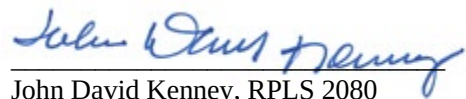
Access will be permitted to the remainder property abutting the highway facility.

Along the proposed right-of-way line, access may be permitted in accordance with the Access Management Manual Guidelines.

** The monument described and 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 the Texas Department of Transportation.

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

I, John David Kenney, hereby certify that the above description is true and correct and depicts a survey made on the ground under my supervision on September 2, 2024.



John David Kenney, RPLS 2080
RODS Surveying Inc.
6810 Lee Road
Spring, Texas 77379
Phone (281)-257-4020
TBPELS Surveying Firm # 10030700



09-02-2024
Date

**JUAN JOSE TREVINO
SURVEY, ABS. NO. 22**



POC PARCEL 55
FND 5/8" IR

S 81° 25' 29" E
660.03'

PROPOSED R.O.W. LINE

POB PARCEL 55
N=16,610,721.44
E= 1,118,554.64
STA=297+14.46
O/S=172.40' LT
FND 1/2" IR

55
5.596 AC.
243,745 SF.

55
CALLED 6.15 AC.
ANTONIA DOMINGUEZ
AND MANUEL PLATA, III
DOC. NO. 782147
EXECUTED JUNE 4, 1999
O.P.R.H.C.T.

PROPOSED BASELINE

305+00

EXISTING
R.O.W. LINE

OWASSA ROAD
40' R.O.W.

TOTAL DEED AREA WITHIN
EXISTING ROADWAY
0.0933 AC. / 4,064 SF.

ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24
M.R.H.C.T.

RODS
HOUSTON - SAN ANTONIO - LAREDO - EDINBURG
SURVEYING & UTILITIES
TBPLS 10030700

6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055

Texas Department of Transportation		COUNTY	HIDALGO
DISTRICT:	PARCEL 55	SURVEY DATE	
#21	P00090932.001		
C.C.S.J.	PAGE 4 OF 11	SH 68	
3629-01-001			
R.C.S.J.		09/2024	
3629-01-004			
R.O.W. ACQUISITION:		5.596 AC. (243,745 SF.)	
CALCULATED:		6.155 AC. REMAINDER: 0 AC.	

PARENT TRACT INSET
PARCEL 55
N.T.S.

LEGEND

ROW MAPPING

- SET 5/8" IRON ROD W/TXDOT "R.O.W."
- SET 5/8" IRON ROD W/TXDOT "PROPERTY CORNER"
- FOUND MONUMENT (UNLESS OTHERWISE NOTED)
- SET TXDOT TYPE II MONUMENT (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT
- IR IRON ROD
- IP IRON PIPE
- "A.D.L." ACCESS DENIAL LINE
- P— PROPERTY LINE
- C— COMMON OWNERSHIP LINE
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- O/S BASELINE OFFSET
- R.O.W. RIGHT OF WAY
- STA BASELINE STATION
- 2500+00 BASELINE STATION
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HIDALGO COUNTY TEXAS
- D.R.H.C.T. DEED RECORDS HIDALGO COUNTY TEXAS
- M.R.H.C.T. MAP RECORDS HIDALGO COUNTY TEXAS

- NOTES:
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983 (NAD83) (2011 ADJ. EPOCH 2010.00).
 - ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 18).
 - COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES, AND MAY BE CONVERTED TO NAD83 (GRID) VALUES BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR FOR HIDALGO COUNTY OF 1.000040.
 - HORIZONTAL COORDINATES AND ELEVATIONS ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS MEASURED FROM TXDOT CORS TXPR DURING OCTOBER 2022.
 - EXISTING CONTROL DATA, PROVIDED IN THE FORM OF SURVEY CONTROL INDEX SHEET NOS 1-4, FOR FUTURE SH 68, CSJ 3626-01-001, AND BEARING AN RPLS SEAL DATED 10/06/22, WAS VERIFIED AS GOOD, MEETING OR EXCEEDING ACCEPTABLE TOLERANCES.
 - ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.
 - ALONG THE PROPOSED RIGHT OF WAY LINE ACCESS MAY BE PERMITTED IN ACCORDANCE WITH THE ACCESS MANAGEMENT MANUAL GUIDELINES
 - ** THE MONUMENT DESCRIBED AND 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 THE TEXAS DEPARTMENT OF TRANSPORTATION.
 - DATE OF SURVEY DURING THE MONTH OF SEPTEMBER 2024.
 - ABSTRACTING PERFORMED BY RODS SURVEYING, INC. DURING THE MONTHS OF AUGUST 2023 TO JANUARY 2024.

- BUILDING LINE
- ABSTRACT BOUNDARY LINE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- EXISTING ACCESS DENIAL LINE
- PROPOSED ACCESS DENIAL LINE (A.D.L.)

- SURVEY LINE
- EASEMENT LINE

PARCEL NUMBER

OWNER INFORMATION

EASEMENT INFORMATION

NOT TO SCALE

UNABLE TO SET



I, JOHN DAVID KENNEY, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE HEREON MAP OR PLAT IS TRUE AND CORRECT AND DEPICTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH SEPTEMBER 2024.

John David Kenney

JOHN DAVID KENNEY, RPLS 2080

RODS SURVEYING, INC.

TBPELS SURVEYING FIRM REG. NO. 10030700

6810 LEE RD. SUITE 100, SPRING, TX 77379

TEL. 281-257-4020

09/02/2024

DATE

RODS
HOUSTON - SAN ANTONIO - LAREDO - EDINBURG
SURVEYING & UTILITIES
TBPELS 10030700

6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055

Texas Department of Transportation

DISTRICT: #21

PARCEL 55
P00090932.001
PAGE 5 OF 11

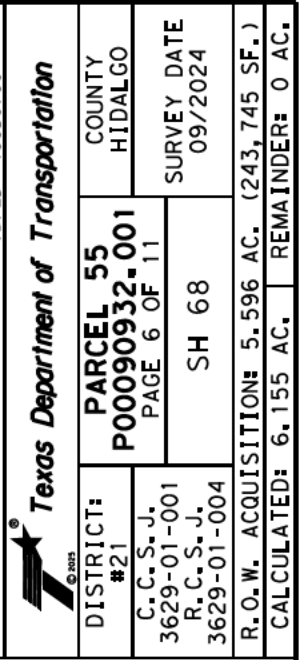
D.C.S.J. 3629-01-001
R.C.S.J. 3629-01-004

COUNTY HIDALGO
SURVEY DATE 09/2024

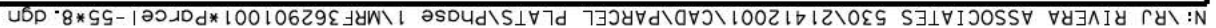
R.O.W. ACQUISITION: 5.596 AC. (243,745 SF.)

CALCULATED: 6.155 AC. REMAINDER: 0 AC.

WATER







 Texas Department of Transportation		PARCEL 55 P00090932.001 PAGE 8 OF 11		COUNTY HIDALGO	SURVEY DATE 09/2024
DISTRICT: #21 C.C.S.J. 3629-01-001 R.C.S.J. 3629-01-004			SH 68		
R.O.W. ACQUISITION: 5,596 AC. (243,745 SF.) CALCULATED: 6,155 AC. REMAINDER: 0 AC.					

JUAN JOSE TREVINO
SURVEY, ABS. NO. 22

SEE PAGE 11 OF 11 FOR
EASEMENT AND OWNER INFORMATION.

RODS
HOUSTON - SAN ANTONIO - LAREDO - EDINBURG
SURVEYING & UTILITIES
6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055
TBPLS 10030700

Texas Department of Transportation

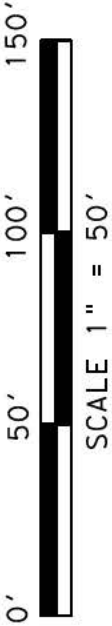
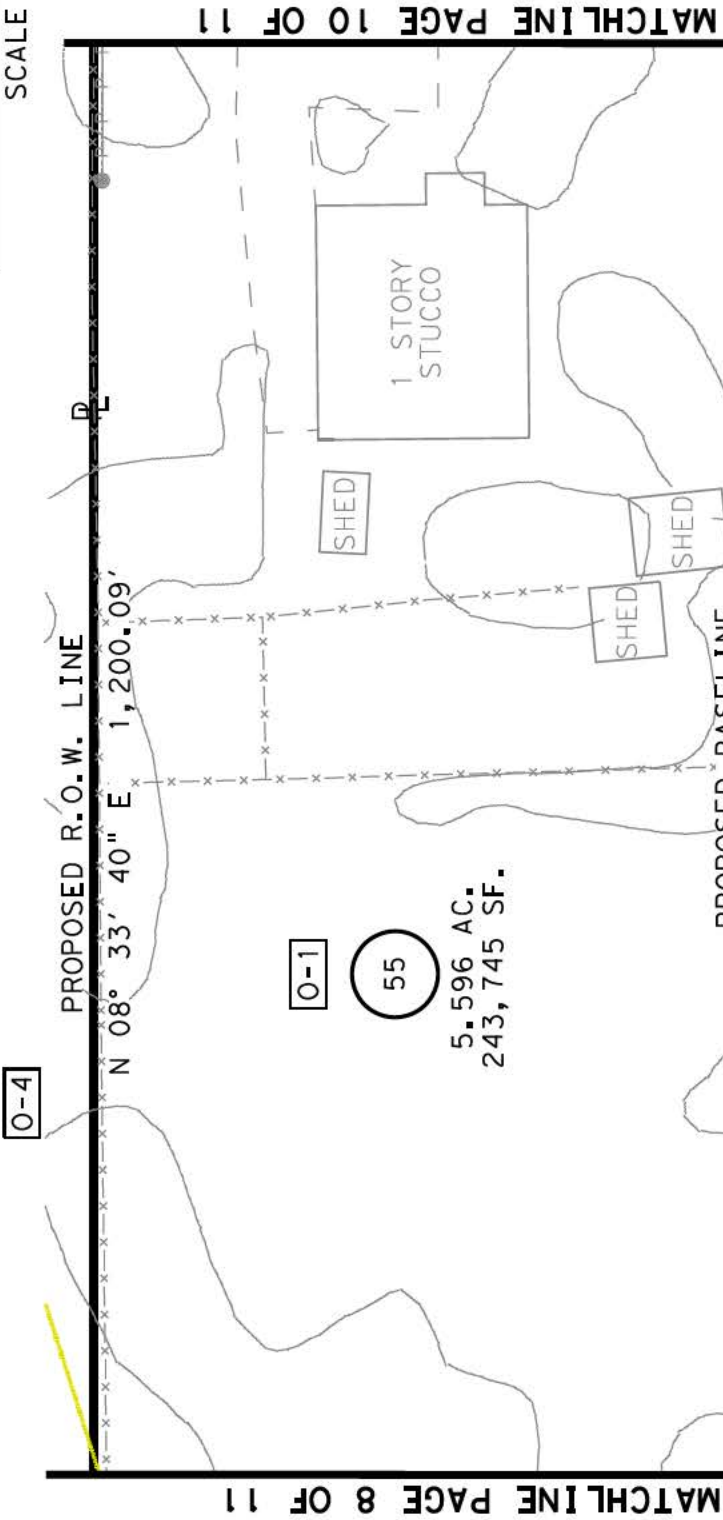
DISTRICT: #21	PARCEL 55 P00090932.001 PAGE 9 OF 11	COUNTY HIDALGO
C.C.S.J. 3629-01-001	SH 68	SURVEY DATE 09/2024
R.C.S.J. 3629-01-004		
R.O.W. ACQUISITION: 5.596 AC. (243,745 SF.)		
CALCULATED: 6.155 AC. REMAINDER: 0 AC.		

ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24
M.R.H.C.T.

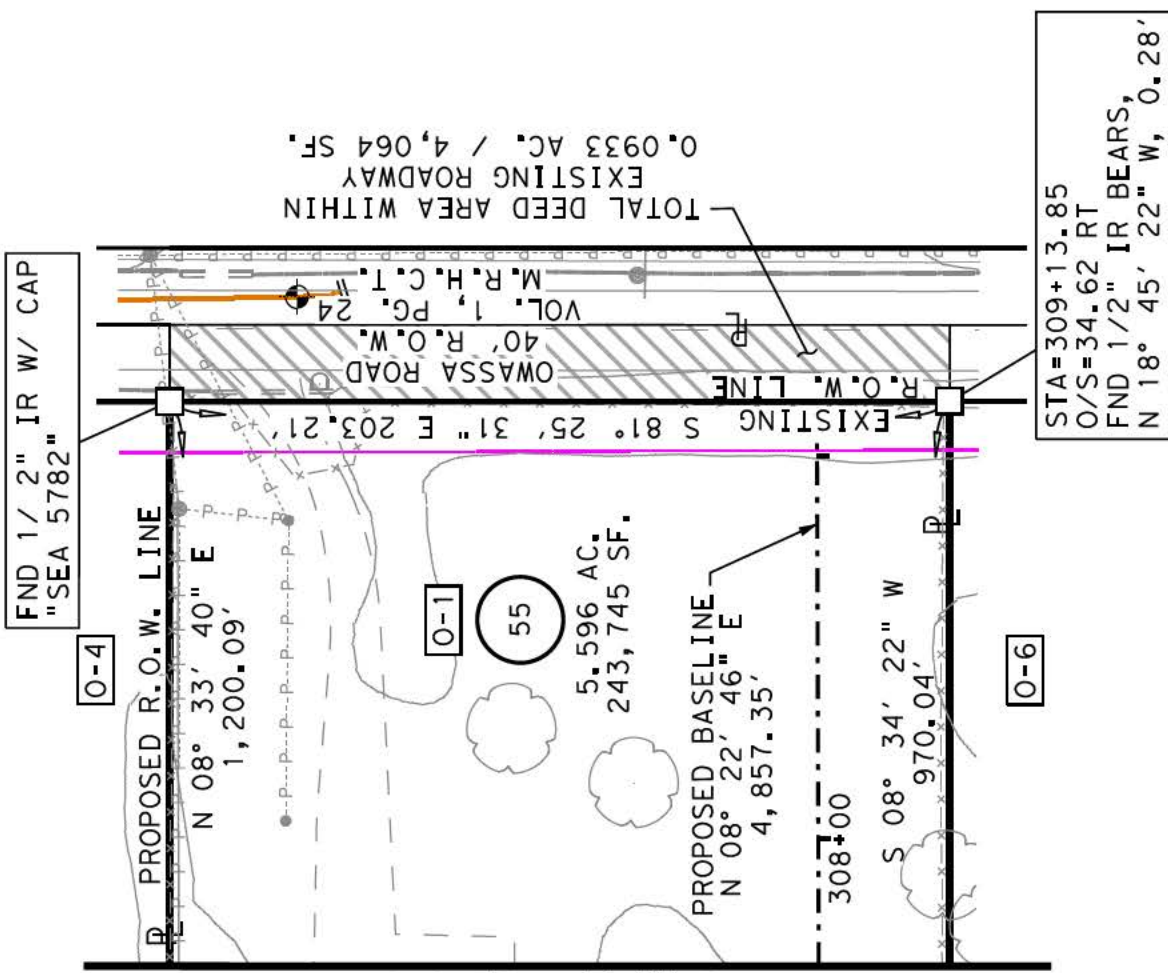
**JUAN JOSE TREVINO
SURVEY, ABS. NO. 22**

SEE PAGE 11 OF 11 FOR
EASEMENT AND OWNER INFORMATION.

N:\RJ RIVERA ASSOCIATES 530\21412001\CAD\PARCEL PLATS\Phase 1\MRF362901001*Parcel-55*9.dgn



MATCHLINE PAGE 9 OF 11



**JUAN JOSE TREVINO
SURVEY, ABS. NO. 22**

ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24
M.R.H.C.T.

RODS
HOUSTON - SAN ANTONIO - LAREDO - EDINBURG
SURVEYING & UTILITIES
TBPLS 10030700

6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055

Texas Department of Transportation

DISTRICT: #21	PARCEL 55 P00090932.001 PAGE 10 OF 11	COUNTY HIDALGO
C.C.S.J. 3629-01-001	SH 68	SURVEY DATE 09/2024
R.C.S.J. 3629-01-004		
R.O.W. ACQUISITION: 5.596 AC. (243,745 SF.)		REMAINDER: 0 AC.
CALCULATED: 6.155 AC.		

SEE PAGE 11 OF 11 FOR
EASEMENT AND OWNER INFORMATION.

PARCEL 55 P00090932.001 PAGE 11 OF 11 SH 68	COUNTY HIDALGO	
	SURVEY DATE 09/2024	
	DISTRICT: #21 C.C.S.S.J. 3629-01-001 R.C.S.S.J. 3629-01-004	
	R.O.W. ACQUISITION: 5.596 AC. (243,745 SF.) CALCULATED: 6.155 AC. REMAINDER: 0 AC.	

County:	Hidalgo	September 2, 2024
Highway:	SH 68	TxDOT CONNECT Parcel ID: P00091295.001
Limits:	From U.S. 83 to FM 1925	Parcel 152
ROW Project No.:	R00004505	Page 1 of 8
RCSJ Number:	3629-01-004	
CCSJ Number:	3629-01-001	

Property Description for Parcel 152 (P00091295.001)

Being a 0.6782 acre (29,544 square feet) parcel of land, located in the Texas Mexican Survey, Abstract Number 603, in Hidalgo County, Texas, out of the called 1.0 acre tract called the South 1.00 acre of the East 5.00 acres of the North 14.85 acres of the South 20.00 acres of Lot 14, Section 254, Texas-Mexican Railway Company's Subdivision, according to the Map or Plat thereof, recorded in Volume 1, Page 21, of the Map Records, Hidalgo County, Texas (M.R.H.C.T.), conveyed from DANIEL MARTINEZ and wife, SEBRINA MARTINEZ to SILVESTRE VILLARREAL and wife, ARACELIA VILLARREAL, described in the Warranty Deed with Vendor's Lien, executed on March 28, 2014, recorded in Document No. 2014-2503150 of the Official Public Records of Hidalgo County, Texas (O.P.R.H.C.T.), said 0.6785 acre (29,557 square feet) parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1-inch iron pipe found at the west common corner of said called 1.0 acre tract and the called 3.00 acre tract out of said Lot 14, Section 254, conveyed from Carmen Salinas to Odilia Salinas-Reyna, described in the Gift Deed, executed in April 28, 2017, recorded in Document No. 2815521 O.P.R.H.C.T., same being in the east line of the called the West 1 acre of the East 6 acres of the North 14.85 acres of the South 20 acres of said Lot 14, Section 254, conveyed from M. A. Vela, Trustee to Juan Gabriel Garcia, described in the Warranty Deed, executed in September 15, 1972, recorded in Volume 1335, Page 353 of Deed Records of Hidalgo County, Texas (D.R.H.C.T.), thence as follows;

SOUTH 81° 08' 25" EAST, along the common line of said called 1.0 acre tract and said called 3.00 acre tract, a distance of **99.21 feet** to a 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap stamped "PROPERTY CORNER" set in the proposed west right-of-way line of State Highway 68 (SH 68), a variable width right-of-way, for the northwest corner and the **POINT OF BEGINNING** of the herein described parcel, having surface coordinates of (N=16,634,486.21 and E=1,121,093.48, located 190.00 feet left of the proposed SH 68 Baseline station 543+57.00;

1. **THENCE, SOUTH 81° 08' 25" EAST**, continuing along the common line of said 1.00 acre tract and said 3.00 acre tract, a distance of **306.17 feet** to a 1 inch iron pipe found at the east common corner of said 1.00 acre tract and said 3.00 acre tract, also being in the west right-of-way line of **Sharp Road** (50' right-of-way width, according to Volume 1, Page 21 M.R.H.C.T.), for the northeast corner of the herein described parcel;

September 2, 2024
TxDOT CONNECT Parcel ID: P00091295.001
Parcel 152
Page 2 of 8

2. **THENCE, SOUTH 08° 54' 29" WEST**, along the common line of said 1.00 acre tract and said **Sharp Road** right-of-way, a distance of **100.28 feet** to a calculated point at the east common corner of said 1.00 acre tract and the called 3.49 acre tract out of said Lot 14, Section 254, conveyed from Hidalgo County Irrigation District No. One to Hidalgo County (Parcel No. 6), described in the Easement and Access Agreement, executed April 3, 2012, and recorded in Document No. 2012-2327501 O.P.R.H.C.T., for the southeast corner of the herein described parcel, located 86.93 feet right of the proposed SH 68 Baseline station 541+92.28, from which a found 1/2-inch iron rod with cap stamped "Rio Delta Surveying" bears, South 81° 05' 38" East, 0.41 feet;
3. **THENCE, NORTH 81° 05' 38" WEST**, along the common line of said 1.00 acre tract and said Hidalgo County 3.49 acre tract, a distance of **283.77 feet** to a 5/8-inch iron rod with a TxDOT aluminum cap stamped "R.O.W." set in the proposed west right-of-way line of said SH 68, for the southwest corner of the herein described parcel, located 190.00 feet left of the proposed SH 68 Baseline station 542+54.23;**
4. **THENCE, NORTH 03° 42' 23" WEST**, crossing said 1.0 acre tract and along the proposed west right-of-way line of said SH 68, a distance of **83.37 feet** to a 5/8-inch iron rod with a TxDOT aluminum cap stamped "R.O.W." set at the point of curvature of a tangent curve to the left, for an angle corner of the herein described parcel, located 190.00 feet left of the proposed SH 68 Baseline station 543+37.60;**
5. **THENCE, NORTHERLY**, continuing across said 1.0 acre tract, along said proposed west right-of-way line of SH 68, and along said curve to the left, having a central angle **00° 04' 44"**, a radius of **13,910.00 feet**, an arc length of **19.14 feet**, a chord bearing of **North 03° 44' 36" West**, chord distance of **19.14 feet** to the **POINT OF BEGINNING** and containing 0.6782 acre (29,544 square feet) parcel of land.

September 2, 2024
TxDOT CONNECT Parcel ID: P00091295.001
Parcel 152
Page 3 of 8

Notes:

All bearings and coordinates shown hereon are based on the Texas Coordinate System, South Zone (4205), North American Datum of 1983 (NAD83) (2011 adj. EPOCH 2010.00).

All elevations shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88) (GEOID 18).

Coordinates and distances are U.S. Survey Feet, displayed in surface values, and may be converted to NAD83 (grid) values by dividing by the surface adjustment factor for Hidalgo County, 1.000040.

Horizontal coordinates and elevations are based on redundant GPS RTN observations measured from TxDOT CORS TXPR during October 2022.

Existing control data, provided in the form of Survey Control Index Sheet Nos 1-4. for future SH 68, CSJ 3626-01-001, and bearing an RPLS seal dated 10/06/22, was verified as good, meeting or exceeding acceptable tolerances.

Date of Survey during the month of September 2024.

Abstracting performed by RODS Surveying, Inc. during the months of August 2023 to January 2024.

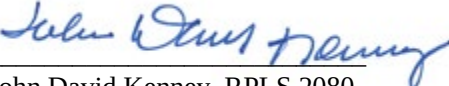
Access will be permitted to the remainder property abutting the highway facility.

Along the proposed right-of-way line, access may be permitted in accordance with the Access Management Manual Guidelines.

** The monument described and 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 the Texas Department of Transportation.

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

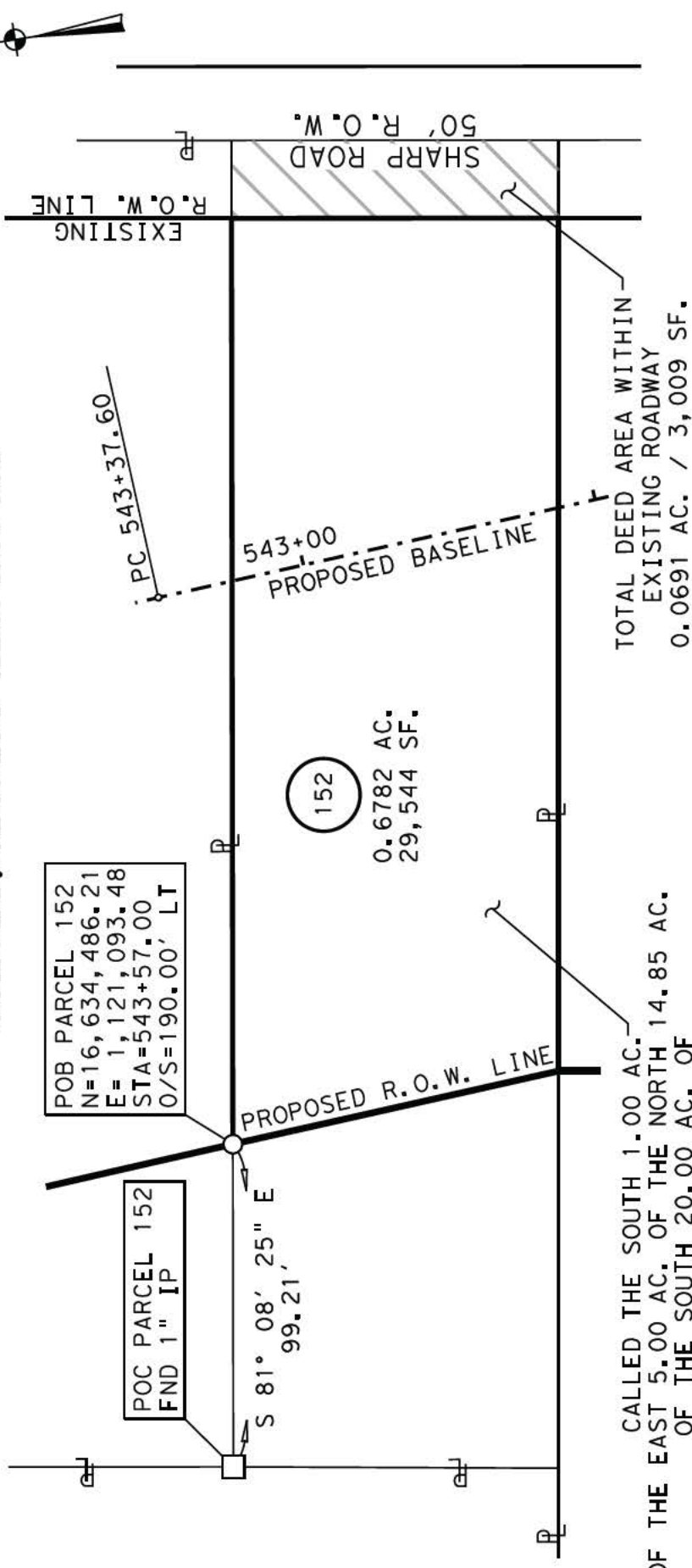
I, John David Kenney, hereby certify that the above description is true and correct and depicts a survey made on the ground under my supervision on September 02, 2024.


John David Kenney, RPLS 2080
RODS Surveying Inc.
6810 Lee Road
Spring, Texas 77379
Phone (281)-257-4020
TBPELS Surveying Firm # 10030700



09-02-2024
Date

TEXAS MEXICAN RAILWAY COMPANY'S
SURVEY, SEC. 254 ABS. NO. 603



RODS
HOUSTON - SAN ANTONIO - LAREDO - EDINBURG
SURVEYING & UTILITIES
6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055
TBPLS 10030700

Texas Department of Transportation
COUNTY HIDALGO
SURVEY DATE 09/2024
DISTRICT: #21
C.C.S.J. 3629-01-001
R.C.S.J. 3629-01-004
PARCEL 152
P00091295.001
PAGE 4 OF 8
SH 68
R.O.W. ACQUISITION: 0.6782 AC. (29,544 SF.)
CALCULATED 1.001 AC. REM: 0.2540 AC. LT

CALLLED THE SOUTH 1.00 AC.
OF THE EAST 5.00 AC. OF THE NORTH 14.85 AC.
OF THE SOUTH 20.00 AC. OF
LOT 14, SEC. 254
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
VOL. 1, PG. 21
M.R.H.C.T.
SILVESTRE VILLARREAL AND WIFE,
ARACELIA VILLARREAL
DOC. NO. 2014-2503150
EXECUTED MARCH 28, 2014
O.P.R.H.C.T.

PARENT TRACT INSET
PARCEL 152
N.T.S.

N:\RJ RIVERA ASSOCIATES 530\21412001\CAD\PARCEL PLATS\Phase 1\MRF362901001\Parcel-1-152*5.dgn

LEGEND

ROW MAPPING

- SET 5/8" IRON ROD W/TXDOT "R.O.W." ALUMINUM CAP (UNLESS OTHERWISE NOTED)
- SET 5/8" IRON ROD W/TXDOT "PROPERTY CORNER" ALUMINUM CAP (UNLESS OTHERWISE NOTED)
- FOUND MONUMENT (UNLESS OTHERWISE NOTED)
- SET TXDOT TYPE II MONUMENT (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT
- IR IRON ROD
- IP IRON PIPE
- "A.D.L." ACCESS DENIAL LINE
- P— PROPERTY LINE
- C— COMMON OWNERSHIP LINE
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- O/S BASELINE OFFSET
- R.O.W. RIGHT OF WAY
- STA BASELINE STATION
- 2500+00 BASELINE STATION
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HIDALGO COUNTY TEXAS
- D.R.H.C.T. DEED RECORDS HIDALGO COUNTY TEXAS
- M.R.H.C.T. MAP RECORDS HIDALGO COUNTY TEXAS

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983 (NAD83) (2011 ADJ. EPOCH 2010.00).
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 18).
- COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES, AND MAY BE CONVERTED TO NAD83 (GRID) VALUES BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR FOR HIDALGO COUNTY OF 1.000040.
- HORIZONTAL COORDINATES AND ELEVATIONS ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS MEASURED FROM TXDOT CORS TXPR DURING OCTOBER 2022.
- EXISTING CONTROL DATA, PROVIDED IN THE FORM OF SURVEY CONTROL INDEX SHEET NOS 1-4, FOR FUTURE SH 68, CSJ 3626-01-001, AND BEARING AN RPLS SEAL DATED 10/06/22, WAS VERIFIED AS GOOD, MEETING OR EXCEEDING ACCEPTABLE TOLERANCES.
- ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.
- ALONG THE PROPOSED RIGHT OF WAY LINE ACCESS MAY BE PERMITTED IN ACCORDANCE WITH THE ACCESS MANAGEMENT MANUAL GUIDELINES
- ** THE MONUMENT DESCRIBED AND 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 THE TEXAS DEPARTMENT OF TRANSPORTATION.
- DATE OF SURVEY DURING THE MONTH OF SEPTEMBER 2024.
- ABSTRACTING PERFORMED BY RODS SURVEYING, INC. DURING THE MONTHS OF AUGUST 2023 TO JANUARY 2024.

- BUILDING LINE
- ABSTRACT BOUNDARY LINE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- EXISTING ACCESS DENIAL LINE
- PROPOSED ACCESS DENIAL LINE (A.D.L.)

- SURVEY LINE
- EASEMENT LINE

PARCEL NUMBER

OWNER INFORMATION
EASEMENT INFORMATION

NOT TO SCALE
UNABLE TO SET

152

O-1
E-1

N.T.S.
U.T.S.



I, JOHN DAVID KENNEY, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE HEREON MAP OR PLAT IS TRUE AND CORRECT AND DEPICTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH SEPTEMBER 2024.

John David Kenney

JOHN DAVID KENNEY, RPLS 2080
RODS SURVEYING, INC.
TBPELS SURVEYING FIRM REG. NO. 10030700
6810 LEE RD. SUITE 100, SPRING, TX 77379
TEL. 281-257-4020

09/02/2024
DATE

HOUSTON - SAN ANTONIO - LARDO - EDINBURG
SURVEYING & UTILITIES
TBPE 10030700

6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055
TBPLS 10030700

Texas Department of Transportation

DISTRICT: #21	PARCEL 152	COUNTY
C.C.S.J. 3629-01-001	P00091295.001	HIDALGO
R.C.S.J. 3629-01-004	PAGE 5 OF 8	
	SH 68	SURVEY DATE 09/2024
R.O.W. ACQUISITION: 0.6782 AC. (29,544 SF.)		
CALCULATED 1.001 AC.		REM: 0.2540 AC. LT

CONTINUING NOTES:

11. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH A LIMITED TITLE CERTIFICATE PROVIDED BY COURTHOUSE DIRECT.COM(COURTHOUSE SPECIALISTS) GF#2443424A-113 DATED AUGUST 27, 2024, EFFECTIVE DATE AUGUST 18, 2024.

SUBJECT TO FOLLOWING EASEMENTS:

- ROADS, EASEMENT AND RESERVATION AS SET FORTH PER PLAT RECORDED IN VOLUME 1, PAGE 21 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.
 - RIGHT OF WAY AGREEMENT TO TEXAS EASTERN TRANSMISSION CORPORATION AS RECORDED IN VOLUME 867, PAGE 164 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS.
 - ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS AS RECORDED IN DOCUMENT NO. 1321225 OF THE OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS.
 - TRANSFER OF EASEMENTS AS RECORDED IN DOCUMENT NO. 2012-2327500 OF THE OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS.
 - EASEMENT AND ACCESS AGREEMENT AS RECORDED IN DOCUMENT NO. 2012-2327501 OF THE OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS.
12. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
13. THE COLORED LINES SHOWN HEREON REPRESENT UNDERGROUND UTILITIES PROVIDED BY OTHERS. THE SURVEYOR MAKES NO STATEMENT, ASSURANCE, OR GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SAID MARKINGS.

UTILITY LEGEND

LIMITS OF UTILITY INVESTIGATION

ELECTRIC

GAS / PIPELINES

TELEPHONE / CABLE / FIBER OPTIC

WATER



HOUSTON - SAN ANTONIO - LAREDO - EDINBURG
SURVEYING & UTILITIES

6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055
TBPLS 10030700



Texas Department of Transportation

DISTRICT: #21	PARCEL 152 P00091295.001 PAGE 6 OF 8	COUNTY HIDALGO
C.C.S.J. 3629-01-001	SH 68	SURVEY DATE 09/2024
R.C.S.J. 3629-01-004		
R.O.W. ACQUISITION: 0.6782 AC. (29,544 SF.)		
CALCULATED 1.001 AC. REM: 0.2540 AC. LT		

RODS
HOUSTON - SAN ANTONIO - LAREDO - EDINBURG
SURVEYING & UTILITIES
TBPE F-10055
TBPLS 10030700

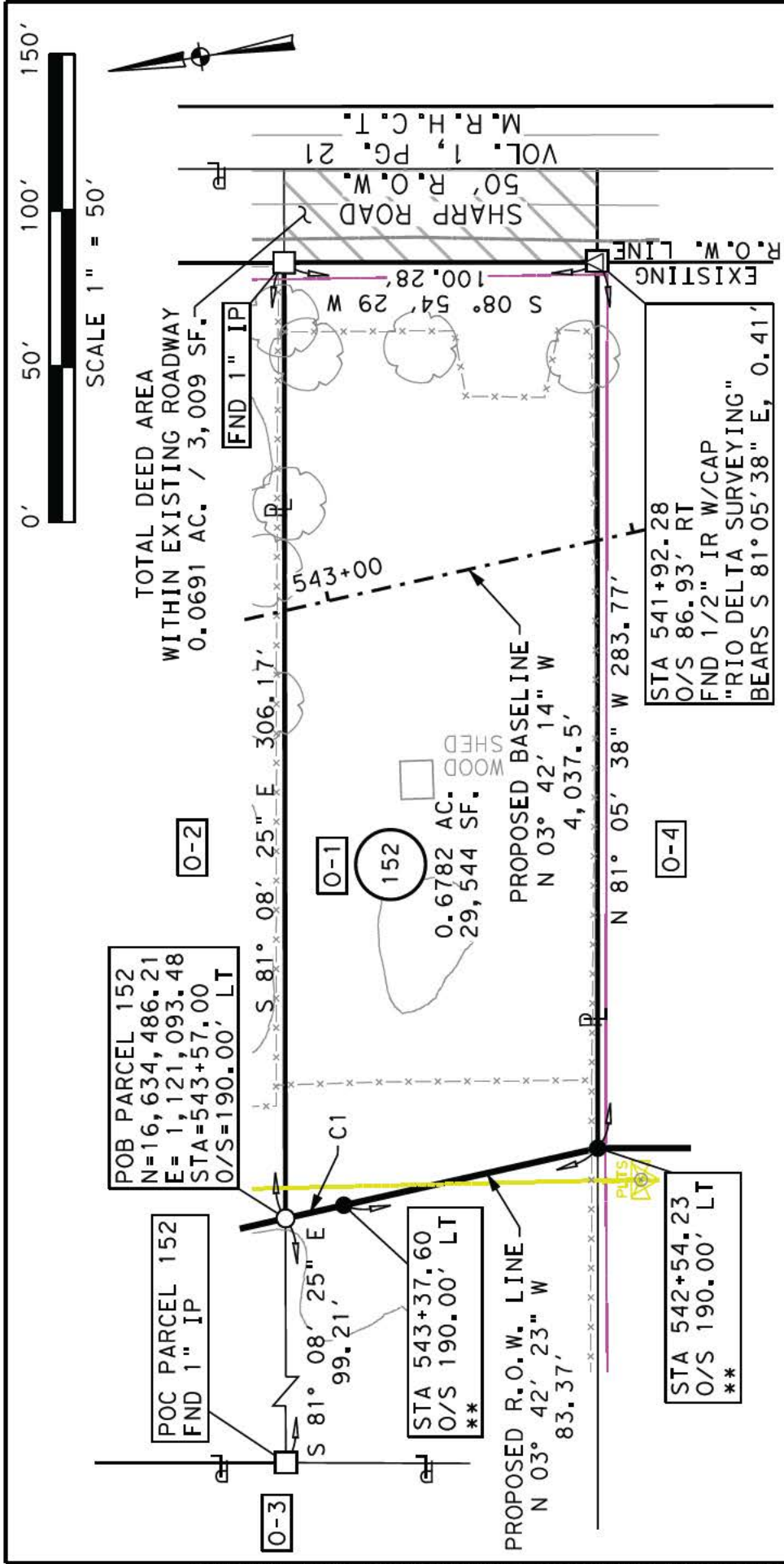
6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021

Texas Department of Transportation

DISTRICT: #21	PARCEL 152 P00091295.001 PAGE 7 OF 8	COUNTY HIDALGO
C.C.S.J. 3629-01-001	SH 68	SURVEY DATE 09/2024
R.C.S.J. 3629-01-004		
R.O.W. ACQUISITION: 0.6782 AC. (29,544 SF.)		
CALCULATED 1.001 AC. REM: 0.2540 AC. LT		

**TEXAS MEXICAN RAILWAY COMPANY'S
SURVEY, SEC. 254 ABS. NO. 603**

SEE PAGE 8 OF 8 FOR
CURVE AND OWNER INFORMATION.



CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHD BRG	CHD DIST
C1	00° 04' 44" LT	13,910.00'	19.14'	N 03° 44' 36" W	19.14'

[O-1]

CALLED THE SOUTH 1.00 AC.
OF THE EAST 5.00 AC. OF THE NORTH 14.85 AC.
OF THE SOUTH 20.00 AC. OF
LOT 14, SEC. 254
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
VOL. 1, PG. 21
M.R.H.C.T.
SILVESTRE VILLARREAL AND WIFE,
ARACELIA VILLARREAL
DOC. NO. 2014-2503150
EXECUTED MARCH 28, 2014
O.P.R.H.C.T.

[O-3]

CALLED THE WEST 1 AC.
OF THE EAST 6 AC.
OF THE NORTH 14.85 AC. OF
THE SOUTH 20 AC. OF
LOT 14, SEC. 254
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
VOL. 1, PG. 21
M.R.H.C.T.
JUAN GABRIEL GARCIA
VOL. 1335, PG. 353
EXECUTED SEPTEMBER 15, 1972
D.R.H.C.T.

[O-2]

CALLED 3.00 AC. OUT
OF LOT 14, SECTION 254
TEXAS-MEXICAN RAILWAY
COMPANY'S SURVEY
VOL. 1, PG. 21
M.R.H.C.T.
ODILIA SALINAS-REYNA
DOC. NO. 2815521
EXECUTED APRIL 28, 2017
O.P.R.H.C.T.

[O-4]

CALLED 3.49 AC.
(PARCEL NO. 6)
HIDALGO COUNTY
DOC. NO. 2012-2327501
EXECUTED APRIL 3, 2012
O.P.R.H.C.T.



HOUSTON - SAN ANTONIO - LAREDO - EDINBURG
SURVEYING & UTILITIES
TBPLS 10030700

6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055



Texas Department of Transportation

DISTRICT:
#21

C.C.S.J.
3629-01-001
R.C.S.J.
3629-01-004

PARCEL 152
P00091295.001
PAGE 8 OF 8

SH 68

COUNTY
HIDALGO

SURVEY DATE
09/2024

R.O.W. ACQUISITION: 0.6782 AC. (29,544 SF.)

CALCULATED 1.001 AC. REM: 0.2540 AC. LT

County:	Hidalgo	December 2, 2024
Highway:	SH 68	TxDOT CONNECT Parcel ID: P00094700.001
Limits:	From U.S. 83 to FM 1925	Parcel 87
ROW Project No.:	R00004505	Page 1 of 16
RCSJ Number:	3629-01-004	
CCSJ Number:	3629-01-001	

Property Description for Parcel 87 (P00094700.001)

Being a 9.184 acre (400,057 square feet) parcel of land located in Juan Jose Trevino Survey, Abstract Number 22, in Hidalgo County, Texas, out of Lot 15, Block 62, ALAMO LAND AND SUGAR COMPANY Subdivision, according to the Map or Plat thereof, recorded in Volume 1, Page 24 of the Map Records, Hidalgo County, Texas (M.R.H.C.T.), conveyed from Maria G. Villanueva, a single woman to Lisa Marie Villanueva, as her sole and separate property, described in Special Warranty Deed, executed October 4, 2017, recorded in Document No. 2855058 of the Official Public Records of Hidalgo County, Texas (O.P.R.H.C.T.), said 9.184 acre (400,057 square feet) parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod with a plastic cap stamped "Rods Surveying, Inc." set at the north common corner of said Villanueva Tract, and the called the West 3 acres of Lot 15, Block 62 of said ALAMO SUBDIVISION, conveyed from Raul Macias to Fernando De La Cerda and wife Juanita M. De La Cerda, described in Warranty Deed with Vendor's Lien, executed July 14, 2004, recorded in Document No. 1359360 O.P.R.H.C.T., also being at the south common corner of the called the North 0.30 of an acre of the West 3.0 acres of said Lot 15, Block 62, ceonveyed from Esequiel Vega and wife, Sandra Lea Vega to Hidalgo County Drainage District Number One, described in Easement filed November 16, 1984, recorded in Volume 2059, Page 110 of the Deed Records of Hidalgo County, Texas (D.R.H.C.T.), and that Drainage Easement being the South 130.0 feet of the East 990.0 feet of Lot 10, Block 62 of said ALAMO Subdivision, conveyed to Hidalgo County Drainage District No. 1, described in Easement executed October 17, 1984, recroded in Volume 2059, Page 116 O.P.R.H.C.T., and also being the remainder of the North 130.0 feet of said Lot 15, Block 62, described in Easement executed November 30. 1984, recorded in Volume 2065, Page 65 O.P.R.H.C.T., thence as follows;

SOUTH 81° 22' 06" EAST, along the common line of said Villanueva Tract, and said Hidalgo County Drainage District No. 1, a distance of **470.14 feet** to a 5/8-inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap stamped "PROPERTY CORNER" set in the proposed west right-of-way line of State highway 68 (SH 68), a variable width right-of-way, for the northwest corner and the **POINT OF BEGINNING** of the herein described parcel, , having surface coordinates of (N=16,623,461.22 and E=1,121,051.80), located 165.00 feet left of the proposed SH 68 Baseline station 429+41.32;

December 2, 2024
TxDOT CONNECT Parcel ID: P00094700.001
Parcel 87
Page 2 of 16

1. **THENCE, SOUTH 81° 22' 06" EAST**, continuing along the common line of said Villanueva Tract, and said Hidalgo County Drainage District No. 1, a distance of **373.05 feet** to a 5/8-inch iron rod with a TxDOT aluminum cap stamped "PROPERTY CORNER" set in the proposed east right-of-way line of said SH 68, also being at the point of curvature of a non-tangent curve to the right, for the northeast corner of herein described parcel, located 165.00 feet right of the proposed SH 68 Baseline station 431+15.50;
2. **THENCE, SOUTHERLY**, across said Villanueva Tract, along the proposed east right-of-way line of said SH 68, and along said curve to the right, having a central angle of **05° 26' 39"**, a radius of **3,665.00 feet**, an arc length of **348.24 feet**, a chord bearing of **South 37° 45' 29" West**, chord distance of **348.11 feet** to a 5/8-inch iron rod with a TxDOT aluminum cap stamped "R.O.W." unable to set (U.T.S.) for an angle corner of the herein described parcel, located 165.00 feet right of the proposed SH 68 Baseline station 427+82.94;**
3. **THENCE, SOUTH 40° 28' 49" WEST**, continuing across said Villanueva Tract and along said proposed east right-of-way line of SH 68, a distance of **1,007.55 feet** to a TxDOT Type II monument set in the north right-of-way line of **Canton Road** (70' right-of-way width, according to Volume 1, Page 24 and Volume 47, Page 4 M.R.H.C.T.), for the southeast corner of the herein described parcel, located 165.00 feet right of the proposed SH 68 Baseline station 417+75.39;
4. **THENCE, NORTH 81° 25' 55" WEST**, along the common line of said Villanueva Tract and said **Canton Road** right-of-way, a distance of **142.43 feet** to a calculated point at the south common corner of said Villanueva Tract, and said West 3 acre tract for the southwest corner of the herein described parcel, located 43.84 feet right of the proposed SH 68 Baseline station 416+99.58;
5. **THENCE, NORTH 08° 38' 53" EAST**, along the common line of said Villanueva Tract, and said West 3 acre tract, a distance of **396.45 feet** to a 5/8-inch iron rod with a TxDOT aluminum cap stamped "PROPERTY CORNER" set in the proposed west right-of-way line of said SH 68, for an angle corner of the herein described parcel, located 165.00 feet left of the proposed SH 68 Baseline station 420+36.92;

December 2, 2024
TxDOT CONNECT Parcel ID: P00094700.001
Parcel 87
Page 3 of 16

6. **THENCE, NORTH 40° 28' 49" EAST**, across said Villanueva Tract and along said proposed west right-of-way line of SH 68, a distance of **746.01 feet** to a 5/8-inch iron rod with a TxDOT aluminum cap stamped "R.O.W." unable to set (U.T.S.) at the point of curvature of a tangent curve to the left, for an angle corner of the herein described parcel, located 165.00 feet left of the proposed SH 68 Baseline station 427+82.94;**
7. **THENCE, NORTHERLY**, continuing to cross said Villanueva Tract, along said proposed west right-of-way line of SH 68, and along said curve to the left, having a central angle **02° 35' 34"**, a radius of **3,335.00 feet**, an arc length of **150.92 feet**, a chord bearing of **North 39° 11' 02" East**, chord distance of **150.91 feet** to the **POINT OF BEGINNING** and containing 9.184 acre (400,057 square feet) parcel of land.

December 2, 2024
TxDOT CONNECT Parcel ID: P00094700.001
Parcel 87
Page 4 of 16

Notes:

All bearings and coordinates shown hereon are based on the Texas Coordinate System, South Zone (4205), North American Datum of 1983 (NAD83) (2011 adj. EPOCH 2010.00).

All elevations shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88) (GEOID 18).

Coordinates and distances are U.S. Survey Feet, displayed in surface values, and may be converted to NAD83 (grid) values by dividing by the surface adjustment factor for Hidalgo County, 1.000040.

Horizontal coordinates and elevations are based on redundant GPS RTN observations measured from TxDOT CORS TXPR during October 2022.

Existing control data, provided in the form of Survey Control Index Sheet Nos 1-4, for future SH 68, CSJ 3626-01-001, and bearing an RPLS seal dated 10/06/22, was verified as good, meeting or exceeding acceptable tolerances.

Date of Survey during the month of December 2024.

Abstracting performed by RODS Surveying, Inc. during the months of August 2023 to January 2024.

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

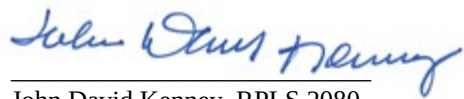
U.T.S. = Unable to set "Monuments were not set as RODS Surveying, Inc. was unable to obtain right-of-entry at time of survey, as noted".

Along the proposed right-of-way line, access may be permitted in accordance with the Access Management Manual Guidelines.

** The monument described and 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 the Texas Department of Transportation.

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

I, John David Kenney, hereby certify that the above description is true and correct and depicts a survey made on the ground under my supervision on December 2, 2024.



John David Kenney, RPLS 2080
RODS Surveying Inc.
6810 Lee Road
Spring, Texas 77379
Phone (281)-257-4020
TBPELS Surveying Firm # 10030700

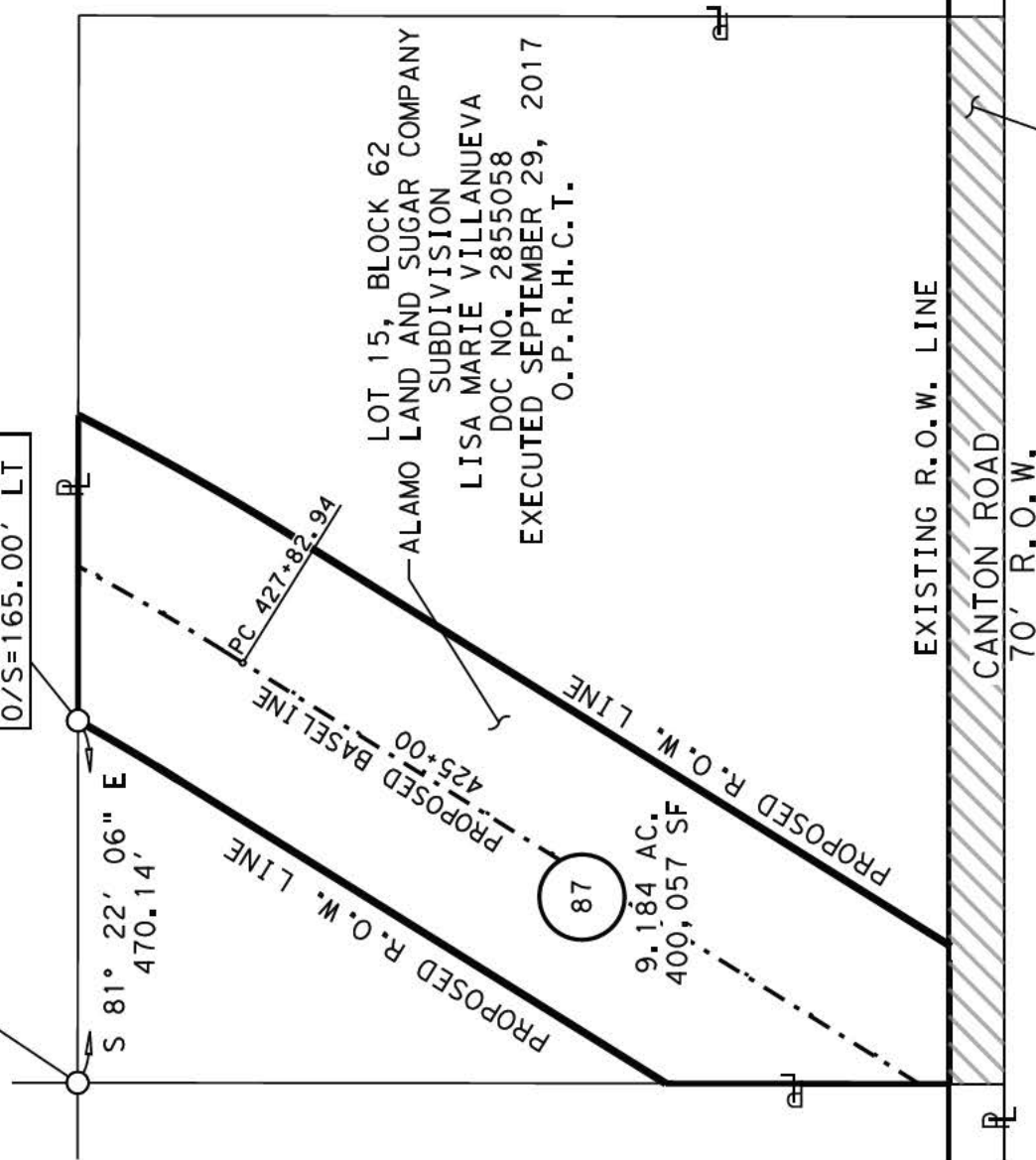


12-02-2024
Date

**JUAN JOSE TREVINO
SURVEY, ABS. NO. 22**

POB PARCEL 87
N=16,623.461.22
E= 1,121,051.80
STA=429+41.32
O/S=165.00' LT

POC PARCEL 87
SET 5/8" IR W/PLASTIC
CAP "RODS SURVEYING"



ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24
M.R.H.C.T.

LOT 15, BLOCK 62
ALAMO LAND AND SUGAR COMPANY
SUBDIVISION
LISA MARIE VILLANUEVA
DOC NO. 2855058
EXECUTED SEPTEMBER 29, 2017
O.P.R.H.C.T.

PARENT TRACT INSET
PARCEL 87
N.T.S.

RODS HOUSTON - SAN ANTONIO - LAREDO - EDINBURG SURVEYING & UTILITIES			6810 LEE ROAD, STE. 100 SPRING, TX 77379 TEL (281) 257-4020 FAX (281) 257-4021 TBPE F-10055 TBPLS 10030700		
Texas Department of Transportation			COUNTY HIDALGO		SURVEY DATE 12/2024
DISTRICT: #21		PARCEL 87 P00094700.001 PAGE 5 OF 16			
C.C.S.J. 3629-01-001 R.C.S.J. 3629-01-004		SH 68		R.O.W. ACQUISITION: 9.184 AC. (400,057 SF.)	
CALC. 37.06 AC.		REMAINDER:		4.152 AC. LT 22.79 AC. RT	

TOTAL DEED AREA
WITHIN EXISTING ROADWAY
0.9348 AC. / 40,719 SF

LEGEND

ROW MAPPING

- SET 5/8" IRON ROD W/TXDOT "R.O.W."
- SET 5/8" IRON ROD W/TXDOT "PROPERTY CORNER"
- FOUND MONUMENT (UNLESS OTHERWISE NOTED)
- SET TXDOT TYPE II MONUMENT (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT
- IR IRON ROD
- IP IRON PIPE
- "A.D.L." ACCESS DENIAL LINE
- PROPERTY LINE
- COMMON OWNERSHIP LINE
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- O/S BASELINE OFFSET
- R.O.W. RIGHT OF WAY
- STA BASELINE STATION
- 2500+00 BASELINE STATION
- OFFICIAL PUBLIC RECORDS HIDALGO COUNTY TEXAS
- DEED RECORDS HIDALGO COUNTY TEXAS
- MAP RECORDS HIDALGO COUNTY TEXAS

- NOTES:
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983 (NAD83) (2011 ADJ. EPOCH 2010.00).
 - ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 18).
 - COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES, AND MAY BE CONVERTED TO NAD83 (GRID) VALUES BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR FOR HIDALGO COUNTY OF 1.000040.
 - HORIZONTAL COORDINATES AND ELEVATIONS ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS MEASURED FROM TXDOT CORS TXPR DURING OCTOBER 2022.
 - EXISTING CONTROL DATA, PROVIDED IN THE FORM OF SURVEY CONTROL INDEX SHEET NOS 1-4, FOR FUTURE SH 68, CSJ 3626-01-001, AND BEARING AN RPLS SEAL DATED 10/06/22, WAS VERIFIED AS GOOD, MEETING OR EXCEEDING ACCEPTABLE TOLERANCES.
 - ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.
 - ALONG THE PROPOSED RIGHT OF WAY LINE ACCESS MAY BE PERMITTED IN ACCORDANCE WITH THE ACCESS MANAGEMENT MANUAL GUIDELINES
 - ** THE MONUMENT DESCRIBED AND 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 THE TEXAS DEPARTMENT OF TRANSPORTATION.
 - DATE OF SURVEY DURING THE MONTH OF DECEMBER 2024.
 - ABSTRACTING PERFORMED BY RODS SURVEYING, INC. DURING THE MONTHS OF AUGUST 2023 TO JANUARY 2024.

- B.L.
- BUILDING LINE
- ABSTRACT BOUNDARY LINE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- EXISTING ACCESS DENIAL LINE
- PROPOSED ACCESS DENIAL LINE (A.D.L.)

- SURVEY LINE
- EASEMENT LINE

PARCEL NUMBER

OWNER INFORMATION

EASEMENT INFORMATION

NOT TO SCALE

UNABLE TO SET

N. T. S.

U. T. S.

87

O-1

E-1



I, JOHN DAVID KENNEY, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE HEREON MAP OR PLAT IS TRUE AND CORRECT AND DEPICTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH DECEMBER 2024.

John David Kenney

JOHN DAVID KENNEY, RPLS 2080

RODS SURVEYING, INC.

TBPLS SURVEYING FIRM REG. NO. 10030700

6810 LEE RD. SUITE 100, SPRING, TX 77379

TEL. 281-257-4020

12/02/2024

DATE

HOUSTON - SAN ANTONIO - LAREDO - EDINBURG

SURVEYING & UTILITIES

TBPLS 10030700

6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055

Texas Department of Transportation

DISTRICT: #21	PARCEL 87 P00094700.001 PAGE 6 OF 16	COUNTY HIDALGO
C.C.S.J. 3629-01-001 R.C.S.J. 3629-01-004	SH 68	SURVEY DATE 12/2024
R.O.W. ACQUISITION: 9.184 AC. (400,057 SF.)		
CALC. 37.06 AC.	REMAINDER: 4.152 AC. LT	22.79 AC. RT

11. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH A LIMITED TITLE CERTIFICATE PROVIDED BY COURTHOUSE DIRECT.COM (COURTHOUSE SPECIALISTS) GF#2443424A-258 DATED 10/09/2025, EFFECTIVE DATE 09/28/2025.

-ROADS, EASEMENT AND RESERVATION AS SET FORTH PER PLAY RECORDED IN VOLUME 1, PAGE 24 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

-RIGHT OF WAY EASEMENT AS RECORDED IN VOLUME 25, PAGE 312 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS.

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

UTILITY LEGEND

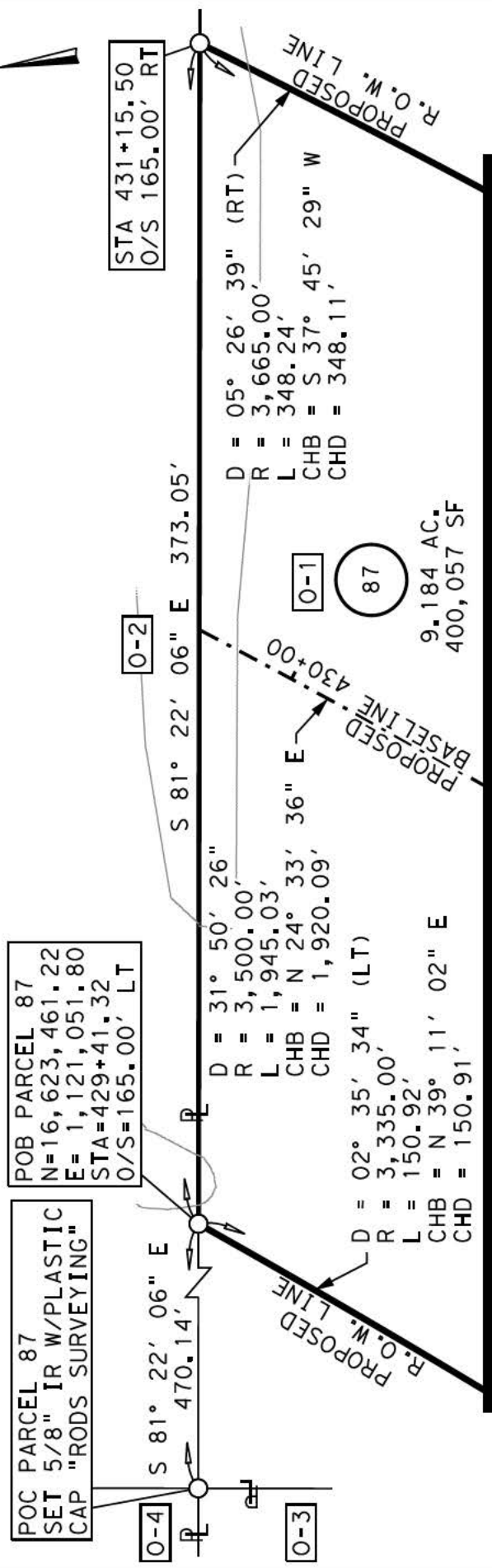
ELECTRIC

WATER

14. U.T.S. - UNABLE TO SET "MONUMENTS WERE NOT SET AS RODS SURVEYING, INC. WAS UNABLE TO OBTAIN RIGHT-OF-ENTRY AT TIME OF SURVEY, AS NOTED."

		6810 LEE ROAD, STE. 100 SPRING, TX 77379 TEL (281) 257-4020 FAX (281) 257-4021 TBPE F-10055 TBPLS 10030700	
RODS HOUSTON - SAN ANTONIO - LARDO - EDINBURG		SURVEYING & UTILITIES	
Texas Department of Transportation		COUNTY HIDALGO	
DISTRICT: #21	PARCEL 87 P00094700.001		SURVEY DATE 12/2024
	PAGE 7 OF 16		
C.C.S.J. 3629-01-001	SH 68		R.O.W. ACQUISITION: 9.184 AC. (400,057 SF.)
R.C.S.J. 3629-01-004			
CALC. 37.06 AC.	REMAINDER:		4.152 AC. LT 22.79 AC. RT

**JUAN JOSE TREVINO
SURVEY, ABS. NO. 22**



POB PARCEL 87
N=16,623,461.22
E=1,121,051.80
STA=429+41.32
O/S=165.00' LT

POC PARCEL 87
SET 5/8" IR W/PLASTIC
CAP "RODS SURVEYING"

HOUSTON - SAN ANTONIO - LAREDO - EDINBURG
SURVEYING & UTILITIES
TBPLS 10030700

6810 LEE ROAD, STE. 100
SPRING, TX 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPE F-10055

Texas Department of Transportation

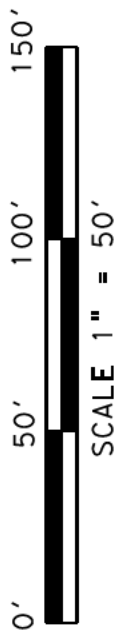
DISTRICT: #21	PARCEL 87 P00094700.001 PAGE 8 OF 16	COUNTY HIDALGO
C.C.S.J. 3629-01-001 R.C.S.J. 3629-01-004	SH 68	SURVEY DATE 12/2024
R.O.W. ACQUISITION: 9.184 AC. (400,057 SF.)		
CALC. 37.06 AC.	REMAINDER: 4.152 AC. LT	22.79 AC. RT

ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24
M.R.H.C.T.

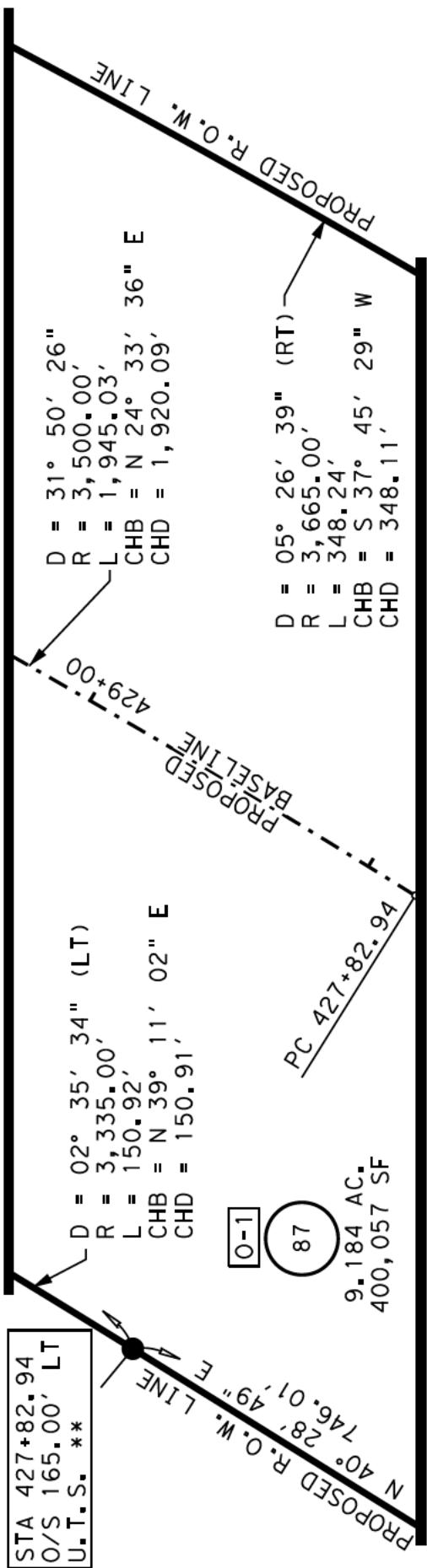
MATCHLINE SHEET 9 OF 16

SEE PAGE 16 OF 16
FOR OWNER INFORMATION.

JUAN JOSE TREVINO
SURVEY, ABS. NO. 22



MATCHLINE SHEET 8 OF 16



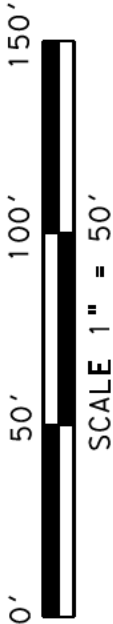
MATCHLINE SHEET 10 OF 16

ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24
M.R.H.C.T.

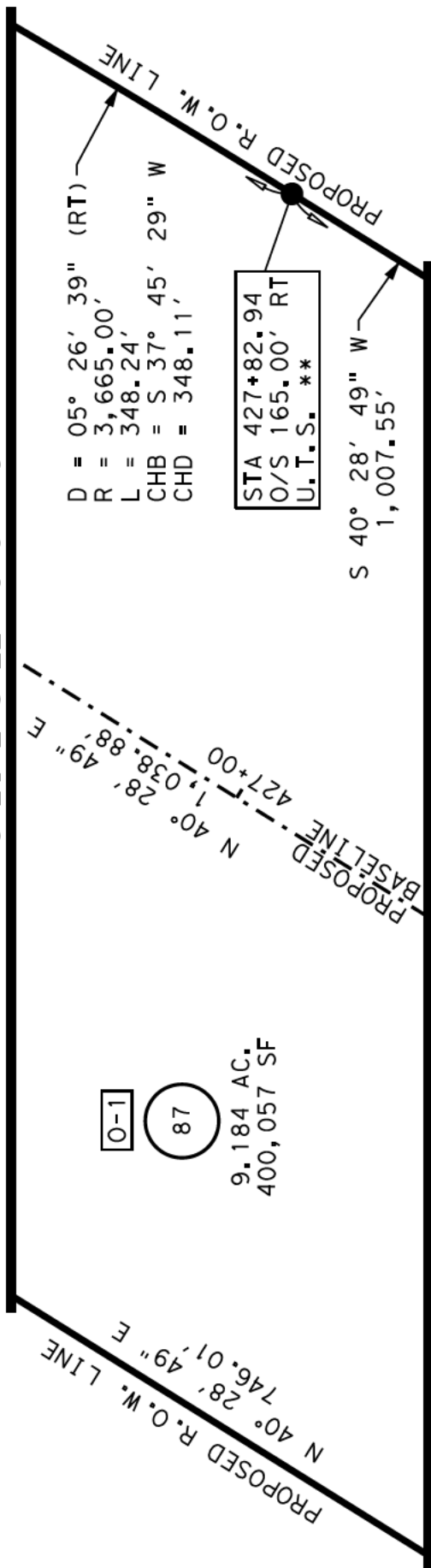
RODS HOUSTON - SAN ANTONIO - LAREDO - EDINBURG SURVEYING & UTILITIES TBPE F-10055 TBPLS 10030700		6810 LEE ROAD, STE. 100 SPRING, TX 77379 TEL (281) 257-4020 FAX (281) 257-4021	
Texas Department of Transportation		COUNTY HIDALGO	SURVEY DATE 12/2024
DISTRICT: #21	PARCEL 87 P00094700.001 PAGE 9 OF 16	SH 68	
C.C.S.J. 3629-01-001	R.C.S.J. 3629-01-004	R.O.W. ACQUISITION: 9.184 AC. (400,057 SF.)	
CALC. 37.06 AC.		REMAINDER: 4.152 AC. LT	
		22.79 AC. RT	

SEE PAGE 16 OF 16
FOR OWNER INFORMATION.

JUAN JOSE TREVINO
SURVEY, ABS. NO. 22



MATCHLINE SHEET 9 OF 16



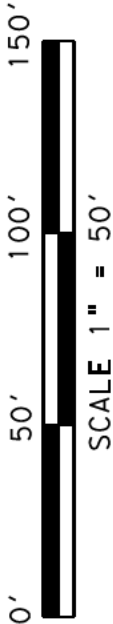
MATCHLINE SHEET 11 OF 16

ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24
M.R.H.C.T.

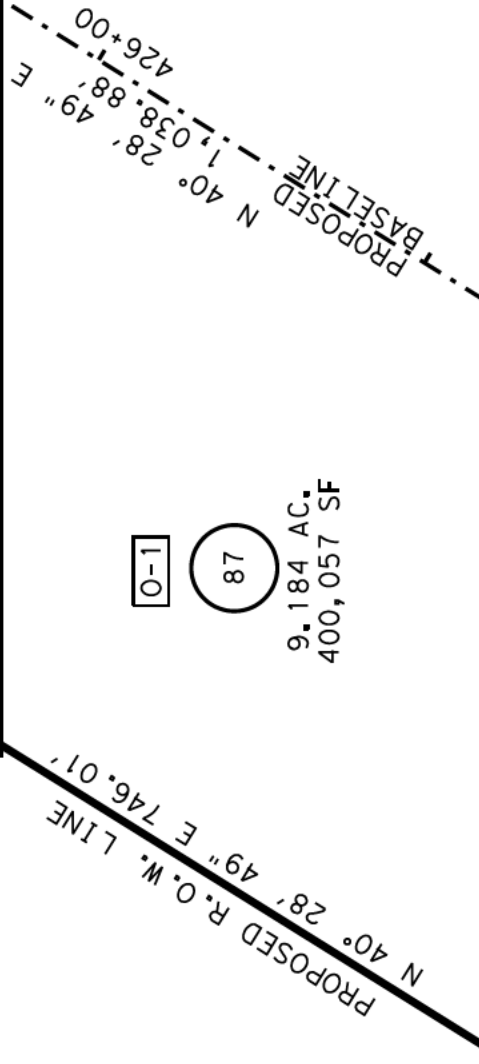
RODS HOUSTON - SAN ANTONIO - LAREDO - EDINBURG SURVEYING & UTILITIES TBPE F-10055 TBPLS 10030700		6810 LEE ROAD, STE. 100 SPRING, TX 77379 TEL (281) 257-4020 FAX (281) 257-4021	
Texas Department of Transportation		COUNTY HIDALGO	
DISTRICT: #21		PARCEL 87 P00094700.001	
C.C.S.J. 3629-01-001		PAGE 10 OF 16	
R.C.S.J. 3629-01-004		SH 68	
SURVEY DATE 12/2024		SURVEY DATE 12/2024	
R.O.W. ACQUISITION: 9.184 AC. (400,057 SF.)		CALC. 37.06 AC.	
REMAINDER: 4.152 AC. LT		REMAINDER: 22.79 AC. RT	

SEE PAGE 16 OF 16
FOR OWNER INFORMATION.

**JUAN JOSE TREVINO
SURVEY, ABS. NO. 22**



MATCHLINE SHEET 10 OF 16



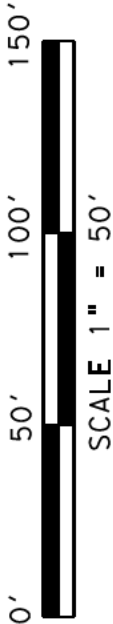
MATCHLINE SHEET 12 OF 16

ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24
M.R.H. C.T.

RODS HOUSTON - SAN ANTONIO - LAREDO - EDINBURG SURVEYING & UTILITIES TBPE F-10055 TBPLS 10030700		6810 LEE ROAD, STE. 100 SPRING, TX 77379 TEL (281) 257-4020 FAX (281) 257-4021	
 Texas Department of Transportation		COUNTY HIDALGO	
DISTRICT: #21 C.C.S.J. 3629-01-001 R.C.S.J. 3629-01-004		PARCEL 87 P00094700.001 PAGE 11 OF 16	
		SH 68 SURVEY DATE 12/2024	
R.O.W. ACQUISITION: 9.184 AC. (400,057 SF.)		REMAINDER: 4.152 AC. LT	
CALC. 37.06 AC.		REMAINDER: 22.79 AC. RT	

SEE PAGE 16 OF 16
FOR OWNER INFORMATION.

**JUAN JOSE TREVINO
SURVEY, ABS. NO. 22**



MATCHLINE SHEET 11 OF 16

PROPOSED R.O.W. LINE
S 40° 28' 49" W 1,007.55'

PROPOSED BASELINE
N 40° 28' 49" E 1,038.88'
424+00

0-1

87

9.184 AC.
400,057 SF

PROPOSED R.O.W. LINE
N 40° 28' 49" E 746.01'

MATCHLINE SHEET 13 OF 16

ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24
M.R.H.C.T.

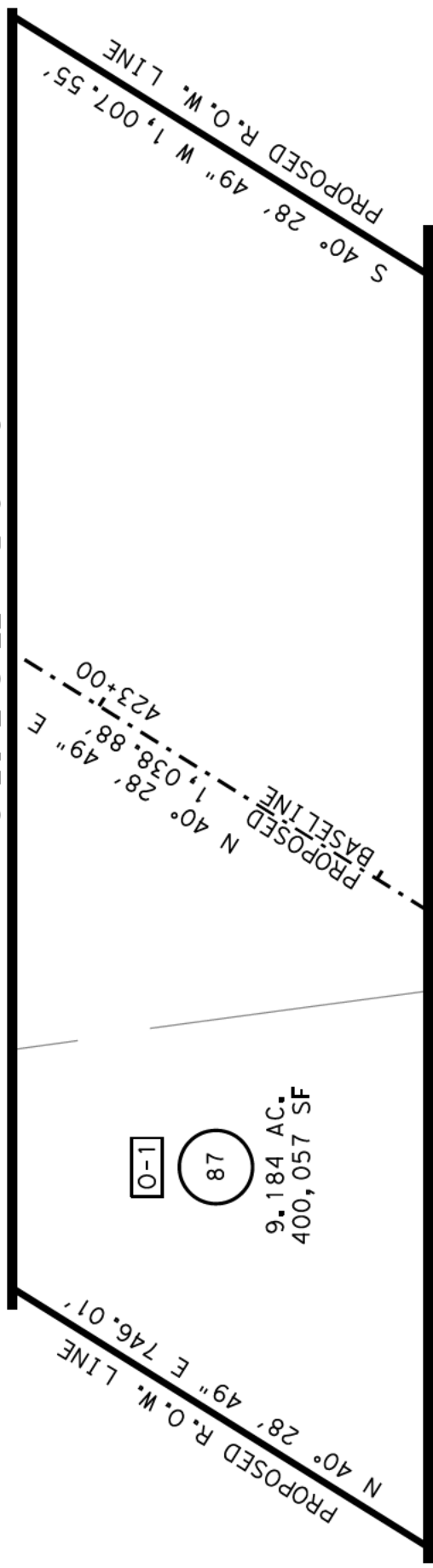
RODS HOUSTON - SAN ANTONIO - LAREDO - EDINBURG SURVEYING & UTILITIES 6810 LEE ROAD, STE. 100 SPRING, TX 77379 TEL (281) 257-4020 FAX (281) 257-4021 TBPE F-10055 TBPLS 10030700			
Texas Department of Transportation			
DISTRICT: #21 C.C.S.J. 3629-01-001 R.C.S.J. 3629-01-004	PARCEL 87 P00094700.001 PAGE 12 OF 16		COUNTY HIDALGO
	SH 68		SURVEY DATE 12/2024
R.O.W. ACQUISITION: 9.184 AC. (400,057 SF.)			
CALC. 37.06 AC.		REMAINDER: 4.152 AC. LT 22.79 AC. RT	

SEE PAGE 16 OF 16
FOR OWNER INFORMATION.

**JUAN JOSE TREVINO
SURVEY, ABS. NO. 22**



MATCHLINE SHEET 12 OF 16

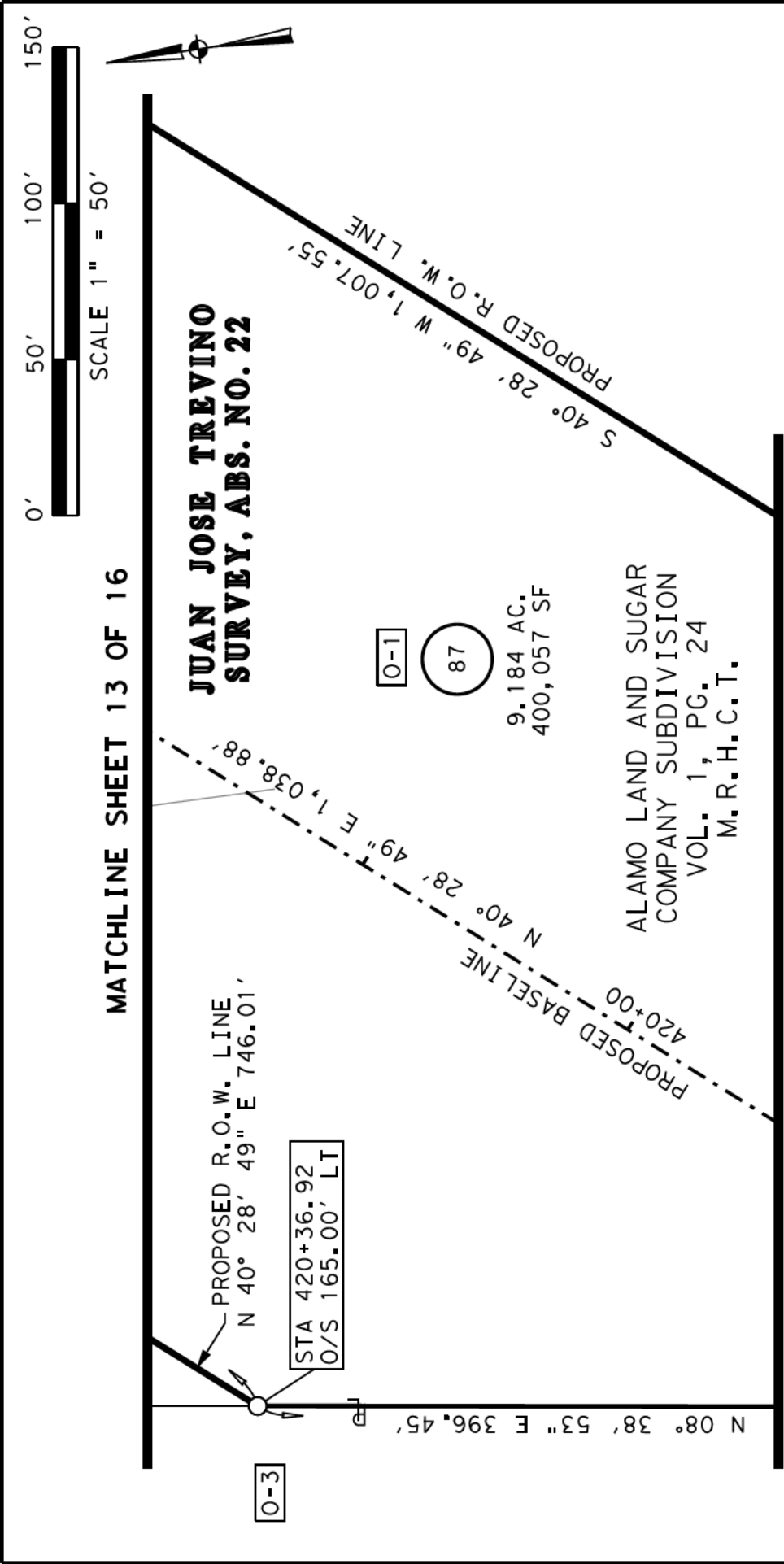


MATCHLINE SHEET 14 OF 16

ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24
M.R.H.C.T.

RODS HOUSTON - SAN ANTONIO - LAREDO - EDINBURG SURVEYING & UTILITIES TBPE F-10055 TBPLS 10030700		6810 LEE ROAD, STE. 100 SPRING, TX 77379 TEL (281) 257-4020 FAX (281) 257-4021	
Texas Department of Transportation		COUNTY HIDALGO	
DISTRICT: #21 C.C.S.J. 3629-01-001 R.C.S.J. 3629-01-004	PARCEL 87 P00094700.001 PAGE 13 OF 16		SURVEY DATE 12/2024
	SH 68		
R.O.W. ACQUISITION: 9.184 AC. (400,057 SF.)			
CALC. 37.06 AC.		REMAINDER: 4.152 AC. LT	
		22.79 AC. RT	

SEE PAGE 16 OF 16
FOR OWNER INFORMATION.



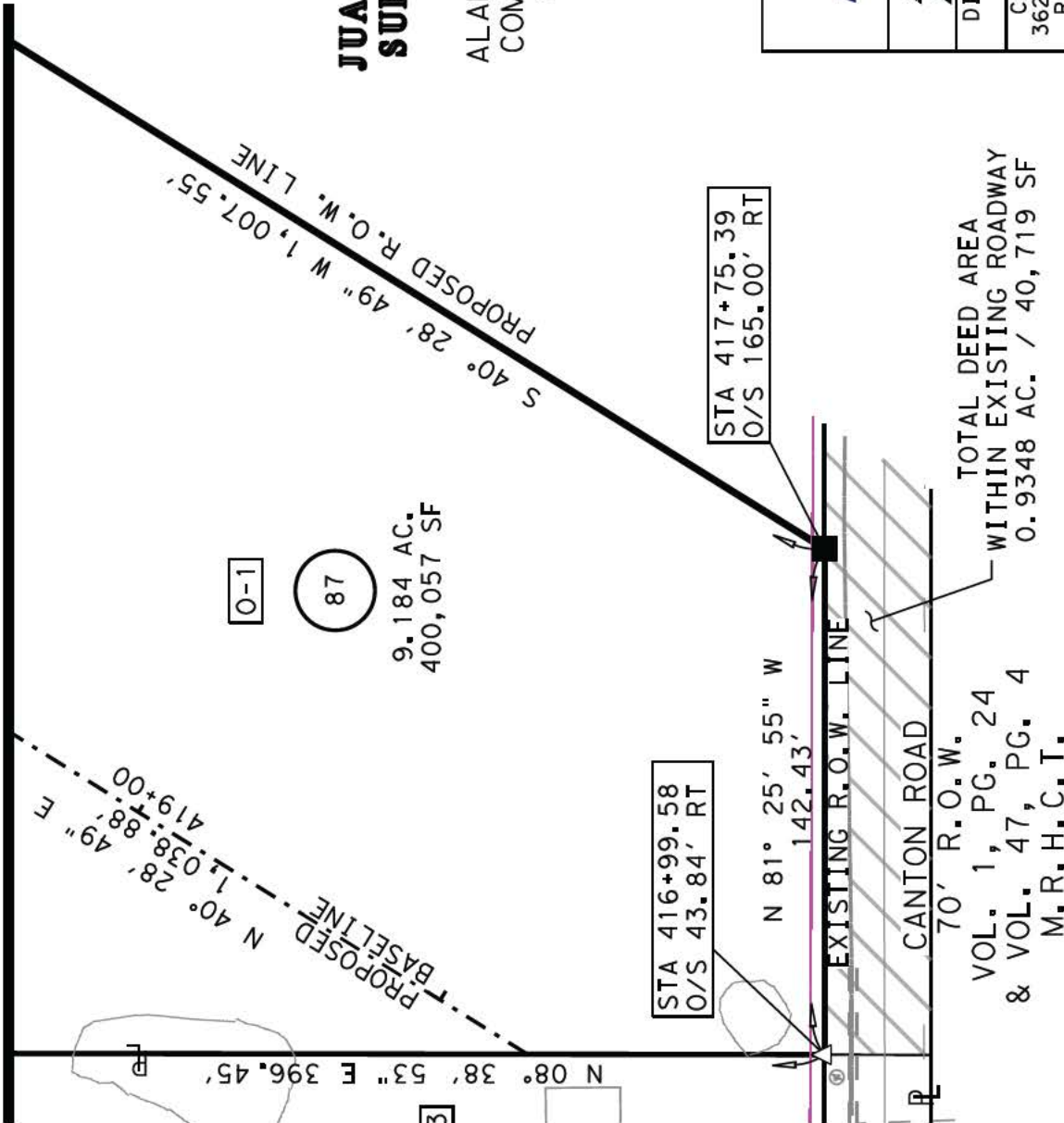
SEE PAGE 16 OF 16 FOR OWNER INFORMATION.		MATCHLINE SHEET 15 OF 16	
N: \RJ RIVERA ASSOCIATES 530\21412001\CAD\PARCEL PLATS\Phase 1\MRF362901001*Parcel-87*14.dgn		ALAMO LAND AND SUGAR COMPANY SUBDIVISION VOL. 1, PG. 24 M.R.H.C.T.	
RODS HOUSTON - SAN ANTONIO - LAREDO - EDINBURG SURVEYING & UTILITIES TBPE F-10055 TBPLS 10030700		6810 LEE ROAD, STE. 100 SPRING, TX 77379 TEL (281) 257-4020 FAX (281) 257-4021 TBPE F-10055 TBPLS 10030700	
Texas Department of Transportation		COUNTY HIDALGO	
DISTRICT: #21		PARCEL 87 P00094700.001	
C.C.S.J. 3629-01-001		PAGE 14 OF 16	
R.C.S.J. 3629-01-004		SH 68	
R.O.W. ACQUISITION: 9,184 AC. (400,057 SF.)		SURVEY DATE 12/2024	
CALC. 37.06 AC.		REMAINDER: 4.152 AC. LT	
		22.79 AC. RT	

MATCHLINE SHEET 14 OF 16



**JUAN JOSE TREVINO
SURVEY, ABS. NO. 22**

ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24
M.R.H.C.T.



RODS HOUSTON - SAN ANTONIO - LAREDO - EDINBURG SURVEYING & UTILITIES TBPE F-10055 TBPLS 10030700 6810 LEE ROAD, STE. 100 SPRING, TX 77379 TEL (281) 257-4020 FAX (281) 257-4021			
Texas Department of Transportation			
DISTRICT: #21	PARCEL 87 P00094700.001 PAGE 15 OF 16	COUNTY HIDALGO	SURVEY DATE 12/2024
C.C.S.J. 3629-01-001	SH 68		
R.C.S.J. 3629-01-004	R.O.W. ACQUISITION: 9.184 AC. (400,057 SF.)		
CALC. 37.06 AC.		REMAINDER: 4.152 AC. LT	22.79 AC. RT

SEE PAGE 16 OF 16
FOR OWNER INFORMATION.

[O-1]

LOT 15, BLOCK 62
ALAMO LAND AND SUGAR COMPANY
SUBDIVISION
LISA MARIE VILLANUEVA
DOC NO. 2855058
EXECUTED SEPTEMBER 29, 2017
O.P.R.H.C.T.

[O-2]

DRAINAGE EASEMENT BEING
THE SOUTH 130.0 FEET OF THE EAST 990.0 FEET
OF LOT 10, BLOCK 62
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
VOL. 2059, PG. 116
EXECUTED OCTOBER 17, 1984
O.P.R.H.C.T.

&
THE REMAINDER OF THE NORTH 130.0 FEET
OF LOT 15, BLOCK 62
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
VOL. 2065, PG. 65
EXECUTED NOVEMBER 30, 1984
O.P.R.H.C.T.

[O-3]

THE WEST 3 AC. OF LOT 15, BLOCK 62,
ALAMO LAND AND SUGAR COMPANY
SUBDIVISION
FERNANDO DE LA CERDA AND WIFE,
JUANITA M. DE LA CERDA
DOC NO. 1359360
EXECUTED JULY 14, 2004
O.P.R.H.C.T.

[O-4]

THE NORTH 0.30 OF AN AC. OF
THE WEST 3.0 AC OF
LOT 15, BLOCK 62,
ALAMO LAND AND SUGAR COMPANY SUBDIVISION
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
VOL. 2059, PG. 110
FILED NOVEMBER 16, 1984
O.P.R.H.C.T.

RODS HOUSTON - SAN ANTONIO - LAREDO - EDINBURG SURVEYING & UTILITIES TBPLS 10030700		6810 LEE ROAD, STE. 100 SPRING, TX 77379 TEL (281) 257-4020 FAX (281) 257-4021 TBPE F-10055	
 Texas Department of Transportation			
DISTRICT: #21	PARCEL 87 P00094700.001 PAGE 16 OF 16	COUNTY HIDALGO	
C.C.S.J. 3629-01-001 R.C.S.J. 3629-01-004	SH 68	SURVEY DATE 12/2024	
R.O.W. ACQUISITION: 9.184 AC. (400,057 SF.)			
CALC. 37.06 AC.	REMAINDER: 4.152 AC. LT	22.79 AC. RT	

County: Hidalgo
Highway: SH 68
Limits: From 365 Tollway to IH 2
Project ID: R00017650
RCSJ: 3629-02-003
CCSJ: 3629-02-002

PROPERTY DESCRIPTION FOR P00093237.001

Being a 4.311-acre (187,764 square feet) parcel of land situated in the Juan Jose Trevino Survey, Abstract No. 22, Hidalgo County, Texas, being a portion of Block 218 of the Hill and Halbert Subdivision, a subdivision of record according to the map or plat thereof recorded in Volume 1, Page 35 of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), all of Tract II conveyed from F.E. & J.A. Knapp Limited Partnership to Knapp Home Place, L.L.C. by Warranty Deed, recorded March 31, 2000 under Document No. 859987 of the Official Records of Hidalgo County, Texas (O.R.H.C.T.), said 4.311-acre parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at the common southerly corner of said Tract II and Tract I conveyed to Knapp Homeplace, L.L.C. by the aforementioned Warranty Deed, in the existing northerly right-of-way (ROW) line of North Avenue (35 feet wide) (the northerly 20 feet dedicated by said Hill and Halbert Subdivision, the southerly 15 feet, no record information found) and the centerline of Red River Drive (40 feet wide) (no record information found), (N=16,592,766.05, E=1,122,983.55), being 72.83 feet left of State Highway 68 (SH 68) Baseline Station 757+54.77;

1. **THENCE**, North 81°22'32" West, along the existing northerly ROW line of said North Avenue, a distance of 227.03 feet to the common southerly corner of said Tract II and a called 6.96-acre tract of land conveyed from Alamo Land and Sugar Company and C.H. Swallow to Donna Irrigation District, Hidalgo County No. 1 by Deed recorded May 24, 1920 in Volume 103, Page 592 of the Deed Records of Hidalgo County, Texas (D.R.H.C.T.);
2. **THENCE**, North 04°13'03" East, along the line common to said Tract II and said 6.96-acre tract, a distance of 52.12 feet to an angle point;
3. **THENCE**, North 08°21'42" West, continuing along the line common to said Tract II and said 6.96-acre tract, a distance of 131.05 feet to an angle point;
4. **THENCE**, North 20°34'42" West, continuing along the line common to said Tract II and said 6.96-acre tract, a distance of 146.45 feet to an angle point;
5. **THENCE**, North 34°00'42" West, continuing along the line common to said Tract II and said 6.96-acre tract, a distance of 150.61 feet to an aluminum Hidalgo County Regional Mobility Authority (H.C.R.M.A.) ROW marker found for an angle point;

6. **THENCE**, North 46°43'57" West, continuing along the line common to said Tract II and said 6.96-acre tract, a distance of 134.85 feet to an aluminum H.C.R.M.A. ROW marker found for an angle point;
7. **THENCE**, North 52°04'05" West, continuing along the line common to said Tract II and said 6.96-acre tract, a distance of 168.81 feet to the common northerly corner of said Tract II and said 6.96-acre tract, being in the existing southerly ROW line of Interstate Highway No. 2 (IH 2), (width varies) conveyed from F.E. Knapp, et al to the State of Texas by Final Judgement recorded April 13, 1964 in Volume 1085, Page 579 of the D.R.H.C.T.;
8. **THENCE**, South 81°33'35" East, along the existing southerly ROW line of said IH 2, a distance of 545.93 feet to a cotton spindle found for an angle point;
9. **THENCE**, South 40°51'19" East, continuing along the existing southerly ROW of said IH 2, a distance of 64.45 feet to an angle point, from which a found 5/8-inch iron bears North 40°51'10" West, 1.06 feet;
10. **THENCE**, South 00°19'02" West, continuing along the existing southerly ROW line of said IH 2, a distance of 13.00 feet to an angle point;
11. **THENCE**, North 89°25'18" East, continuing along the existing southerly ROW of said IH 2, a distance of 20.02 feet to the point of intersection with the centerline of said Red River Drive;
12. **THENCE**, South 00°29'58" East, along the centerline of said Red River Drive, passing at a distance of 2.43 feet passing the northwestern corner of said Tract I, continuing along the centerline of said Red River Drive and the line common to said Tract II and said Tract I, a total distance of 532.18 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 4.311-acre (187,764 square feet) of land.

All bearings and coordinates are based on the Texas Coordinate System, South Zone (4205), North American Datum 1983 (2011 adjustment), Epoch 2010.00.

Coordinates and distances are U.S. Survey Feet displayed in surface values and may be converted to grid by dividing by the TxDOT Combined Scale Factor (1.00004).

Field Surveys performed during the months of April 2024 through August 2025.

Abstracting research performed by McKim & Creed, Inc. during the months of April 2024 through November 2024.

A parcel plat of even date accompanies this property description.

** 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.

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



Larry V. Sherlock, R.P.L.S. #5453
McKim & Creed, Inc.
12718 Century Drive, Stafford, Texas 77477
(281) 491-2525
TBPELS Firm No. 10177600
DATE December 15, 2025



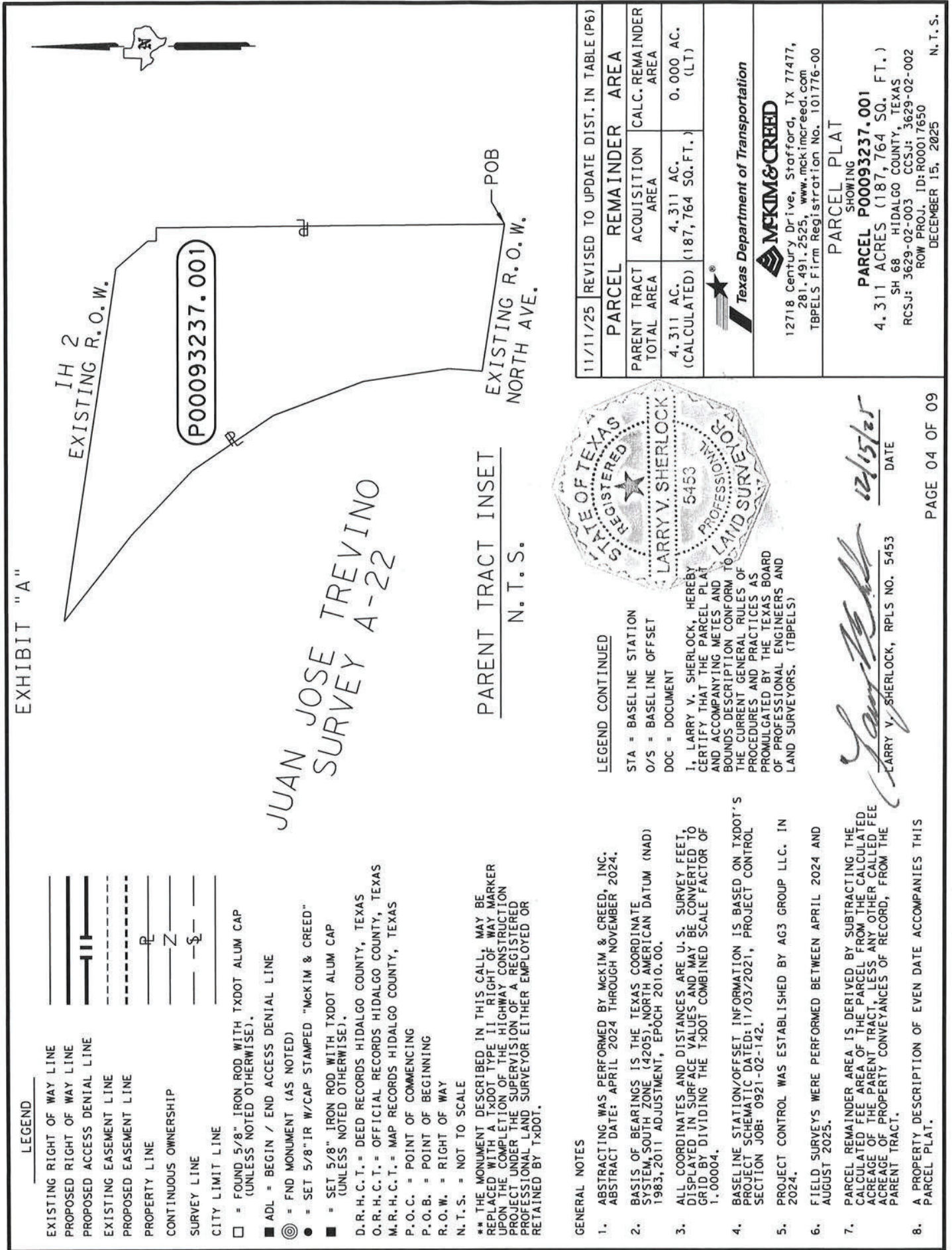
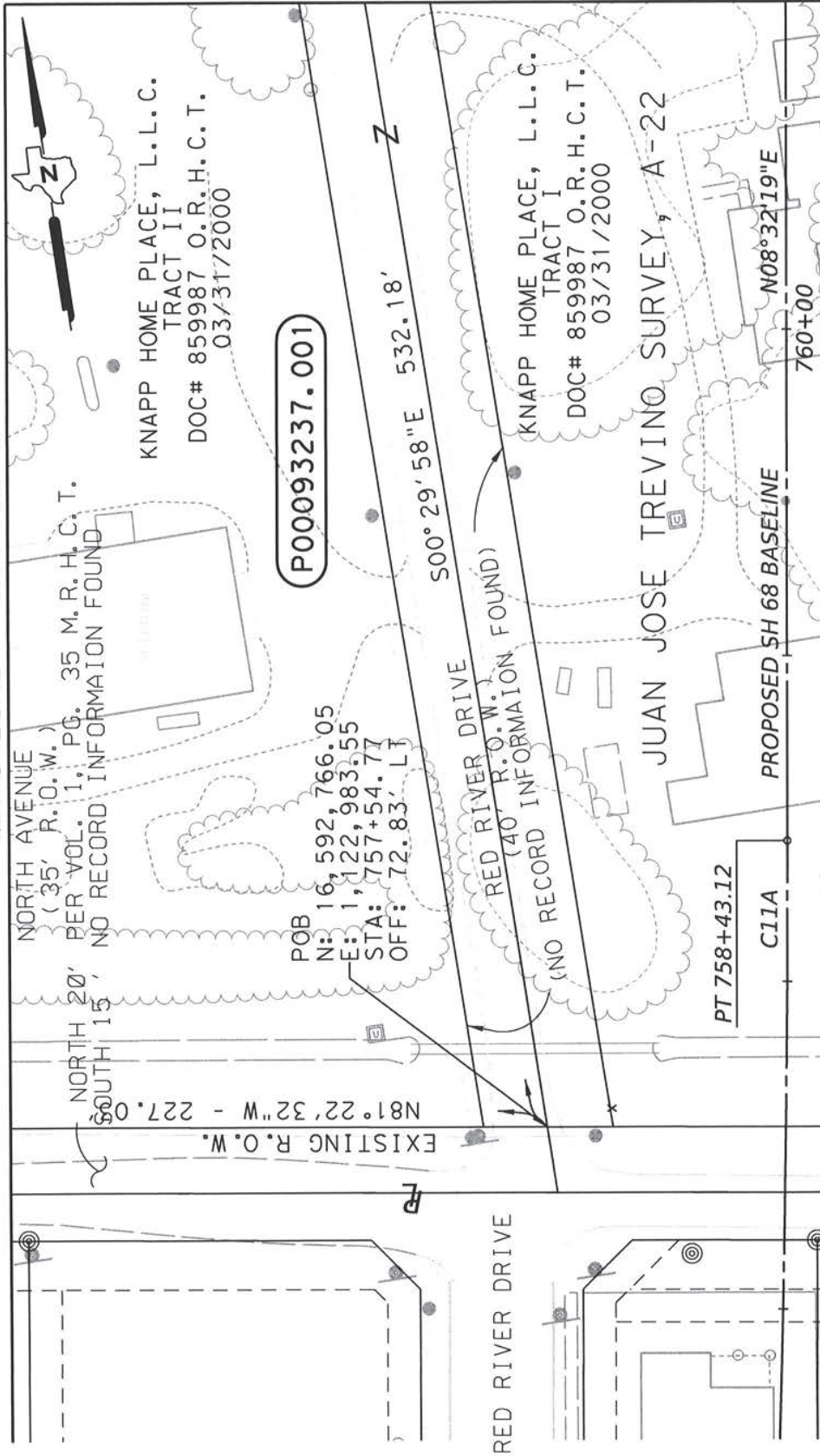


EXHIBIT "A"
MATCHLINE - SEE PG. 6

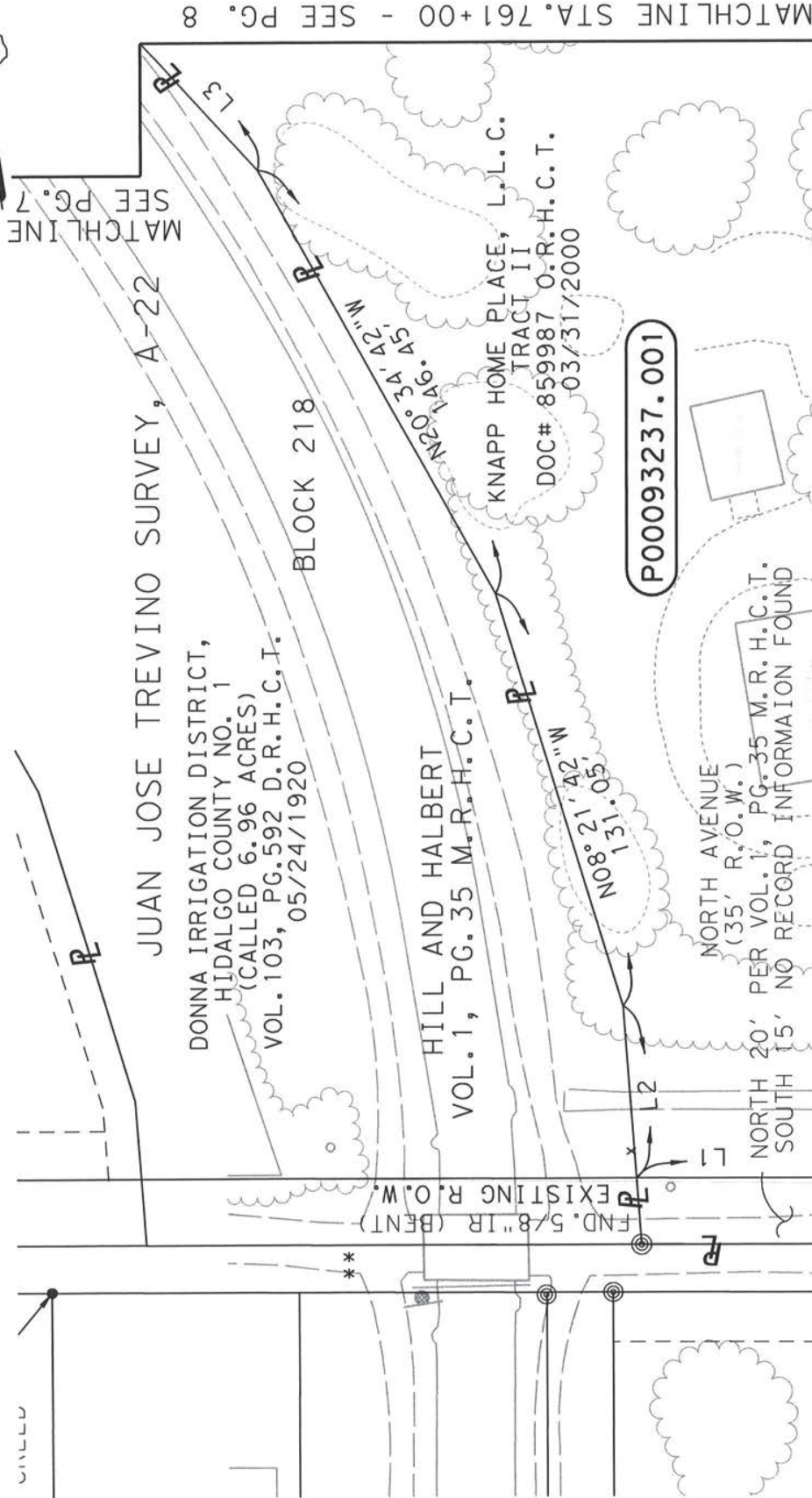


BASELINE CURVE DATA (C11A)

PI: 753+02.92
N: 16,592,304.32
E: 1,122,988.53
Δ: 10°20'43" (LT)
L: 1,083.35'
R: 6,000.00'
CHD BRG: N13°42'41"E
CHD DIST: 1,081.88'

Texas Department of Transportation	12718 Century Drive, Stafford, TX 77477, 281.491.2525, www.mckimcreed.com TBPELS Firm Registration No. 101776-00	PARCEL PLAT SHOWING PARCEL P00093237.001 4.311 ACRES (187,764 SQ.FT.) SH 68 HIDALGO COUNTY, TEXAS RCSJ: 3629-02-003 CCSJ: 3629-02-002 ROW PROJ. ID: R00017650 DECEMBER 15, 2025 SCALE: 1"=50'
---	---	--

EXHIBIT "A"



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N81° 22' 32" W	227.03'
L2	N04° 13' 03" E	52.12'
L3	N34° 00' 42" W	150.61'

MATCHLINE - SEE PG. 5

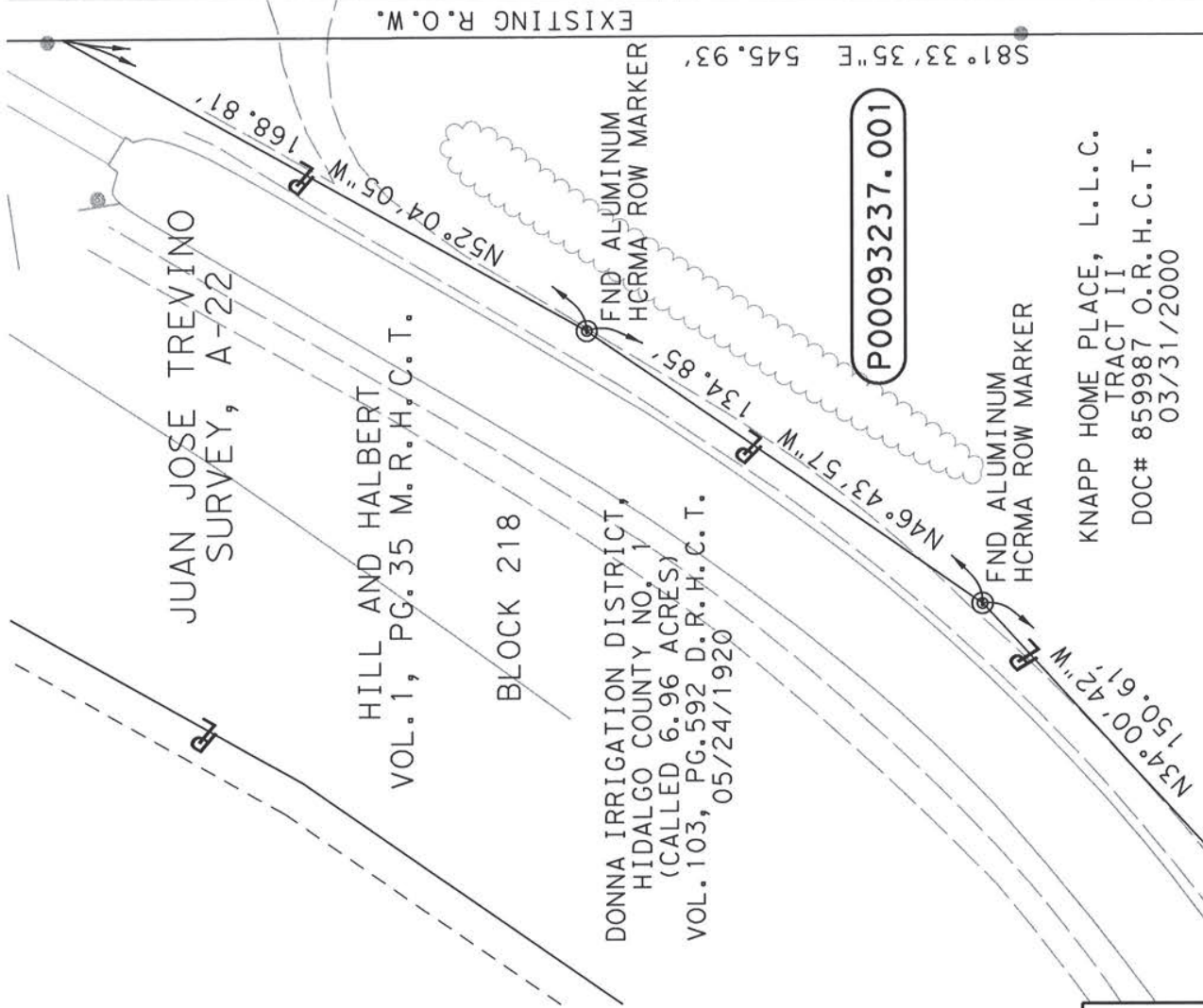
Texas Department of Transportation

MCKIM & CREED

12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093237.001
4.311 ACRES (187,764 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
DECEMBER 15, 2025 SCALE: 1"=50'

EXHIBIT "A"



I.H. 2 (WIDTH VARIES)
VOL. 1085, PG. 579 D.R.H.C.T.
04/13/1964

GRAPHIC SCALE



Texas Department of Transportation	MCKIM & CREED 12718 Century Drive, Stafford, TX 77477, 281.491.2525, www.mckimcreed.com TBPELS Firm Registration No. 101776-00	PARCEL PLAT SHOWING PARCEL P00093237.001 4.311 ACRES (187,764 SQ.FT.) SH 68 HIDALGO COUNTY, TEXAS RCSJ: 3629-02-003 CCSJ: 3629-02-002 ROW PROJ. ID: R00017650 DECEMBER 15, 2025 SCALE: 1"=50'
---	--	---

PAGE 07 OF 09

MATCHLINE - SEE PG. 8

ML. SEE PG. 6

EXHIBIT "A"

MATCHLINE - SEE PG. 7

MATCHLINE STA. 761+00 - SEE PG. 6

JUAN JOSE TREVINO SURVEY, A-22
HILL AND HALBERT
VOL. 1, PG. 35 M.R.H.C.T.

P00093237.001

BLOCK 218

KNAPP HOME PLACE, L.L.C.
TRACT II
DOC# 859987 O.R.H.C.T.
03/31/2000

581° 33' 35" E 545.93'
EXISTING R.O.W.

I.H. 2 (WIDTH VARIES)
VOL. 1085, PG. 579 D.R.H.C.T.
04/13/1964

MATCHLINE - SEE PG. 9

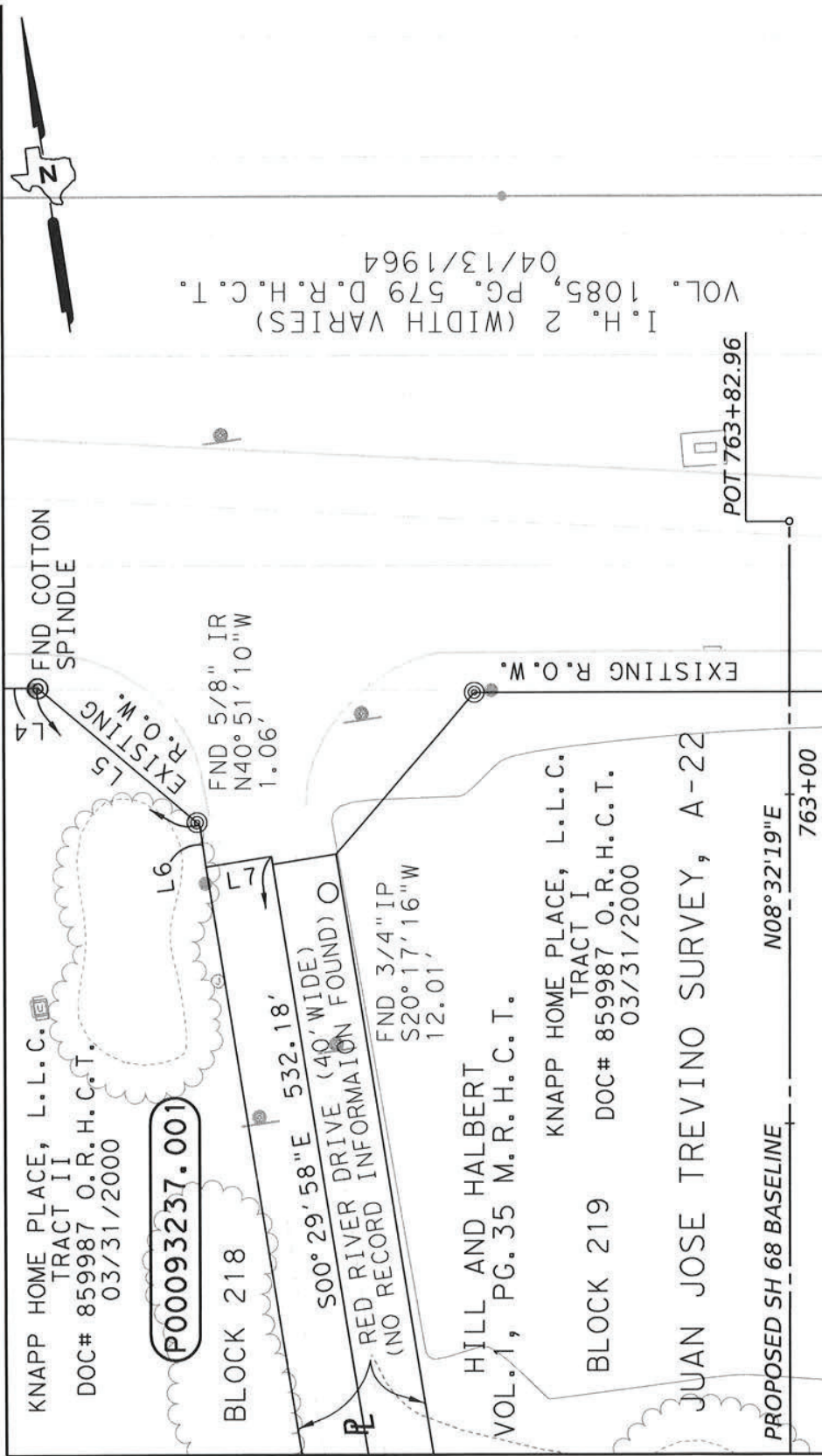
 Texas Department of Transportation	 MCKIM & CREED 12718 Century Drive, Stafford, TX 77477, 281.491.2525, www.mckimcreed.com TBPELS Firm Registration No. 101776-00
PARCEL PLAT SHOWING PARCEL P00093237.001 4.311 ACRES (187,764 SQ.FT.) SH 68 HIDALGO COUNTY, TEXAS RCSJ: 3629-02-003 CCSJ: 3629-02-002 ROW PROJ. ID: R00017650 DECEMBER 15, 2025 SCALE: 1"=50'	

GRAPHIC SCALE



PAGE 08 OF 09

EXHIBIT "A"
MATCHLINE - SEE PG. 8



LINE TABLE		
LINE	BEARING	DISTANCE
L4	S81° 33' 35" E	545.93'
L5	S40° 51' 19" E	64.45'
L6	S00° 19' 02" W	13.00'
L7	N89° 25' 18" E	20.02'

GRAPHIC SCALE



PAGE 09 OF 09

Texas Department of Transportation

12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093237.001
4.311 ACRES (187,764 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
DECEMBER 15, 2025 SCALE: 1"=50'

County: Hidalgo
Highway: SH 68
Limits: From 365 Tollway to IH 2
Project ID: R00017650
RCSJ: 3629-02-003
CCSJ: 3629-02-002

PROPERTY DESCRIPTION FOR PARCEL P00093211.001

Being a 0.7084-acre (30,858 square feet) parcel of land situated in the Juan Jose Trevino Survey, Abstract No. 22, Hidalgo County, Texas, being all of Lot 15 of Maiz Acres #5, a subdivision of record according to the map or plat thereof recorded under Document No. 2554283 of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), said Lot 15 conveyed from RHRW Properties, Ltd. to Gregoria Guerrero by Special Warranty Deed with Vendor's Lien, recorded December 18, 2014, under Document No. 2014-2572359 of the Official Records of Hidalgo County, Texas (O.R.H.C.T.), said 0.7084-acre parcel of land being more particularly described by metes and bounds as follows:

BEGINNING, at the common northerly corner (N=16,583,713.89, E=1,121,067.51) of said Lot 15 and Lot 16 of said Maiz Acres #5 conveyed from RHRW Properties, Ltd. to Gloria Letecia Perez Hernandez by Special Warranty Deed with Vendor's Lien recorded April 15, 2015 under Document No. 2015-2602836 of the O.R.H.C.T., being in the existing southerly Right-of-Way (ROW) line of Maiz Street (50 feet wide) as dedicated by said Maiz Acres #5, being in a curve to the left and being 26.22 feet left of SH 68 Baseline Station 664+76.35, from which a found 1/2-inch iron rod with cap stamped "Melden & Hunt, Inc." bears North 07°10'58" East, 0.27 feet;

1. **THENCE**, Northeasterly, along the southerly ROW line of said Maiz Street, a distance of 51.20 feet along the arc of said curve to the left, having a radius of 50.00 feet, a central angle of 58°40'16", and a chord bearing and distance of North 29°34'03" East, 48.99 feet to a 1/2-inch iron rod with cap stamped "Melden & Hunt Inc" found for the common westerly corner of said Lot 15 and Lot 14 of said Maiz Acres #5, conveyed from RHRW Properties, Ltd to Alejandro Garza and San Juanita Garza by Special Warranty Deed with Vendor's Lien recorded April 15, 2015 under Document No. 2015-2602839 of the O.R.H.C.T.;
2. **THENCE**, South 81°11'05" East, along the line common to said Lot 15 and said Lot 14, a distance of 83.55 feet to a 1/2-inch iron rod with cap stamped "Melden & Hunt Inc" found for the common easterly corner of said Lot 15 and said Lot 14, being in the westerly line of a called 2.953-acre tract of land conveyed from William Easley to La Donna Canal Company, by ROW Deed recorded September 29, 1917 in Volume 63, Page 410 of the Deed Records of Hidalgo County, Texas (D.R.H.C.T.);

3. **THENCE**, South 08°51'40" West, along the line common to said Lot 15 and said 2.953-acre tract, a distance of 312.99 feet to a 1/2-inch iron rod with cap stamped "Melden & Hunt Inc" found for the common easterly corner of said Lot 15 and the remainder of a called 8.50-acre tract of land, conveyed from Donald E. Thompson to Albert Koskela, by Quitclaim Deed recorded March 9, 1981 in Volume 1713, Page 230 of the D.R.H.C.T.;
4. **THENCE**, North 81°19'47" West, along the line common to said Lot 15 and the remainder of said 8.50-acre tract, a distance of 99.99 feet to a 1/2-inch iron rod with cap stamped "Melden & Hunt Inc" found for the common southerly corner of said Lot 15 and said Lot 16;
5. **THENCE**, North 08°40'13" East, along the line common to said Lot 15 and said Lot 16, a distance of 267.43 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 0.7084-acre (30,858 square feet) of land.

All bearings and coordinates are based on the Texas Coordinate System, South Zone (4205), North American Datum 1983 (2011 adjustment), Epoch 2010.00.

Coordinates and distances are U.S. Survey Feet displayed in surface values and may be converted to grid by dividing by the TxDOT Combined Scale Factor (1.00004).

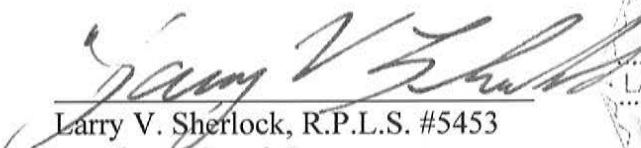
Field Surveys performed during the months of April 2024 through August 2025.

Abstracting research performed by McKim & Creed, Inc. during the months of April through November 2024.

A parcel plat of even date accompanies this property description.

** 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.

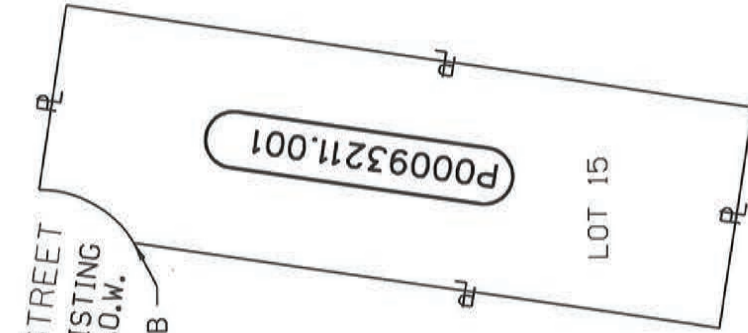
I do hereby certify that this metes and bounds description and accompanying parcel plat conform to the current General Rules of Procedures and Practices as promulgated by the Texas Board of Professional Engineers and Land Surveyors.


Larry V. Sherlock, R.P.L.S. #5453
McKim & Creed, Inc.
12718 Century Drive, Stafford, Texas 77477
(281) 491-2525
TBPELS Firm No. 10177600
DATE September 22, 2025



09/22/25

EXHIBIT "A"



JUAN JOSE TREVINO
SURVEY, A-22

PARENT TRACT INSET



N.T.S.

LEGEND CONTINUED

STA = BASELINE STATION
D/S = BASELINE OFFSET
DOC = DOCUMENT

I, LARRY V. SHERLOCK, HEREBY CERTIFY THAT THE PARCEL PLAT AND ACCOMPANYING METES AND BOUNDS DESCRIPTION CONFORM TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, (TBPELS)

Larry V. Sherlock
LARRY V. SHERLOCK, RPLS NO. 5453
DATE 09/22/25

LEGEND

- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED ACCESS DENIAL LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPERTY LINE
- CONTINUOUS OWNERSHIP
- SURVEY LINE
- CITY LIMIT LINE

□ • FOUND 5/8" IRON ROD WITH TXDOT ALUM CAP (UNLESS NOTED OTHERWISE).

■ ADL • BEGIN / END ACCESS DENIAL LINE

◎ • FND MONUMENT (AS NOTED)

● • SET 5/8" IR W/CAP STAMPED "McKIM & CREED"

■ • SET 5/8" IRON ROD WITH TXDOT ALUM CAP (UNLESS NOTED OTHERWISE).

D.R.H.C.T. = DEED RECORDS HIDALGO COUNTY, TEXAS

O.R.H.C.T. = OFFICIAL RECORDS HIDALGO COUNTY, TEXAS

M.R.H.C.T. = MAP RECORDS HIDALGO COUNTY, TEXAS

P.O.C. = POINT OF COMMENCING

P.O.B. = POINT OF BEGINNING

R.O.W. = RIGHT OF WAY

N.T.S. = NOT TO SCALE

** THE MONUMENT DESCRIBED 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.

GENERAL NOTES

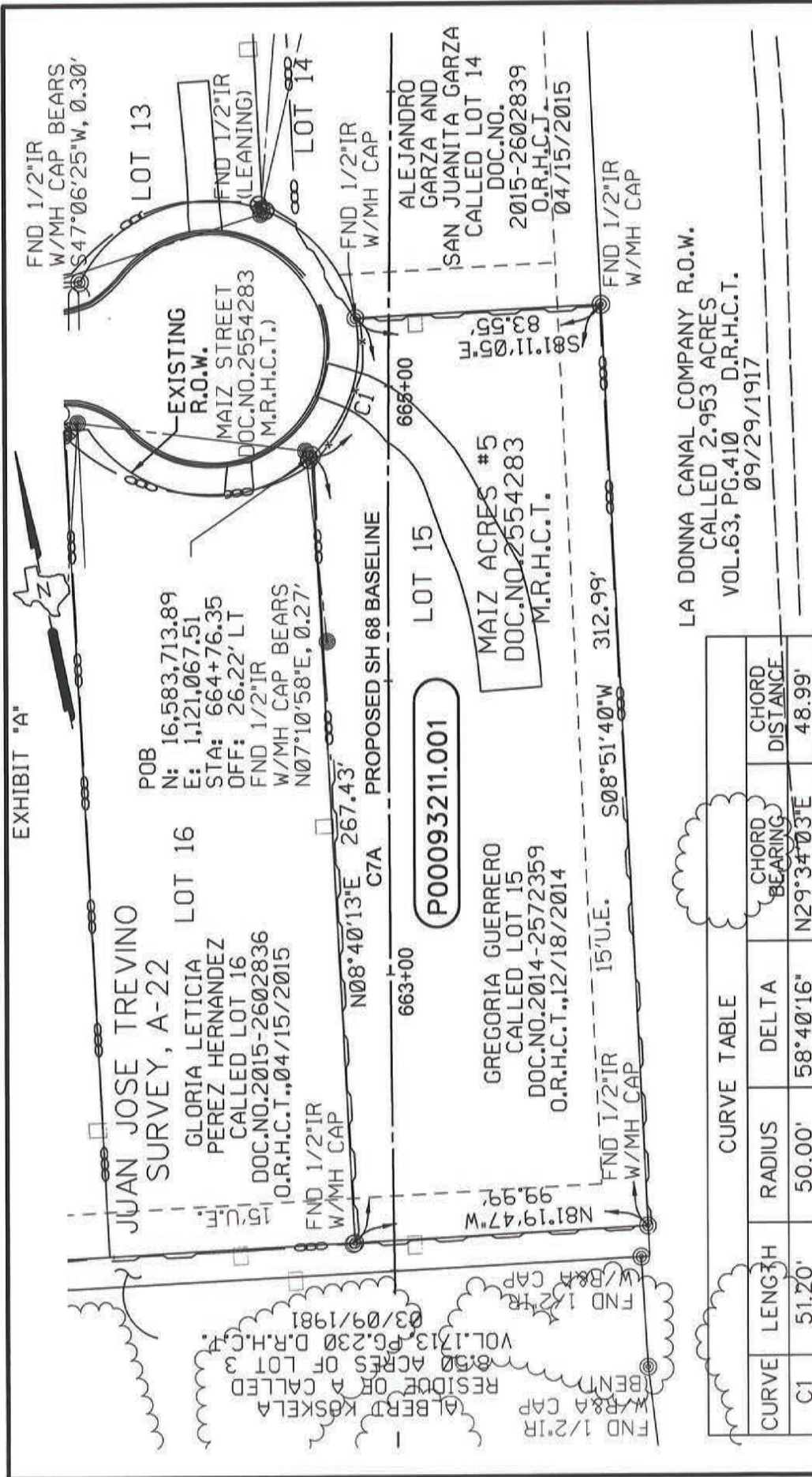
- ABSTRACTING WAS PERFORMED BY McKIM & CREED, INC. ABSTRACT DATE: APRIL 2024 THROUGH NOVEMBER 2024.
- BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (14205), NORTH AMERICAN DATUM (NAD) 1983, 2011 ADJUSTMENT, EPOCH 2010.00.
- ALL COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING THE TXDOT COMBINED SCALE FACTOR OF 1.000004.
- BASELINE STATION/OFFSET INFORMATION IS BASED ON TXDOT'S PROJECT SCHEMATIC DATED 11/03/2021, PROJECT CONTROL SECTION JOB: 0921-02-142.
- PROJECT CONTROL WAS ESTABLISHED BY AG3 GROUP LLC, IN 2024.
- FIELD SURVEYS WERE PERFORMED BETWEEN APRIL 2024 AND AUGUST 2025.
- PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALCULATED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.
- A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

PARCEL	REMAINDER	AREA
PARENT TRACT TOTAL AREA	ACQUISITION AREA	CALC. REMAINDER AREA
0.7084 AC. (CALCULATED)	0.7084 AC. (30,858 SQ.FT.)	0.0000 AC.



McKIM & CREED
12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093211.001
0.7084 ACRE (30,858 SQ. FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
SEPTEMBER 22, 2025
N.T.S.



BASELINE CURVE DATA (C7A)

PI: 662+90.10
N: 16,583,528.31
E: 1,121,041.99
Δ: 05°06'28" (RT)
L: 1,256.98'
R: 14,100.00'
CHD BRG: N11°11'14"E
CHD DIST: 1,256.57'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	51.20'	50.00'	58°40'16"	N29°34'03"E
				CHORD DISTANCE
				48.99'

GRAPHIC SCALE



Texas Department of Transportation
MCKIM & CREED
12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093211.001
0.7084 ACRE (30,858 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
SEPTEMBER 22, 2025 SCALE: 1"=50'

TxDOT Connects Parcel ID P00077553

April, 2022
Parcel 261
Page 1 of 5

County: Brazoria
Highway: FM 518
Limits: FM 865 (Cullen Boulevard) to SH 35
RCSJ: 0976-02-097

Property Description for Parcel 261

Being a 0.0403 of an acre (1,757 square feet) parcel of land out of and a part of Lot "B", Garden Acres Subdivision Section No. 3, recorded in Volume 10, Page 77, Plat Records of Brazoria County, Texas (P.R.B.C.T.), situated in the H. T. & B. Railroad Company Survey, Abstract No. 219, Brazoria County, Texas; said 0.0403 of an acre parcel of land also being out of a 0.9699 of an acre (calculated) tract of land described in a deed dated February 18, 2014, from Renee L. McGuire Family, Ltd., to Peram Properties, L.P., recorded under Document No. 2014007243, Official Public Records of Brazoria County, Texas (O.P.R.B.C.T.); said 0.0403 of an acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found in the existing east right-of-way line of Thelma Drive (60 feet wide per Volume 10, Page 77, P.R.B.C.T.) for the northwest corner of said Lot "B" and of said 0.9699 of an acre tract and the southwest corner of Lot 7, of said Garden Acres Subdivision Section No. 3 and called Lots 7 and 8 described in a deed executed on May 29, 2003, from Craig Morris and Kaci Howell to Huiping Phou, recorded under Document No. 2003036318, Official Records of Brazoria County, Texas;

THENCE, South 03°00'59" East, along the existing east right-of-way line of said Thelma Drive and the west boundary line of said Lot "B" and of said 0.9699 of an acre tract, a distance of 191.91 feet to a point (from which a found iron rod with orange cap stamped "RPLS 4615" bears South 64°04'29" West, 0.46 feet) for the point of curvature of a curve to the left;

THENCE, in a southerly direction, continuing along the existing east right-of-way line of said Thelma Drive and the west boundary of said Lot "B" and of said 0.9699 of an acre tract, with said curve to the left, having a radius of 20.00 feet, an arc length of 11.69 feet, a central angle of 33°29'01", and a chord which bears South 19°45'30" East, 11.52 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed north right-of-way line of FM 518 for the northwest corner and the **POINT OF BEGINNING** of the herein described parcel, having coordinates of N= 13,771,263.72, E= 3,139,972.64; said point being 67.00 feet left from the proposed FM 518 baseline station 253+04.78;**

April, 2022
Parcel 261
Page 2 of 5

- 1) **THENCE**, North 87°16'32" East, along the proposed north right-of-way line of FM 518, a distance of 78.06 feet to a TxDOT aluminum cap set in concrete for the point of curvature of a curve to the left;**
- 2) **THENCE**, in an easterly direction, continuing along the proposed north right-of-way line of FM 518 with said curve to the left, having a radius of 6,433.00 feet, at an arc length of 115.94 feet pass a 5/8 inch iron rod with TxDOT aluminum cap set (Station 255+00.00, 74.30 feet right), continuing along the proposed north right-of-way line of FM 518 with said curve to the left for a total arc length of 118.51 feet, a central angle of 01°03'20", and a chord which bears North 86°44'52" East, 118.51 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the east boundary line of said Lot "B" and of said 0.9699 of an acre tract and the west boundary line of Lot "A" of said Garden Acres Subdivision Section No 3 and a 1.048 acre (calculated) tract of land described in a deed executed on November 7, 2008, from Gabriel Donohue and wife Michele Donohue, to Pearland Area Chamber of Commerce, recorded under Document No. 2008053565, O.P.R.B.C.T., for the northeast corner the herein described parcel;**
- 3) **THENCE**, South 03°00'59" East, along the east boundary line of said Lot "B" and of said 0.9699 of an acre tract and the west boundary line of said Lot "A" and of said 1.048 acre tract, a distance of 10.10 feet to a point (from which a found iron rod with yellow cap stamped "Cotton Surveying" bears South 29°12'43" East, 0.32 feet) in the existing north right-of-way line of FM 518 (width varies per Volume R, Page 192, Volume 276, Page 384, Deed Records of Brazoria County, Texas, and Volume 5, Page 303, Volume 10, Page 77, Volume 17, Page 369, Volume 20, Page 3, Volume 24, Page 144, Document No. 2010052498, P.R.B.C.T.) for the southwest corner of said Lot "A" and of said 1.048 acre tract, and the southeast corner of said Lot "B", of said 0.9699 of an acre tract and of the herein described parcel;
- 4) **THENCE**, South 87°19'01" West, along the existing north right-of-way line of said FM 518 and the south boundary line of said Lot "B" and of said 0.9699 of an acre tract, a distance of 180.00 feet to a point (from which a found iron rod with orange cap stamped "RPLS 4615" bears South 12°39'30" East, 0.36 feet) for the point of curvature of a curve to the right;

April, 2022
Parcel 261
Page 3 of 5

- 5) **THENCE**, in a westerly direction, continuing along the existing north right-of-way line of said FM 518 and the south boundary line of said Lot "B", and of said 0.9699 of an acre tract, with said curve to the right, having a radius of 20.00 feet, an arc length of 19.61 feet, a central angle of 56°10'59", and a chord which bears North 64°35'30" West, 18.84 feet to the **POINT OF BEGINNING** and containing a 0.0403 of an acre (1,757 square feet) parcel of land.

Notes:

All bearings and coordinates shown are referenced to the Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.00. All coordinates and distances shown are displayed in surface values and may be converted to grid by dividing by the TxDOT surface adjustment factor of 1.00013. All measurements are in U.S. Survey Feet.

** 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.

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

Abstracting was completed in April, 2021.

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

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: April, 2022



Gabriel Macias
Registered Professional Land Surveyor
Texas Registration No. 6185
Vickrey & Associates, LLC
12940 Country Parkway
San Antonio, Texas 78216
210-349-3271
TBPELS Firm No. 10004100

04-29-2022
Date



LEGEND

SET 5/8" IRON ROD W/ TXDOT ALUMINUM CAP UNLESS OTHERWISE NOTED
SET 1/2" IR W/ RED CAP STAMPED "VICKREY PROP COR" UNLESS OTHERWISE NOTED
FOUND MONUMENT (AS NOTED)
LAND HOOK (IDENTICAL OWNER)
IRON ROD FOUND
IRON PIPE FOUND
FND
CONC.
AL.
DOC. NO.
O.P.R.B.C.T.
D.R.B.C.T.
M.R.B.C.T.
P.R.B.C.T.
O.R.B.C.T.
O.P.R.P.B.C.T.
B.C.C.F. NO.
A.E.
B.L.
D.E.
E.E.
P.A.E.
P.U.E.
S.E.
S.S.E.
U.E.
W.L.E.
W.S.E.

IRF
IPF
FND
CONC.
AL.
DOC. NO.
O.P.R.B.C.T.
D.R.B.C.T.
M.R.B.C.T.
P.R.B.C.T.
O.R.B.C.T.
O.P.R.P.B.C.T.
B.C.C.F. NO.
A.E.
B.L.
D.E.
E.E.
P.A.E.
P.U.E.
S.E.
S.S.E.
U.E.
W.L.E.
W.S.E.

AL.
DOC. NO.
O.P.R.B.C.T.
D.R.B.C.T.
M.R.B.C.T.
P.R.B.C.T.
O.R.B.C.T.
O.P.R.P.B.C.T.
B.C.C.F. NO.
A.E.
B.L.
D.E.
E.E.
P.A.E.
P.U.E.
S.E.
S.S.E.
U.E.
W.L.E.
W.S.E.

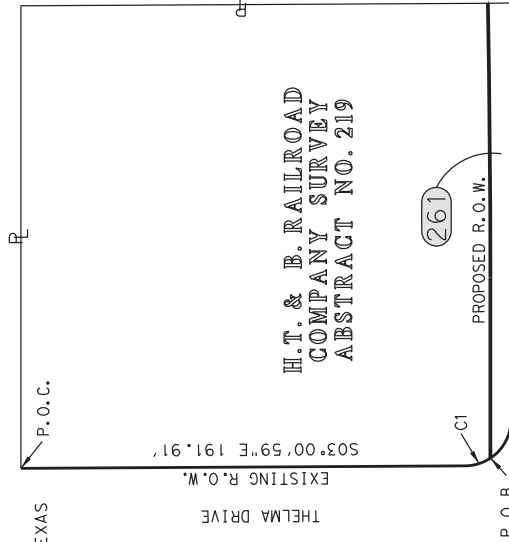
PARCEL NUMBER

EXISTING R.O.W. LINE
PROPOSED R.O.W. LINE
EXISTING EASEMENT LINE
PROPERTY LINE
BREAK LINE
PROPOSED BASELINE
SURVEY LINE
NOT TO SCALE
LOT LINE/COMMON OWNER

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT, EPOCH 2010.00 ESTABLISHED FROM THE TXDOT VRS NETWORK IN MAY 2019. HORIZONTAL CONTROL VALUES ARE BASED HOLDING THE PUBLISHED VALUES FOR MONUMENTS CP120 AND CP162, PREVIOUSLY ESTABLISHED BY SAM FOR 2015 AERIAL, AND WERE ESTABLISHED USING TXDOT LEVEL 2 AND LEVEL 3 GPS SPECIFICATIONS.
 2. ALL COORDINATES AND DISTANCES SHOWN ARE DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT SURFACE ADJUSTMENT FACTOR OF 1.00013. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 3. THIS MAP WAS PRODUCED WITHOUT THE BENEFIT OF TITLE COMMITMENTS. ALL MATTERS OF RECORD MAY NOT BE SHOWN HEREIN.
 4. FIELD SURVEYS COMPLETED APRIL, 2022.
 5. BACKGROUND PLANNIMETRICS COMPLETED SEPTEMBER, 2019.
 6. ABSTRACTING WAS PERFORMED APRIL, 2021.
- ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A 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.

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	20.00'	11.69'	33° 29' 01"
		S19° 45' 30" E	11.52'



EXISTING R.O.W.
F.M. 518

PARENT TRACT INSET
PARCEL NO. 261
N. T. S.

AREA TABLE (ACRES)

EXISTING AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
0.9699 (CALC.)	0.0403 1,757	0.9296	

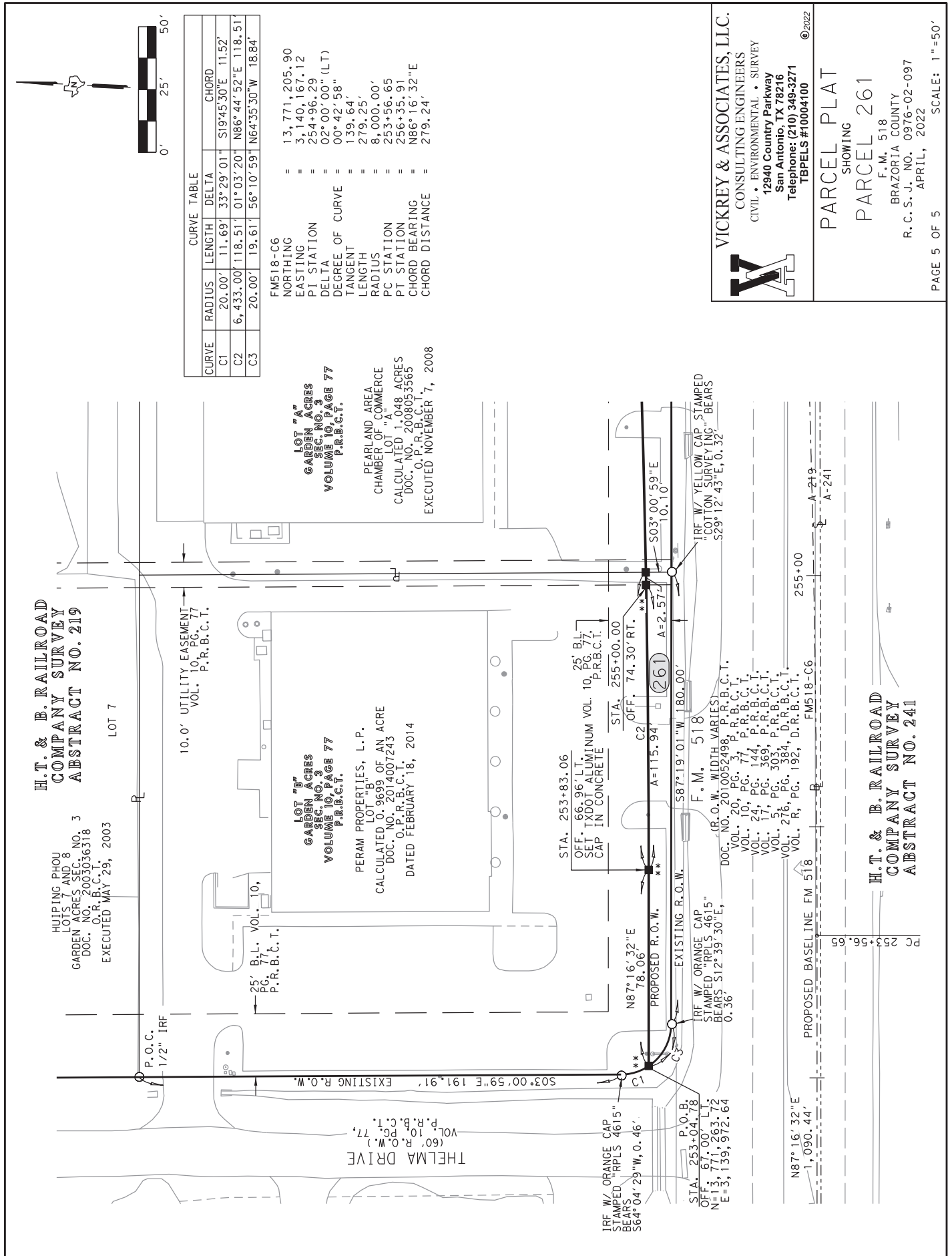
VICKREY & ASSOCIATES, LLC.
CONSULTING ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEY
12940 Country Parkway
San Antonio, TX 78216
Telephone: (210) 349-3271
TBPELS #10004100 ©2022

PARCEL PLAT
SHOWING

PARCEL 261

F.M. 518
BRAZORIA COUNTY
R. C. S. J. NO. 0976-02-097
APRIL, 2022
SCALE: N. T. S.

GABRIEL MACIAS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6185
DATE



Parcel: P00077553 (261)
Highway No.: FM 518
RCSJ: 0976-02-097
Brazoria County
Limits: FM 865 (Cullen Boulevard) to SH 35

CATEGORY I BISECTION CLAUSE

AND IN ADDITION THERETO:

Title to all of an Masonry / Plastic On-Premise Sign, located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed right of way line, with the result that portions of the said improvement lying adjacent to the said right of way line would be in such a condition that they could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvement.

County: Dallas
Highway: I.H. 30
STA. 542+70.53 to STA. 543+59.93
R.O.W. CSJ: 0009-11-266
CONST. CSJ: 0009-11-252
Project No.: R00009635

Page 1 of 5
2023-03-31

Description for Parcel ID P00067337

BEING a 0.2149 acre (9,361 square feet) tract of land situated within the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, and being a portion of Lot 5, Block 1/857 of the plat titled "Gano and Eakins Addition" recorded in Volume 69, Page 63 of the Map Records of Dallas County, Texas, and being a portion of a tract of land as described in the deed to Roberto Jamaica and Eva Jamaica recorded under Document No. 201900011134 of the Official Public Records of Dallas County, Texas, and being all of that tract of land as described in the deed to Roberto Jamaica and Eva Jamaica recorded under Document No. 198801168694 of said Official Public Records, said 0.2149 acre (9,361 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found (Controlling Monument (CM)) for the south corner of said Block 1/857 at the intersection of the existing northwest right-of-way line of Dawson Street, a called 60' wide right-of-way, with the existing northeast right-of-way line of Jeffries Street, a called 60' wide right-of-way both as dedicated in Volume 69, Page 63 of said Map Records;

THENCE, NORTH 39 degrees 24 minutes 24 seconds East, 199.33 feet with the southeast line of said Block 1/857, same being the northwest right-of-way line of said Dawson Street to the calculated south corner of said Lot 5, same being the east corner of said Lot 6;

THENCE, NORTH 50 degrees 20 minutes 17 seconds West, 24.53 feet with the common line of said Lots 5 and 6 to the **POINT OF BEGINNING** and having a surface coordinate of N=6,971,886.08 and E=2,498,379.79, said point being the intersection of said common line, with the new south right-of-way line of I.H. 30 and being 213.49 feet Right of and at right angles to centerline Station 542+70.53 of said I.H. 30;**

- (1) **THENCE**, NORTH 50 degrees 20 minutes 17 seconds West, 73.93 feet with said common line to a calculated point for the common corner of said Lot 5 and 6, and of Lots 4 and 7 of said Block 1/857, said calculated point being the east corner of a tract of land as described in the deed to Augustine M. Moreno recorded under Document No. 200600438658 of said Official Public Records, and being the south corner of a tract of land as described in the deed to Marguerite M. Smith recorded in Volume 91166, Page 2806 of the Deed Records of Dallas County, Texas;
- (2) **THENCE**, NORTH 39 degrees 23 minutes 17 seconds EAST, 80.96 feet with the common line of said Lots 4 and 5, same being the east line of said Marguerite M. Smith tract and said Roberto Jamaica tracts to a calculated point on the existing south right-of-way line of I.H. 30 as described in the deed to the State of Texas recorded in Volume

County: Dallas
Highway: I.H. 30
STA. 542+70.53 to STA. 543+59.93
R.O.W. CSJ: 0009-11-266
CONST. CSJ: 0009-11-252
Project No.: R00009635

Page 2 of 5
2023-03-31

Description for Parcel ID P00067337

- 5902, Page 16 and State of Texas recorded in Volume 5458, Page 404, of said Deed Records for the common corner of said Marguerite M. Smith tract and said Roberto Jamaica tract (Document No. 198801168694);
- (3) **THENCE**, NORTH 82 degrees 35 minutes 50 seconds EAST, 28.62 feet with a common line being the existing right-of-way line of I.H. 30 and the north line of said Roberto Jamaica tract (Document No. 198801168694) to a calculated angle point in said common line;
- (4) **THENCE**, SOUTH 50 degrees 38 minutes 26 seconds EAST, 78.90 feet continuing with said common line to a calculated point at the intersection of the existing southerly right-of-way line of I.H. 30 with the northwest right-of-way line of said Dawson Street;
- (5) **THENCE**, South 39 degrees 24 minutes 24 seconds WEST, 62.61 feet with the northwest right-of-way line of said Dawson Street, same being the southeast line of said Block 1/857 to the intersection of the new south right-of-way line of I.H. 30 with the southeast line of said Block 1/857, same being the northwest right-of-way line of Dawson Street, said point being 203.80 feet Right of and at right angles to centerline Station 543+15.27 of said I.H. 30;**
- (6) **THENCE**, SOUTH 71 degrees 10 minutes 20 seconds WEST, 46.60 feet across said Lot 5 and with the new south right-of-way line of I.H. 30 to the **POINT OF BEGINNING**, containing 0.2149 acre or 9,361 square feet.

County: Dallas
Highway: I.H. 30
STA. 542+70.53 to STA. 543+59.93
R.O.W. CSJ: 0009-11-266
CONST. CSJ: 0009-11-252
Project No.: R00009635

Page 3 of 5
2023-03-31

Description for Parcel ID P00067337

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.000136506. Unit of measurement is U.S. Survey Feet.

** This monument may be replaced by TXDOT Type II Right-of-Way Marker upon completion of the highway acquisition project under the supervision of a Registered Professional Land Surveyor either employed or retained by TXDOT.

This survey was performed without the benefit of a title report. There may be easements of record that affect.

A plat of same date accompanies this description.

All stations and offsets shown are calculated relative to the project centerline (I.H. 30)

I, Robert A. Hansen, an LSLS & Registered Professional Land Surveyor, do hereby declare that this description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.



Robert A. Hansen
Registered Professional Land Surveyor No. 6439
Date: 2023-03-31



Bowman Consulting Group, Ltd.
1200 West Magnolia Avenue, Suite 300
Fort Worth, Texas 76104
Office 469.804.0233
Texas Firm No. 10120600

L1	N 50°20'17" W	24.53'
L2	N 50°20'17" W	73.93'
L3	N 39°23'17" E	80.96'
L4	N 82°35'50" E	28.62'
L5	S 50°38'26" E	78.90'
L6	S 39°24'24" W	62.61'
L7	S 71°10'20" W	46.50'

JOHN GRIGSBY SURVEY
ABSTRACT NO. 495
DALLAS COUNTY
CITY OF DALLAS

EXHIBIT "A"
PAGE 4 OF 5

L.H. 30

(VARIABLE WIDTH RIGHT-OF-WAY)

ALG ML EB-WB
PI: 545+12.10
PC: 541+49.24
PT: 548+74.70
Radius: 11214.00
Arc Len: 725.46
Delta: 03°42'24"
Left

OWNER:
ROBERTO
JAMAICA AND
EVA JAMAICA
DOCUMENT NO.
198801168694
-O.P.R.D.C.T.

P00067337
0.2149 ACRES OR
9,361 SQ. FT.

OWNER:
CALLED 0.16 ACRES
WADE HENDERSON
DOCUMENT NO. 201700357267
OPR.DCT

LOT 8. BLOCK
1/857
GANO AND
EAKINS
ADDITION
VOLUME 69.
PAGE 63
M.R.D.C.T.

OWNER:
WADE HENDERSON
DOCUMENT NO. 200900023963
O.P.R.D.C.T.

OWNER:
AND MICHAEL TERST
T NO. 201700212405
O.P.R.D.C.T.

OWNER:
AUGUSTINE M.
MORENO
DOCUMENT NO.
200001158622
Q.P.R.D.C.T.

1,886.08
8,379.79
2,70.57

39.24.24
99.33
00.00

LOT 7, BLOCK 1/857
NO AND EAKINS ADDITION
VOLUME 69, PAGE 63

EXISTING R.O.W.

A PLAT OF A SURVEY OF
PARCEL P00067337

FOR I.H. 30

R.O.W. C.S.J. 0009-11-266
CONST. C.S.J. 0009-11-252
(0.2149 AC.) PARCEL OF LAND
IN THE JOHN GRIGSBY SURVEY
ABSTRACT NUMBER 495

CITY OF DALLAS
DALLAS COUNTY, TEXAS

GRAPHIC SCALE

 $1'' = 50'$

JEFFRIES STREET
(60' WIDTH RIGHT-OF-WAY)
VOLUME 69, PAGE 63
D.R.C.T.

MATCH
LINE

VOLUME 23
 PAGE 23
 D.R.D.C.

EXISTING R.O.W.

JEFFRIES STREET
 (60' WIDTH RIGHT-OF-WAY)
 VOLUME 69, PAGE 63
 D.R.D.C.

DAWSON STREET

REF
(60' WIDTH
RIGHT-OF-WAY)
VOLUME 63
PAGE 63
D.R.D.C.T

P.O.C.
FOUND 1/2"
IRON ROD (CM)

MATCH
LINE -

OWNER:
KATRINA KAYE AND
MICHAEL TERSTIEP
DOCUMENT NO. 201700212405
O.P.R.D.C.T.

OWNER:
AT MOHAMED
LUME 99181.
AGE 2303
DIRECT

4-24-81
R.O.W.
101

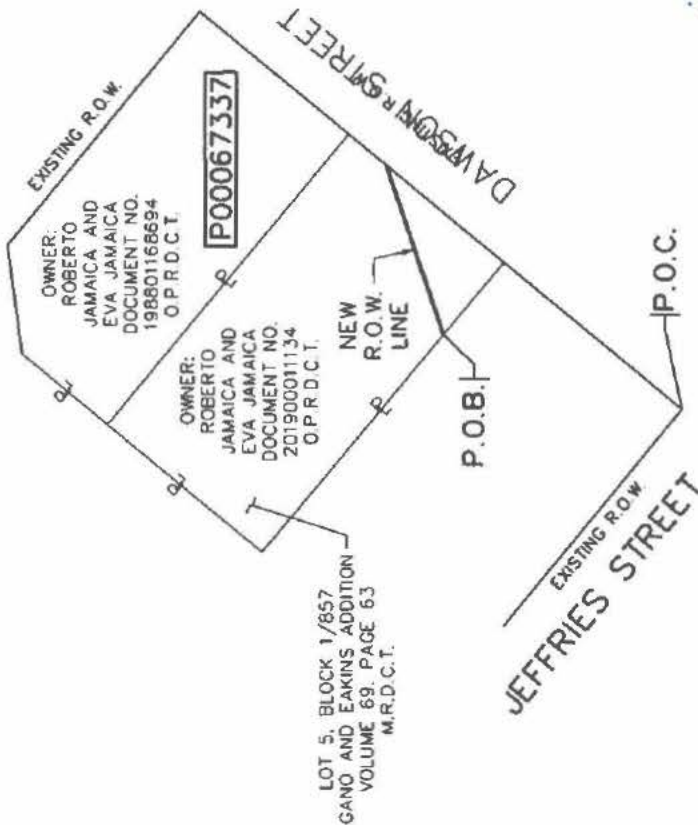
✓

EXHIBIT "A"
PAGE 5 OF 5

PARENT TRACT INSERT
(NOT TO SCALE)

AREA TABLE (ACRES)			
EXISTING	ACQUISITION	REMAINDER (CALCULATED)	
		LEFT	RIGHT
0.2261 (CALC)	0.2149	-	0.0112

IH 30



Robert A. Hansen
ROBERT A. HANSEN, L.S.L.S. & R.P.L.S.
TEXAS REGISTRATION NO. 6439

A PLAT OF A SURVEY OF
PARCEL P00067337
FOR I.H. 30
R.O.W. C.S.J. 0009-11-266
CONST. C.S.J. 0009-11-252
(0.2149 AC.) PARCEL OF LAND
IN THE JOHN GRIGSBY SURVEY
ABSTRACT NUMBER 495
CITY OF DALLAS
DALLAS COUNTY, TEXAS

NOTES:

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM (NAD 83), 2011 ADJUSTMENT, EPOCH 2010. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT COMBINED SCALE FACTOR OF 1.000136506. UNIT OF MEASURE IS U.S. SURVEY FEET.
2. THIS MONUMENT MAY BE REPLACED BY TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY ACQUISITION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TXDOT.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS OF RECORD THAT AFFECT.
4. A LEGAL DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.
5. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (I.H. 30 CENTERLINE).

LEGEND:

SURVEY LINE	---
EXISTING TXDOT R.O.W. LINE	---
PROPERTY LINE	---
NEW CENTERLINE	---
NEW R.O.W. LINE	---
NEW TXDOT EASEMENT LINE	---
EXISTING EASEMENT LINE	---
BROKEN LINE	---
LAND HOOK (SAME OWNER)	---
TXDOT TYPE I MONUMENT FOUND (UNLESS OTHERWISE NOTED)	■
MONUMENT FOUND (SIZE & TYPE NOTED)	●
CALCULATED POINT	△
5/8" IRON ROD WITH A PINK 1-3/4" PLASTIC CAP STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" SET (UNLESS OTHERWISE NOTED)	○
ACRES	
DEED RECORDS OF DALLAS COUNTY, TEXAS	AC.
EASEMENT	D.R.D.C.T.
FARM TO MARKET ROAD	(E)
LEFT	FM
MAP RECORDS OF DALLAS COUNTY, TEXAS	LT
OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	M.R.D.C.T.
PLAT RECORDS OF DALLAS COUNTY, TEXAS	O.P.R.D.C.T.
POINT OF BEGINNING	P.R.D.C.T.
POINT OF COMMENCING	P.O.B.
RIGHT	P.O.C.
RIGHT-OF-WAY	RT
SQUARE FEET	R.O.W.
STATE HIGHWAY	SQ. FT.

Parcel: **P00067337**
Highway No.: **IH 30**
ROW CSJ: **0009-11-266**
County: **Dallas**
Limits: **From I45 to Ferguson Road**

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

Title to all of that **2917 Residence - 1,003 SF w/ 240 SF carport and 2921 Residence - 1,099 SF**, located partially on the remainder of the herein described parcel, said improvement being bisected by the **Southeast** 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.

P00001578.001
December 13, 2024
Pages 1 of 7

County: Webb
Highway: IH-35
From: 2.68 mi n Of UNIROYAL INT (MM 16.0)
To: 1.2 MIN OF US 83 INT (MM 19.787)
RCSJ: 0018-05-100
Project No: R00005420

Property Description for P00001578.001

Being 18.62-acres (811,057 square foot) parcel of land situated in the GC&SF RR Co. Survey, Abstract No. 697, Webb County, Texas. Said 18.62-acre being a portion of the remainder of a called 1266.3-acre tract of land as described in deed executed on September 28, 1990, from Judson Twiss and wife Dorothy M. Twiss to Riata Minerals, LTD., recorded in document (Doc.) no. 436232 of the Official Public Records of Webb County, Texas (O.P.R.W.C.T.), and being more particularly described by metes and bounds as follows:

Commencing at a point (N: 17,160,237.74, E: 674,178.69) in the east line of a called 10,137.03-acre tract of land as described in deed executed on August 23, 2000, from William O. Carter and Ellen E. Carter to Sombrerito Ranch, LTD., recorded in Doc. No. 708483 O.P.R.W.C.T., being the northwest corner of a called 683.07-acre tract, being out of and part of said 1266.3-acre tract, as described in deed executed December 23, 2021, from Riata Minerals, LTD. to TDB Land Holdings, LTD., recorded in Doc. No. 1453014 O.P.R.W.C.T., the southwest corner of the remainder of said 1266.3-acre tract, and the **Point of Commencement** of the herein described tract;

Thence along the north line of said 683.07-acre tract, being the south line of the remainder of said 1266.3-acre tract, the following calls and distances:

- **North 36°03'47" East**, a distance of **229.56 feet** to an angle point;
- **North 53°33'52" East**, a distance of **555.78 feet** to a found 1/2-inch iron rod with cap "HOWLAND" for an angle point;
- **North 43°44'48" East**, a distance of **296.30 feet** <called 296.46 feet> to a found 1/2-inch iron rod with cap "HOWLAND" for an angle point;
- **North 27°58'28" East**, a distance of **232.54 feet** to an angle point;
- **North 18°39'18" East**, a distance of **237.18 feet** to an angle point;
- **North 09°11'25" East**, a distance of **200.99 feet** to an angle point;
- **North 17°11'24" East**, a distance of **189.67 feet** to an angle point;
- **North 81°45'05" East**, a distance of **244.37 feet** to an angle point;
- **North 69°40'38" East**, a distance of **201.12 feet** <called 200.46 feet> to an angle point;
- **North 40°48'32" East**, a distance of **218.20 feet** <called 218.70 feet> to a found 1/2-inch iron rod with cap "HOWLAND" for an angle point;
- **North 03°21'25" West**, a distance of **340.30 feet** <called 338.99 feet> to an angle point;
- **North 28°18'03" East**, a distance of **161.86 feet** <called 162.94 feet> to an angle point;

- **North 36°23'54" East**, a distance of **324.68 feet** to a found 1/2-inch iron rod with cap "HOWLAND" for an angle point;
 - **North 60°09'42" East**, a distance of **219.78 feet** <called 219.64 feet> to an angle point;
 - **North 61°09'33" East**, a distance of **320.63 feet** to an angle point;
 - **North 63°39'09" East**, a distance of **273.53 feet** to an angle point;
 - **North 78°31'46" East**, a distance of **306.78 feet** to an angle point;
 - **North 68°46'19" East**, a distance of **328.00 feet** <call 327.96 feet> to a found 1/2-inch iron rod with cap "HOWLAND" for an angle point;
 - **North 37°47'26" East**, a distance of **237.03 feet** <call 237.04 feet> to a found bent 1/2-inch iron rod for an angle point;
 - **South 80°31'53" East**, a distance of **1846.51 feet** <call 1845.90 feet> to a 3/10-foot metal fence post found at an angle point, from which a found 1/2-inch iron rod with cap "HOWLAND" bears South 18°08'08" East 0.4 feet;
 - **South 77°40'03" East**, a distance of **191.68 feet** to a 1/2" iron rod with aluminum TXDOT cap set (set I.R.)** at the intersection of the proposed western Right-Of-Way line of Interstate Highway 35 (IH 35) with the common line of said 683.07-acre and the remainder of said 1266.3-acre tracts, for the southwest corner and **Point of Beginning** of the herein described tract, being 300.42 feet northwest at a right angle to engineering baseline station 683+76.83 for the main lane of IH 35 and having coordinates of **North: 17,163,198.54 feet, East: 679,538.32 feet**;
1. **Thence North 08°57'02" East**, across said 1266.3-acres along the proposed western R.O.W. line of said IH 35, a distance of **37.52 feet** to a set I.R.** , being northwest 302.23 feet at a right angle to engineering baseline station 684+14.31 for the main line of Interstate Highway 35 for an angle point;
 2. **Thence North 13°09'26" East**, across said 1266.3-acres along the proposed western R.O.W. line of said IH 35, a distance of **1894.99 feet** to a set I.R.** at the intersection of the proposed western R.O.W. line of said IH 35 with the north line of the remainder of said 1266.3-acre tract, also being the north line of said GC & SF RR Survey, and the south line of the remainder of a called 299.3857-acre tract of land as described in deed executed on September 28, 1990, from Judson Twiss and wife Dorthy M. Twiss to Riata Minerals, LTD., recorded in document Doc. No. 436232 O.P.R.W.C.T., being the south line of the Benjamin F. Lindsey Survey, Abstract No. 539, for the northwest corner of the herein described tract of land, being northwest 254.78 feet at a right angle to engineering baseline station 703+08.70 for the main line of Interstate Highway 35, and having coordinates of **North: 17,165,080.84' and East: 679,975.50'**;
 3. **Thence North 89°27'57" East**, along the south line of remainder of said 299.3857-acre tract, passing a found 60D nail in a 12-inch cedar fence post for the southwest

corner a called 3.540-acre tract as described in deed to deed executed on December 6, 2012, from Donald Dix, also known as Donald R. Dix to David W. Dix, recorded in Doc. No. 1153910 O.P.R.W.C.T. at a distance of 51.08 feet, continuing with the south line of said 3.540-acre tract a total distance of **433.44 feet** to a found Type II TXDOT monument at intersection of the existing western R.O.W. line of IH 35, width varies per volume 246, page 541 Webb County Deed Records (W.C.D.R.) with the common line of said GC & SF RR and Benjamin F. Lindsey surveys, for the common east corner of said 3.540-acre and the remainder of said 1266.3-acre tracts, and the northeast corner of the herein described tract;

4. **Thence in a southwesterly direction** along the arc of a curve to the right, having a **radius of 4150.00 feet**, a **central angle of 10°36'47"**, a **chord bearing South 11°59'45" West**, a **chord distance of 767.62 feet**, for an **arc length of 768.72 feet** <called 880.00 feet> to a found disturbed type II TXDOT monument for a point of tangency in the existing western R.O.W. line of said IH 35, the east line of the remainder of said 1266.3-acre and herein describe tracts;
5. **Thence South 17°18'09" West**, along the existing west R.O.W. line of said IH 35, a distance of **1265.91 feet** to a found 1/2-inch iron rod with cap "HOWLAND" in the existing western R.O.W. line of said IH 35, at the common east corner of said 683.07-acre and the remainder of said 1266.3-acre tracts, for the southeast corner of the herein described tract;
6. **Thence North 77°40'03" West**, along the north line of said 683.07-acre tract, a distance of **342.45 feet** to the **Point of Beginning** of the herein described 18.62-acre (811,057 square foot) tract of land.

P00001578.001
December 13, 2024
Pages 4 of 7

Notes:

1. All bearings and coordinates are based on the Texas Coordinate System, South Zone (4205), North American Datum of 1983 (NAD83). All distances and coordinates shown herein are surface value and may be brought to grid value by dividing by a combined adjustment factor of 1.00003
2. **The monument described and set in this call shall 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.
3. A parcel plat of even date was prepared in conjunction with this property description.
4. Access will be permitted to the remainder property abutting the highway facility.

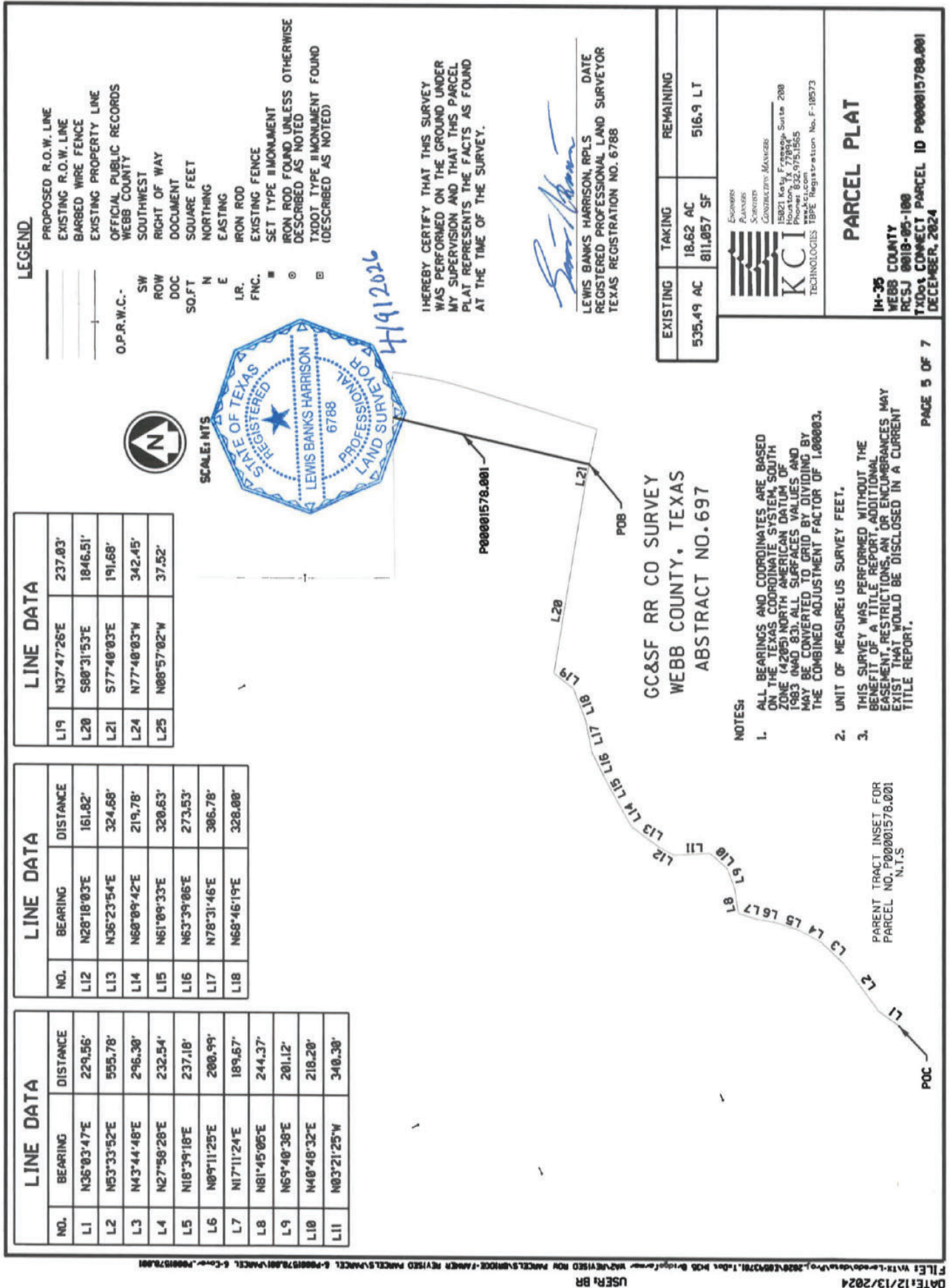
I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: September 2024

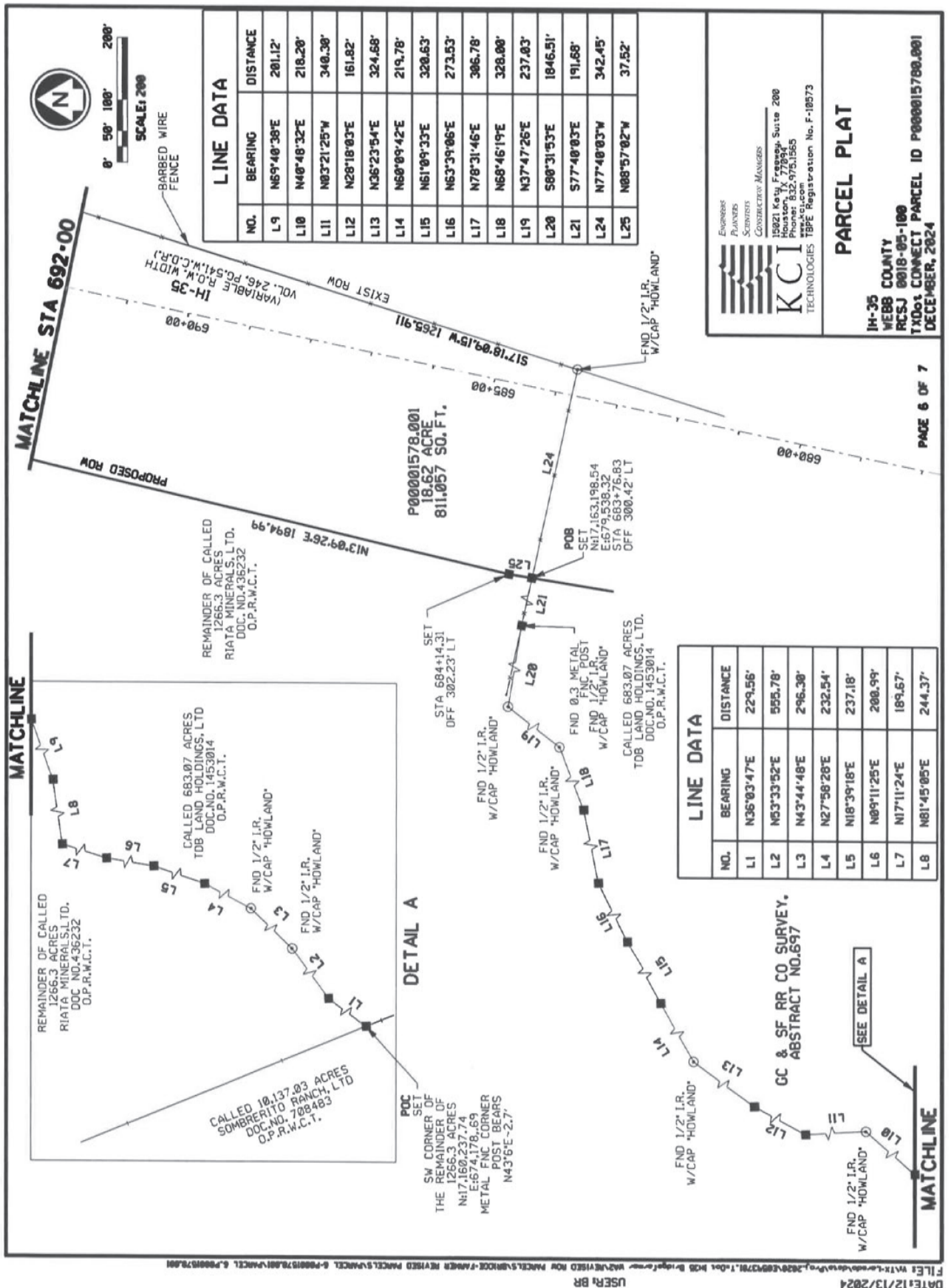


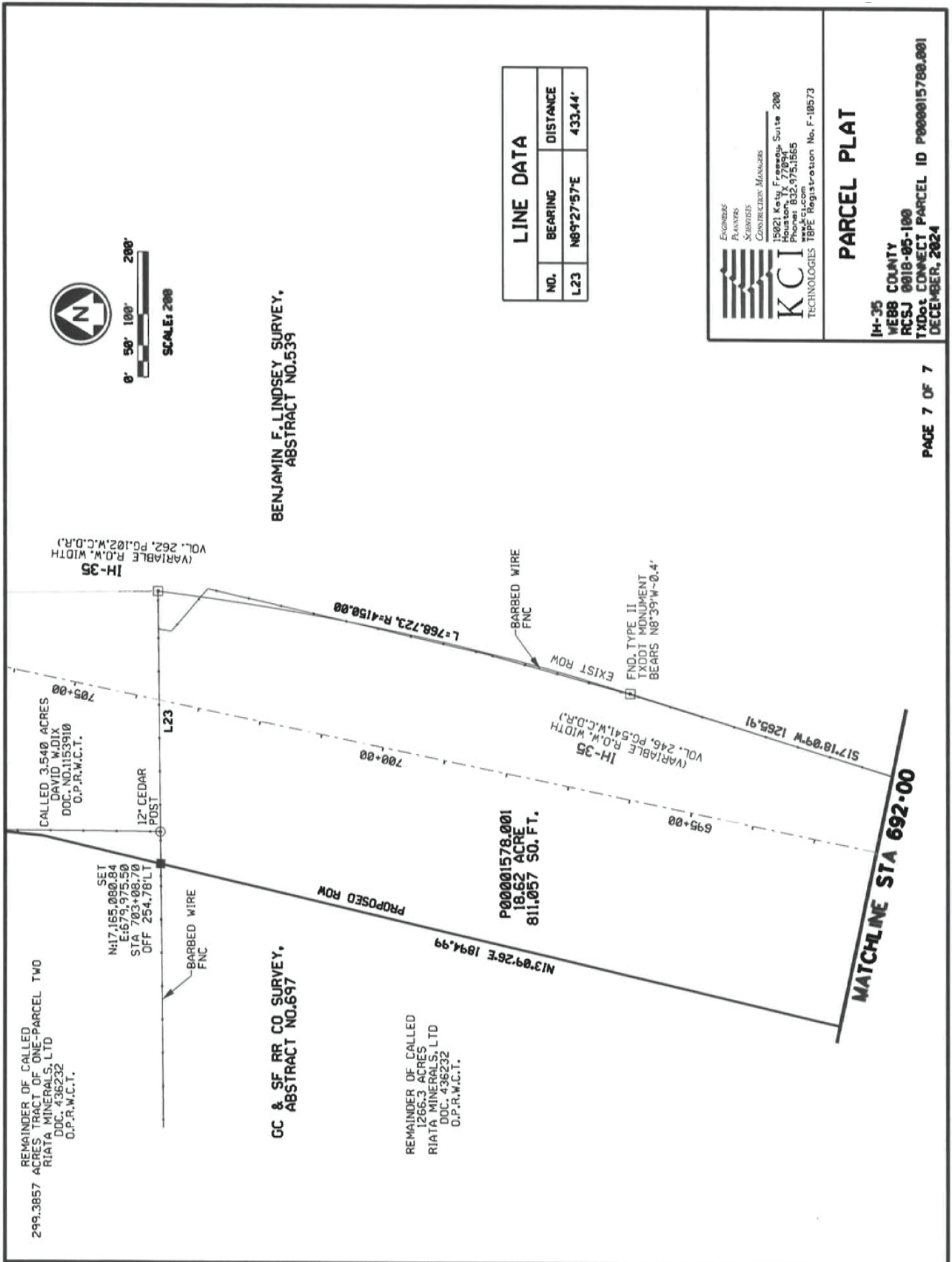
Lewis Banks Harrison
Registered Professional Land Surveyor
Texas Registration No. 6788
KCI Technologies, Inc.
15021 Katy Freeway, Suite 200
Houston, Texas 77008
832-975-1536 TBPELS No. 10194365



4/9/2026







County: Webb
Highway: IH-35
From: 2.68 mi N OF UNIROYAL INT (MM16.0)
To: 1.2 MI N OF US 83 INT (MM 19.787)
RCSJ: 0018-05-100
Project No: R00005420

Property Description for P00001581.001

Being 3.535-acre (153,991 square foot) parcel of land situated in the Benjamin F. Lindsey Survey, Abstract no. 539, Webb County, Texas. Said 3.535-acres being all of that called 3.540-acre tract as described in deed to deed executed on December 6, 2012, from Donald Dix, also known as Donald R. Dix to David W. Dix, recorded in document (Doc.) no. 1153910 of the Official Public Records of Webb County, Texas (O.P.R.W.C.T.), and being more particularly described by metes and bounds as follows:

Commencing at a point (N: 17,165,066.49, E: 678,435.64) being a common interior corner of the GC&SF RR Co. Survey, Abstract No. 697 and the remainder of a called 1266.3-acre tract of land as described in deed executed on September 28, 1990, from Judson Twiss and wife Dorthy M. Twiss to Riata Minerals, LTD., recorded in document Doc. no. 436232 O.P.R.W.C.T., and the common Southwest corner of said Benjamin F. Lindsey Survey and the remainder of called 299.3857-acre tract described in deed executed on September 28, 1990, from Judson Twiss and wife Dorthy M. Twiss to Riata Minerals, LTD., recorded in document Doc. no. 436232 O.P.R.W.C.T., from which a found gate post bears South 07°39' West a distance of 1.5 feet;

Thence North 89°27'57" East, along the common line of the remainders of said 299.3857-acre and said 1266.3-acre tracts, a distance of **1591.01 feet** to a 60D nail found in a 12" cedar fencepost, in the north line of said 1266.3-acre tract, at the southeast corner of the remainder of said 299.3857-acre tract, the southwest corner of said 3.535-acre tract and **Point of Beginning** of the herein described tract, being northwest 204.86 feet at a right angle to engineering baseline station 703+19.53 for the main line of Interstate Highway 35 (IH-35), and having coordinates of **North: 17,165,081.32 feet and East: 680,026.58 feet;**

1. **Thence North 00°16'30" East**, along the east line of the remainder of said 299.3857-acre tract, passing a set type II TXDOT monument at the intersection of the proposed west ROW line of IH-35 and east line of said 299.3857 acre tract a distance of 270.82 feet, continuing a total distance of **289.07 feet** to a found 12 inch cedar fence post for an angle point in the east line of the remainder of said 299.3857-acre tract, and the proposed west ROW line of IH-35, the common northwest corner of said 3.540-acres and the herein described tract, being northwest 262.23 feet at a right angle to engineering baseline station 706+02.86 for the main line of Interstate Highway 35, and having coordinates of **North: 17,165,370.39 feet and East: 680,027.96 feet;**

2. **Thence** along the east line of the remainder of said 299.3857-acre tract, being the north line of the herein described tract the following calls and distances:
 - **North 84°28'57" East**, passing at a distance of 1.85 feet a set type II TXDOT monument at the intersection of the proposed west ROW line of IH-35 and east line of said 299.3857 acre tract, continuing a total distance of **149.14 feet** to a found 12-inch cedar fence post for an angle point, from which a disturbed 1/2-inch iron rod bears South 48°04" West a distance of 0.4 feet, being northwest 119.80 feet at a right angle to engineering baseline station 706+46.87 for the main line of Interstate Highway 35 and angle point;
 - **North 32°10'53" East**, a distance of **419.71 feet** to a found 3/8-inch iron rod in the existing west Right-Of-Way (R.O.W.) line of IH-35, variable width as set forth in volume 262, page 102 of the Webb County Deed Records, for an angle point in the east line of the remainder of said 299.3857-acre, the common northeast corner of said 3.540-acre and herein described tract;
3. **Thence South 00°47'04" East**, along the existing west R.O.W. line of said IH-35, a distance of **655.13 feet** to a found type II TXDOT monument at the intersection of the common line of said Lindsey and said GC&SF RR Co. surveys with the existing west R.O.W. line of said IH-35, at the northeast corner of the remainder of said 1266.3-acre tract, the common southeast corner of said 3.540-acre and herein described tract;
4. **Thence South 89°27'57" West**, along the north line of said 1266.3-acre tract, a distance of **382.36 feet** to the **Point of Beginning** of the herein described 3.535-acre (153,991 square foot) tract of land;

Notes:

1. All bearings and coordinates are based on the Texas Coordinate System, South Zone (4205), North American Datum of 1983 (NAD83). All distances and coordinates shown herein are surface value and may be brought to grid value by dividing by a combined adjustment factor of 1.00003
2. **The monument described and set in this call shall 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.
3. A parcel plat of even date was prepared in conjunction with this property description.

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: September 2024



Lewis Banks Harrison
Registered Professional Land Surveyor
Texas Registration No. 6788
KCI Technologies, Inc.
15021 Katy Freeway, Suite 200
Houston, Texas 77008
832-975-1536 TBPELS No. 10194365



2/28/2025

BENJAMIN F. LINDSEY SURVEY
WEBB COUNTY, TEXAS
ABSTRACT NO. 539



SCALE: NTS

LEGEND

- PROPOSED R.O.W. LINE
- EXISTING R.O.W. LINE
- EXISTING PROPERTY LINE
- EXISTING PROPERTY LINE
- OFFICIAL PUBLIC RECORDS
- WEBB COUNTY
- IRON ROD
- EXISTING FENCE
- PROPERTY LINE
- NORTHING
- EASTING
- EXISTING
- CENTER
- GC&SF RR CO
-
-
-
- IRON ROD FOUND UNLESS OTHERWISE DESCRIBED AS NOTED
- TXDOT TYPE MONUMENT FOUND (DESCRIBED AS NOTED)

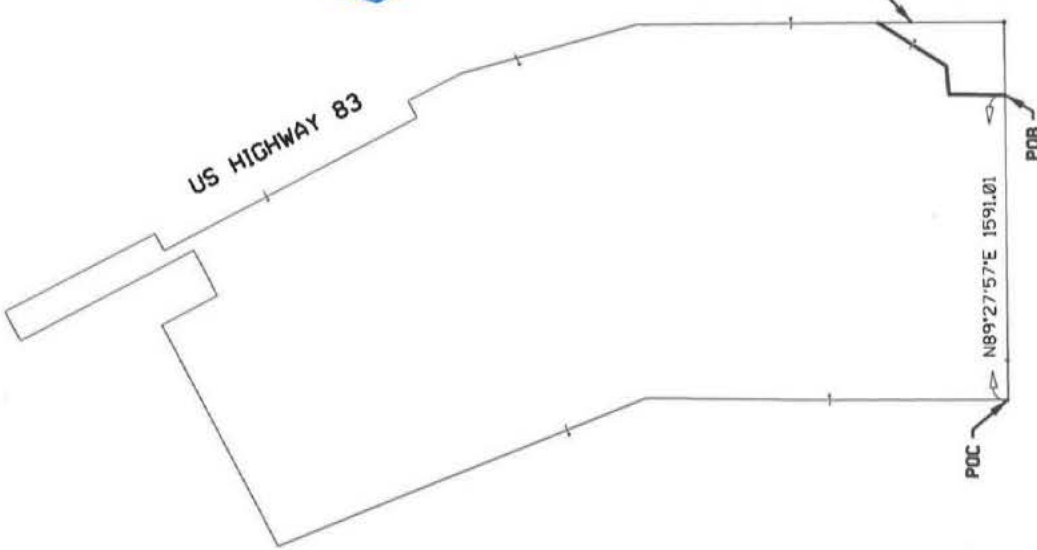


I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

L. Banks Harrison

LEWIS BANKS HARRISON, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6788

2/28/2025



NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4200) NORTH AMERICAN DATUM OF 1983 (NAD 83). ALL SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.000003.
2. UNIT OF MEASURE: US SURVEY FEET.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. ADDITIONAL EASEMENT, RESTRICTIONS, AN OR ENCUMBRANCES MAY EXIST THAT WOULD BE DISCLOSED IN A CURRENT TITLE REPORT.

EXISTING	TAKING	REMAINING
3.535 AC	3.535 AC 153,991 SF	0 LT



15021 Katy Freeway Suite 200
Houston, TX 77094
Phone: 832.975.1565
www.kci.com

TECHNOLOGIES TBPE Registration No. F-10573

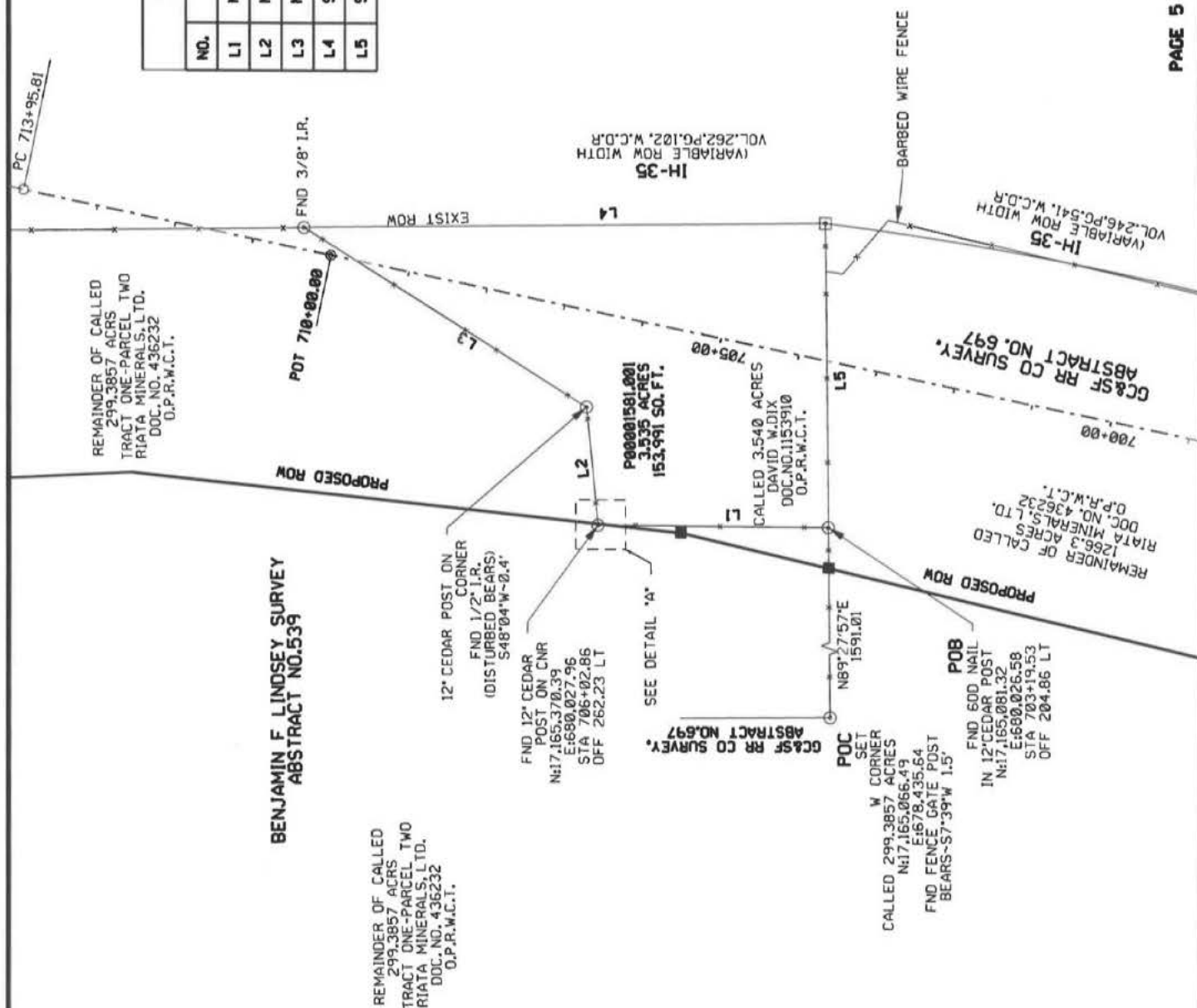
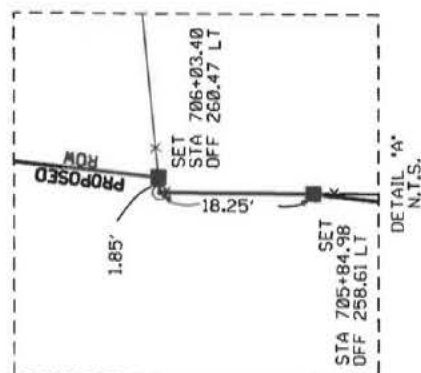
PARCEL PLAT

IH-35
WEBB COUNTY
RCSJ 0018-05-100
TXDOT CONNECT PARCEL ID P00001581.001
DECEMBER, 2024

PARENT TRACT INSET FOR
PARCEL NO. P00001581.001
N.T.S.

IH-35
WEBB COUNTY
RCSJ 0018-05-100
XDot CONNECT PARCEL ID P000015781.001
DECEMBER, 2024

LINE DATA		
NO.	BEARING	DISTANCE
L1	N08°16'30"E	289.07'
L2	N84°28'57"E	149.14'
L3	N32°10'53"E	419.71'
L4	S00°47'04"E	695.13'
L5	S89°27'57"W	382.36'



County: Ellis
Highway: Business 287
Parcel ID: P00088085
Project: R00016978
R.O.W. CSJ: 0172-12-008

Page 1 of 4
July 29, 2024

Description for Parcel P00088085

BEING an “Access Denial Line” delineating a denial of access line along Business 287 located in the David Rose Survey, Abstract No. 906, Ellis County, Texas and being the north line of a called 0.542 acre tract of land described in deed to Lehigh Gas Wholesale Services Inc, as recorded in Instrument Number 1926542, Official Public Records Ellis County, Texas (O.P.R.E.C.T.), and being Lot 7A, Block 39, a Replat of Lots 7 through 13, Block 39 Original City of Ennis (City of Ennis Replat), recorded in Cabinet B, Slide 76A, Map Records, Ellis County, Texas (M.R.E.C.T.), said “Access Denial Line” being more particularly described by metes and bounds as follows:

COMMENCING at a point for the southeast corner of said Lot 7A, and the southwest corner of a called 0.198-acre tract of land described in deed to K & N Properties, LLC as recorded in Instrument Number 1906483, O.P.R.E.C.T., being the southeast corner of said Lot 7A and the southwest corner of Lot 14, Block 39 of The Official Map of The Original City of Ennis (City of Ennis Plat), a subdivision recorded in Volume 1, Page 151 and Cabinet A, Slide 198, M.R.E.C.T. and also being on the north line of a 20-foot wide alley as shown on said City of Ennis Plat;

THENCE, North 31 Degrees 11 Minutes 00 Seconds West, along the east line of said Lot 7A and the west line of said Lot 14, a distance of 115.00 feet to a set 5/8-inch iron rod with Aluminum Cap stamped “ADL” for the common northeast corner of said Lot 7A and the northwest corner of said Lot 14 and being on the south right-of-way (R.O.W.) line of Business US 287 (BUS 287) (a variable width R.O.W.) for the POINT OF BEGINNING, of herein described “Access Denial Line” having coordinates of N=6,808,079.32, E=2,547,633.58, said point being 50 feet left of and perpendicular to the Existing BUS 287 Baseline Station 4+45.00;

THENCE, South 58 degrees 49 minutes 00 seconds West, along the north line of said Lot 7A and the south R.O.W. line of said BUS 287, a distance of 225.00 feet to a found “X” Cut in Concrete for the northwest corner of said Lot 7A, on the east R.O.W. line of East Main Street (a variable width R.O.W.) and being the **POINT OF TERMINUS**.

County: Ellis
Highway: Business 287
Parcel ID: P00088085
Project: R00016978
R.O.W. CSJ: 0172-12-008

Page 2 of 4
July 29, 2024

Description for Parcel P00088085

Notes:

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

All bearings and coordinates are based on the Texas Coordinate System, North Central Zone, North American Datum of 1983 (NAD83), 2011 Adjustment, Epoch 2010.00. All coordinates and distances shown are surface values and may be converted to grid by dividing by the Surface Adjustment Factor of 1.000072449.

Record information shown hereon is based on a public records search by the surveyor. Abstracting was performed April-July 2024.

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

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey.

07/29/2024

Steven E. Williams, R.P.L.S.
Texas Registration No. 4819

Baseline - DCCM
1801 Gateway Boulevard, Suite 205 - Richardson, Texas 75080 - PH. (972) 535-6325
1750 Seamist Dr, Suite 160 - Houston, TX 77008 – PH. (713) 869-0155
Firm Registration Certificate No. 10030200

NOTES

- A DESCRIPTION OF SAME SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT, EPOCH 2010.00. HORIZONTAL CONTROL VALUES ARE BASED ON GPS OBSERVATION. COORDINATES AND DISTANCES ARE U.S. SURVEY FEET DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT SURFACE ADJUSTMENT FACTOR OF 1.000072449.

- DATE OF ABSTRACTING: APRIL 2024 - JULY 2024.

- DATE OF FIELD SURVEY: JUNE 2024 - JULY 2024.

LEGEND

EXISTING RIGHT-OF-WAY LINE -----

NEW RIGHT-OF-WAY LINE _____

EASEMENT LINE - - - - -

TXDOT ACQUISITION LINE - - - - -

PROPERTY LINE _____

APPROXIMATE SURVEY LINE _____

APPROXIMATE CITY LIMITS - - - - -

PLAT BOUNDARY LINE _____

ACCESS DENIAL LINE - - - - -

P.O.C. = POINT OF COMMENCING

P.O.B. = POINT OF BEGINNING

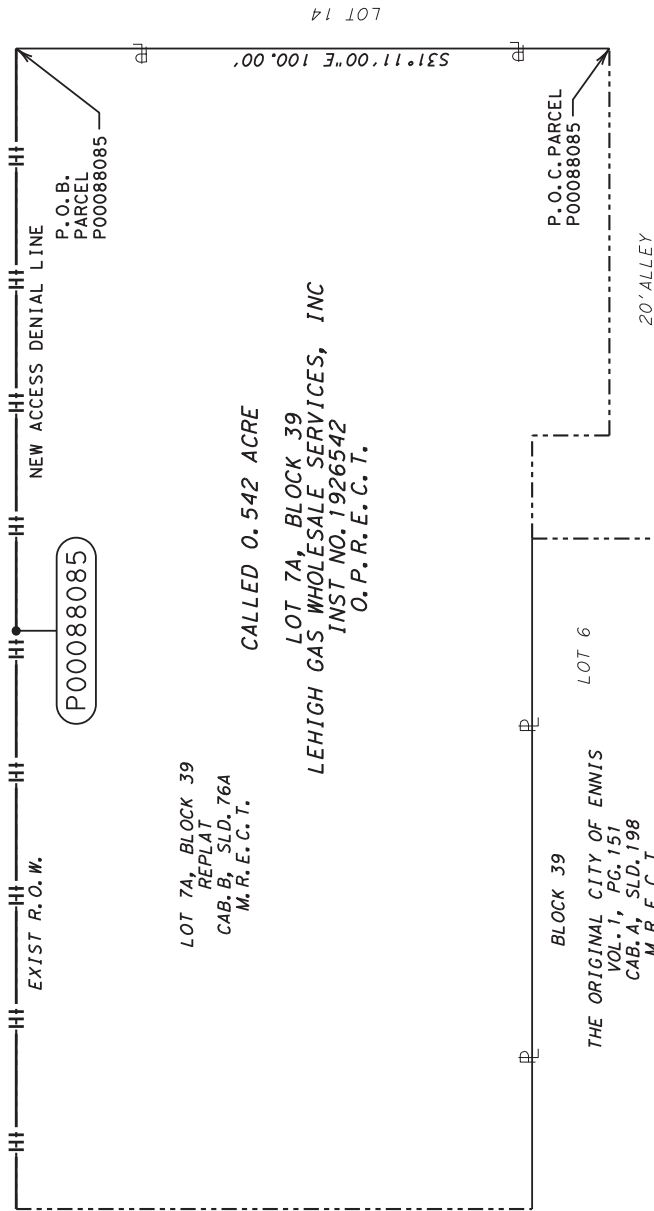
R.O.W. = RIGHT-OF-WAY

M.R.E.C.T. = MAP RECORDS, ELLIS COUNTY, TEXAS

O.P.R.E.C.T. = OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS

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

U. S. HIGHWAY NO. 287
(W. ENNIS AVE.)



07/29/2024

I, HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND AND THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.	
STEVEN E. WILLIAMS	R.P.L.S. NO. 4819
NO. DATE REVISION APPROV.	
BASELINE	
Baseline DCCM TSSure F-1003050 Houston, TX 77038 713.869.0155 BaselineSurvey.com	
DCCM	
Texas Department of Transportation	
DALLAS DISTRICT	
DISTRICT 18	COUNTY ELLIS
DATE: JULY 2024	PARCEL PLAT SHOWING PARCEL ADLOI P00088085
RCSJ: 0172-12-008	HIGHWAY BUS 287
SCALE: 1"=50'	
PAGE 3 OF 4	



County: Ellis
Highway: Business 287
Parcel ID: P00088086
Project: R00016978
R.O.W. CSJ: 0172-12-008

Page 1 of 5
July 25, 2024

Description for Parcel P00088086

BEING an "Access Denial Line" delineating a denial of access line along Business US 287 located in the David Rose Survey, Abstract No. 906, Ellis County, and being the south line of the following properties: a called 0.081-acre tract of land described in deed to VZMZ Properties, LLC (VZMZ 0.081-acre), as recorded in Instrument Number 2030587, Official Public Records Ellis County, Texas (O.P.R.E.C.T.), a 0.132-acre tract of land described in deed to VZMZ Properties, LLC, (VZMZ 0.132-acre), as recorded in Instrument Number 2102670, O.P.R.E.C.T., and a called 0.305-acre tract of land described in deed to VZMZ Properties, LLC (VZMZ 0.305-acre), as recorded in Instrument number 2306281, O.P.R.E.C.T., and also being Lots 1 through 4, 20 through 22 and part of lot 19, Block 39 of The Official Map of The Original City of Ennis (City of Ennis Plat), a subdivision recorded in Volume 1, Page and Cabinet A, Slide 198, Map Records, Ellis County, Texas (M.R.E.C.T.), said south line also being on the north right-of-way (R.O.W.) line of Business US 287 (BUS 287) (a variable width R.O.W.), said "Access Denial Line" being more particularly described by metes and bounds as follows:

Parcel P00088086.001

COMMENCING at a point for corner for the northwest corner of said VZMZ 0.081-acre tract and the northeast corner of said VZMZ 0.132-acre tract, said corner also being the common northern corner of said Lots 20 and 21, and also being on the south line of a 20-foot wide alley as shown on said City of Ennis Plat;

THENCE, South 31 degrees 11 minutes 00 seconds East, along the west line of said VZMZ 0.081-acre tract and the east line of said VZMZ 0.132-acre tract, also being the common line between Lot 20 and Lot 21 of said City of Ennis Plat, a distance of 115.00-feet to a set Mag Nail with Washer stamped "ADL" for the southwest corner of said VZMZ 0.081-acre tract and the southeast corner of said VZMZ 0.132-acre tract, said corner also being the common southern corner of said Lots 20 and 21, and also being on the north R.O.W. line of said BUS 287 for the POINT OF BEGINNING, of herein described "Access Denial Line" having coordinates of N=6,808,151.92, E=2,547,560.41, said point being 50-feet right of and perpendicular to the Existing BUS 287 Baseline Station 4+70;

THENCE, North 58 degrees 49 minutes 00 seconds East, along the south line of said VZMZ 0.081-acre tract, and the south line of said Lots 19 and 20, and along the north R.O.W. line of said BUS 287, a distance of 26.80-feet, to a set 5/8-inch iron rod with Aluminum Cap stamped "ADL" for the southeast corner of said VZMZ 0.081-acre tract and being the **POINT OF TERMINUS**.

Parcel P00088086.002

COMMENCING at a point for corner for the northeast corner of said VZMZ 0.132-acre tract and the northwest corner of said VZMZ 0.081-acre tract, said corner also being the common northern corner of said Lots 20 and 21 and also being on the south line of a 20-foot wide alley as shown on said City of Ennis Plat;

County: Ellis
Highway: Business 287
Parcel ID: P00088086
Project: R00016978
R.O.W. CSJ: 0172-12-008

Page 2 of 5
July 25, 2024

Description for Parcel P00088086

THENCE, South 31 degrees 11 minutes 00 seconds East, along the east line of said VZMZ 0.132-acre tract and the west line of said VZMZ 0.081-acre tract, also being the common line between said Lots 20 and 21, a distance of 115.00-feet, to a set Mag Nail with Washer stamped "ADL" for the common southeast corner of said VZMZ 0.132-acre tract and the southwest corner of said VZMZ 0.081-acre tract, said corner also being the southern corner of said Lots 20 and 21, and also being on the north R.O.W. line of said BUS 287 for the POINT OF BEGINNING, of herein described "Access Denial Line" having coordinates of N=6,808,151.92, E=2,547,560.41, said point being 50-feet right of and perpendicular to the Existing BUS 287 Baseline Station 4+70;

THENCE, South 58 degrees 49 minutes 00 seconds West, along the south line of said VZMZ 0.132-acre tract and the south line of said Lots 21 and 22 of said City of Ennis Plat and the north R.O.W. line of said BUS 287, a distance of 50.00-feet, to a set Mag Nail with Washer stamped "ADL" for the southeast corner of said VZMZ 0.132-acre tract, and the southeast corner of said Lot 22, and also being on the northern line of a 20-foot wide alley as shown on said City of Ennis Plat and being the **POINT OF TERMINUS**.

Parcel P00088086.003

COMMENCING at a point for corner for the northeast corner of said VZMZ 0.305-acre tract and the southeast corner of a called 0.149-acre tract of land described in deed to Clinica Hispana La Familiar, LLC as recorded in Instrument Number 2239118, O.P.R.E.C.T., said corner also being the common north corner of said Lot 4 and east corner of Lot 5 of said City of Ennis Plat, and also being on the southern line of a 20-foot wide alley as shown on said City of Ennis Plat;

THENCE, South 31 degrees 11 minutes 00 seconds East, along the common east line of said VZMZ 0.305-acre tract and the southern line of said 20-foot wide alley and being the east line of said Lots 1 through 4, a distance of 100.00-feet, to a set Mag Nail with Washer stamped "ADL" for the southeast corner of said VZMZ 0.305-acre tract and the east corner of said Lot 1, the southwest corner of said 20-foot wide alley and being on the north R.O.W. line of said BUS 287 for the POINT OF BEGINNING, of herein described "Access Denial Line" having coordinates of N=6,808,115.68, E=2,547,500.52, said point being 50-feet right of and perpendicular to the Existing BUS 287 Baseline Station 5+40;

THENCE, South 58 degrees 49 minutes 00 seconds West, along the south line of said VZMZ 0.132-acre tract and the south line of said Lot 1 and the north R.O.W. line of said BUS 287, a distance of 130.00-feet to a set 3-inch Brass Cap for the southwest corner of said VZMZ 0.132-acre tract and the south corner of said Lot 1, on the easterly line of East Main street (a variable width R.O.W.) and being the **POINT OF TERMINUS**.

County: Ellis
Highway: Business 287
Parcel ID: P00088086
Project: R00016978
R.O.W. CSJ: 0172-12-008

Page 3 of 5
July 25, 2024

Description for Parcel P00088086

Notes:

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

All bearings and coordinates are based on the Texas Coordinate System, North Central Zone, North American Datum of 1983 (NAD83), 2011 Adjustment, Epoch 2010.00. All coordinates and distances shown are surface values and may be converted to grid by dividing by the Surface Adjustment Factor of 1.000072449.

Record information shown hereon is based on a public records search by the surveyor. Abstracting was performed April-July 2020.

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

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey.

07/26/2024

Steven E. Williams, R.P.L.S.
Texas Registration No. 4819

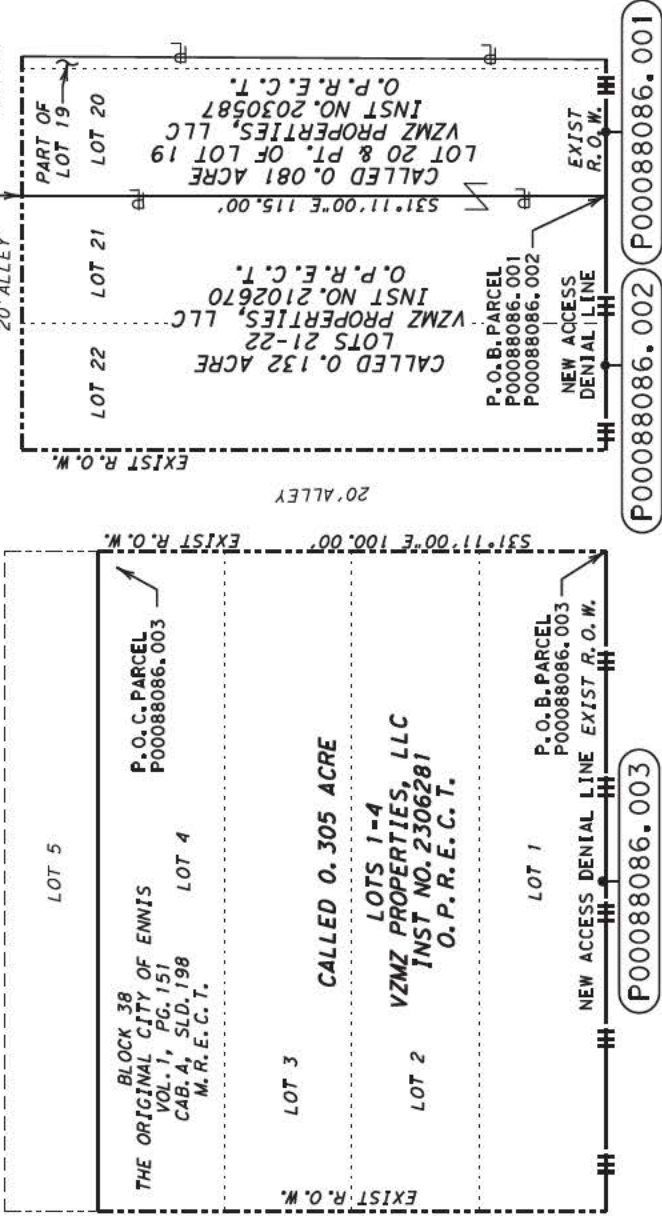
Baseline - DCCM
1801 Gateway Boulevard, Suite 205 - Richardson, Texas 75080 - PH. (972) 535-6325
1750 Seamist Dr, Suite 160 - Houston, TX 77008 – PH. (713) 869-0155
Firm Registration Certificate No. 10030200

NOTES

- A DESCRIPTION OF SAME SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT, EPOCH 2010.00. HORIZONTAL CONTROL VALUES ARE BASED ON GPS OBSERVATION. COORDINATES AND DISTANCES ARE U.S. SURVEY FEET DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT SURFACE ADJUSTMENT FACTOR OF 1.000072449.
- DATE OF ABSTRACTING: APRIL 2024 - JULY 2024.
- DATE OF FIELD SURVEY: JUNE 2024 - JULY 2024.

LEGEND

- EXISTING RIGHT-OF-WAY LINE
- NEW RIGHT-OF-WAY LINE
- EASEMENT LINE
- TXDOT ACQUISITION LINE
- PROPERTY LINE
- APPROXIMATE SURVEY LINE
- APPROXIMATE CITY LIMITS
- PLAT BOUNDARY LINE
- ACCESS DENIAL LINE
- P.O.C. ■ POINT OF COMMENCING
- P.O.B. ■ POINT OF BEGINNING
- R.O.W. ■ RIGHT-OF-WAY
- M.R.E.C.T. ■ MAP RECORDS, ELLIS COUNTY, TEXAS
- O.P.R.E.C.T. ■ OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
- ** - THE MONUMENT DESCRIBED IN THIS CALL, IF DESTROYED OR DAMAGED DURING CONSTRUCTION, MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT, UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.



07/26/2024

I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND AND THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

NO.	DATE	REVISION	APPROV.
1			

STEVEN E. WILLIAMS R.P.L.S. NO. 4819

BASELINE
BCCM
Texas Department of Transportation
DALLAS DISTRICT

DISTRICT	PARCEL PLAT SHOWING	COUNTY
18	PARCEL ADL02	ELLIS
DATE	PARCEL	HIGHWAY
JULY 2024	P00088086	BUS 287
RCSJ10172-12-008	CCSJ1	

SCALE: 1"=50' PAGE 4 OF 5



Revised April, 2025
February, 2025
Parcel No. P00090119
Page 1 of 5

County: POLK
Highway: BU 59K
Limits: AT CHOATES CREEK
CCSJ: 0176-06-015
RCSJ: 0176-06-017

Property Description for Parcel P00090119

Being a 0.11 of one acre (4,725 square feet) parcel of land situated in the Moses L. Choate League, Abstract No. 15, Polk County, Texas; said 0.11 acre parcel of land being out of Block 18 of the Town of Livingston Subdivision, recorded under Vol. D-B, Pg. 215 of the Polk County Deed Records (P.C.D.R.) and a part of a tract of land described in a deed executed April 13, 2022, from RX Home Health Services, Inc. to Sylvester Harris and Florida Harris, recorded under Vol. 2511, Pg. 44 P.C.D.R. (Harris Tract); said 0.11 acre parcel being more particularly described by metes and bounds as follow:

COMMENCING at a 3/4-inch iron pipe found in the east boundary line of a tract of land described in a deed executed November 11, 1937 to County of Polk recorded under Vol. 112, Pg. 275 P.C.D.R. (Polk Tract) for the southwest corner of a tract of land described in a deed executed February 17, 2022, from Emanuel J. Rachal, aka "Manny Rachal", and wife, Nancy D. Rachal, dba Rachal Properties to Brayam Garzon, recorded under Vol. 2397, Pg. 118 P.C.D.R. (Garzon Tract) and the northwest corner of said Harris Tract;

THENCE, along the common boundary line of said Harris Tract and said Garzon Tract the following three (3) courses and distances:

- 1) North 86°16'41" East, a distance of 24.35 feet to a found 3/4-inch iron pipe;
- 2) North 03°13'20" West, a distance of 40.14 feet to a point;
- 3) North 83°59'17" East, a distance of 24.45 feet to a point;

Revised April, 2025
February, 2025
Parcel No. P00090119
Page 2 of 5

THENCE, North 86°53'27" East, continuing along the common boundary line of said Harris Tract and said Garzon Tract, a distance of 46.29 feet to a 5/8-inch iron rod with aluminum TxDOT cap stamped "ADL" set in the proposed west right-of-way line and Access Denial Line of BU 59K for an angle point in said proposed right-of-way line and the end of said Access Denial Line, the southwest corner of a tract of land described in a deed executed November 29, 1995, from William A. Jernigan, Michael P. Dabney and wife, Susan Dabney to S.M. Interests, Inc., recorded under Vol. 992, Pg. 851 P.C.D.R. (S.M. Interests Tract), the southeast corner of said Garzon Tract and the northwest corner and **POINT OF BEGINNING** of the herein described parcel having coordinates of N = 10,264,001.02, E = 3,993,357.52; said point being 94.43 feet right from the BU 59K proposed baseline station 7+26.42;**

- 1) **THENCE**, North 86°53'27" East, along the south boundary line of said S.M. Interests Tract and the north boundary line of said Harris Tract a distance of 54.30 feet to a point in the existing west right-of-way line of BU 59K (a/k/a South Washington Avenue, 80 feet wide per Vol. D-B, Pg. 215 P.C.D.R.) for the southeast corner of said S.M. Interests Tract, the northeast corner of said Harris Tract and the herein described parcel, from which a found 5/8-inch iron rod bears North 86°53'27" East, a distance of 0.9 feet;
- 2) **THENCE**, South 03°24'35" East, along the existing west right-of-way line of BU 59K and the east boundary line of said Harris Tract, a distance of 81.84 feet to a point for the northeast corner of a tract of land described in a deed executed November 28, 2001, from Richard Bunker and Carol Bunker to Sylvester Harris, Jr., recorded under Vol. 1238, Pg. 757 P.C.D.R. (Harris Jr. Tract) and the southeast corner of said Harris Tract and the herein described parcel, from which a found 3/4 inch iron pipe bears North 86°41'15" East, a distance of 0.3 feet;
- 3) **THENCE**, South 86°41'15" West, along the north boundary line of said Harris Jr. Tract and the south boundary line of said Harris Tract, a distance of 61.02 feet to a 5/8 inch iron rod with aluminum TxDOT cap set for an angle point in the proposed west right-of-way line of BU 59K, for the beginning of an Access Denial Line and the southwest corner of the herein described parcel; said point being 100.00 feet right from the BU 59K proposed baseline station 8+14.50;**
- 4) **THENCE**, North 01°16'38" East, along the proposed west right-of-way line and Access Denial Line of BU 59K, pass at a distance of 30.53 feet a 5/8 inch iron rod with cap stamped "ADL" set for the end of said Access Denial Line and continuing for a total distance of 82.29 feet to the **POINT OF BEGINNING** and containing 0.11 of one acre (4,725 square feet) parcel of land.**

Revised April, 2025
February, 2025
Parcel No. P00090119
Page 3 of 5

Notes:

All bearings and coordinates are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD83), 2011 Adjustment, Epoch 2010.00. All distances and coordinates shown are surface values in U.S. Survey Feet and may be reduced to grid by dividing by the Surface Adjustment Factor of 1.00012.

TxDOT monuments CP-7 and CP-8 were established by Landtech, Inc. May 2024.
Horizontal survey method: Conventional.

Unit of Measure: U.S. Survey Feet

** 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.

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

Field surveys were performed March, 2024 through February, 2025.

Abstracting was completed in February, 2025.

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

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: February, 2025.



REV. APRIL 16, 2025

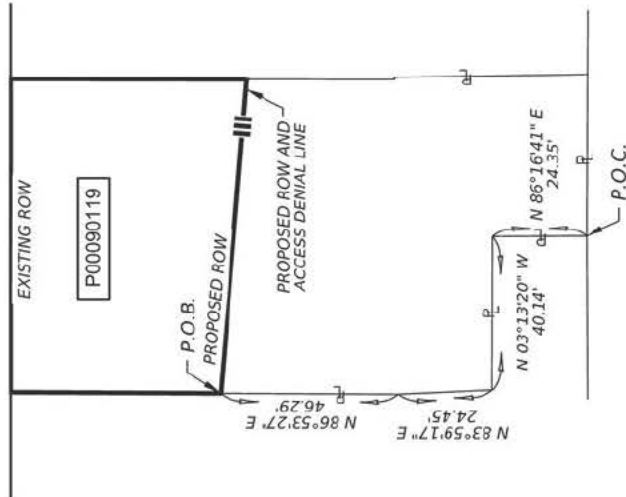
Jacob J. Lupher
Registered Professional Land Surveyor
Texas Registration No. 6606
Landtech, Inc.
1315 W Sam Houston Parkway N, Suite 100
Houston, Texas 77043
(713) 861-7068
TBPELS Firm No. 10019100





MOSES L. CHOATE SURVEY,
ABSTRACT NO. 15

BU 59K
(AK/A SOUTH WASHINGTON AVENUE)



PARENT TRACT INSET FOR
PARCEL P00090120
N.T.S.



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

Jacob J. Luper

REV. 04/16/25

JACOB J. LUPER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6606

DATE

REV. 04/16/25

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, EPOCH 2010.00 ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.00012.

2. UNIT OF MEASURE: U.S. SURVEY FEET

3. **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 THE STATE.

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

5. ABSTRACTING WAS COMPLETED IN FEBRUARY, 2025.

REVISION	ACTIVITY	DATE	BY
2	REV. HWY NAME TO BU 59K	4/16/2025	
1	REV. ADL	3/7/2025	

AREA TABLE (ACRES)

EXISTING AC.	TAKING AC./S.F.	REMAINDER AC.
0.26	0.11 4,725	0.15



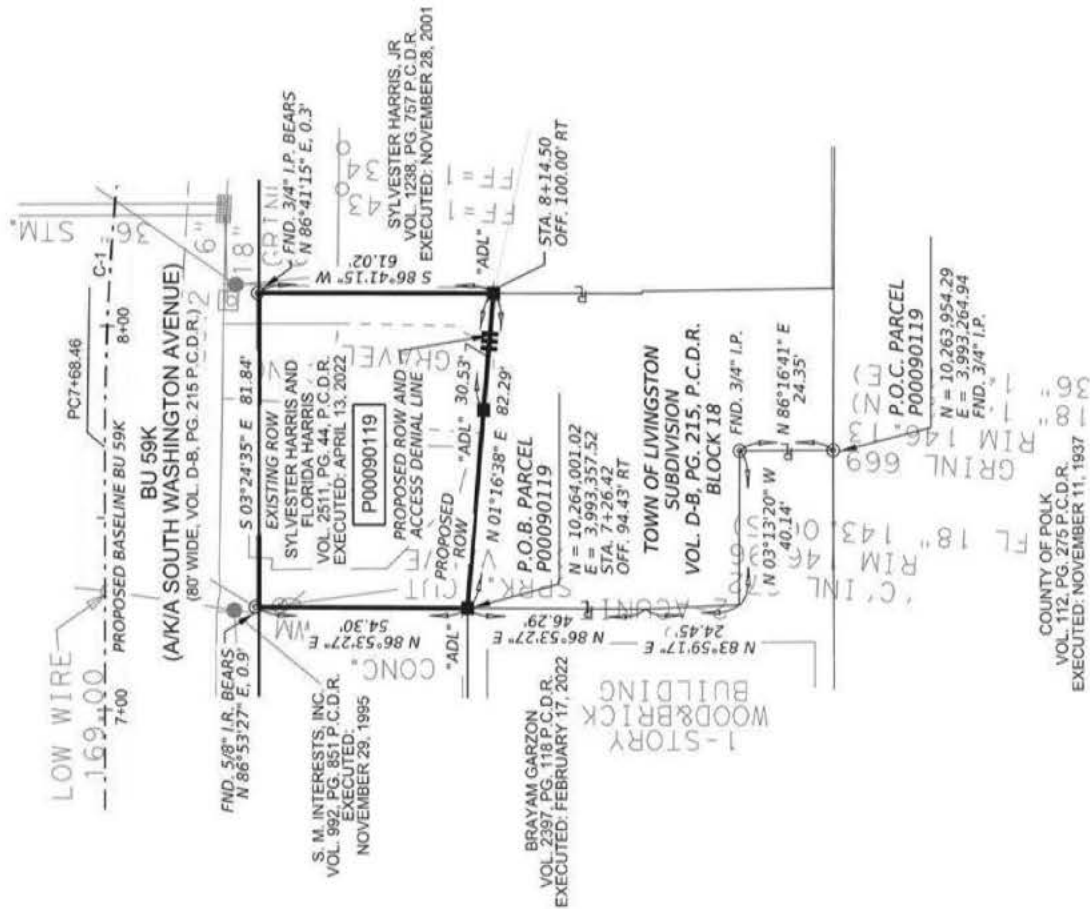
LANDTECH © JANUARY/2025
1315 W SAM HOUSTON PARKWAY N. SUITE 100
HOUSTON, TX 77043
713.661.7048
TBPCLS-10719100

PARCEL PLAT
SHOWING

P00090119

BU 59K - POLK COUNTY
R.C.S.J. NO. 0176-06-017
FEBRUARY, 2025

MOSES L. CHOATE SURVEY,
ABSTRACT NO. 15



C-1	PI STATION	= 8+51.06
	NORTHING	= 10,263,881.95
	EASTING	= 3,983,459.29
	DELTA	= 12°25'15"
	DEGREE OF CURVE	= 07°31'08"
	TANGENT	= 82.92
	LENGTH	= 165.19'
	RADIUS	= 762.00'
	PC STATION	= 7+68.46
	PT STATION	= 9+33.65
	CHORD	= S 02°45'55" W

LANDTECH © JANUARY/2025
1315 W SAM HOUSTON PARKWAY N, SUITE 100
HOUSTON, TX 77043
713-861-7068
TSP/ELS-10019100

PARCEL PLAT

P00090119

BU 59K- POLK COUNTY
R.C.S.J. NO. 0176-06-017
FEBRUARY, 2025

County: Polk
Highway: BU 59K
RCSJ: 0176-06-017
Parcel: P00090119
Project Limits: At Choates Creek

Access Addendum

AND IN ADDITION THERETO:

Access is prohibited across the Access Denial Line to the highway facility from the abutting remainder property as described in the Property Description (plat showing access denial line).

County: Dallas
Highway: I.H. 35E
Project Limits Sandy Lake Rd.-Whitlock Ln. to PGBT (SH 190)
Project No.: R00000874
RCSJ: 0196-03-247
CCSJ: 0196-03-180

PROPERTY DESCRIPTION FOR PARCEL P00097739.001

DESCRIPTION OF A 0.0149 ACRE (647 SQUARE FOOT) TRACT OF LAND LOCATED IN THE WESTON PERRY SURVEY, ABSTRACT NO. 1151, IN THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN FROM MILNES-UPSHAW PARTNERSHIP AND CHARLENE UPSHAW TO RAIF ZEQRIRI, RECORDED OCTOBER 16, 2002 IN VOLUME 2002202, PAGE 8195 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND A PORTION OF LOT 1, BLOCK 1, ACCORDING TO THE PLAT OF TACO BELL WEST ADDITION, AN ADDITION TO THE CITY OF CARROLLTON, RECORDED IN VOLUME 85043, PAGE 3253 OF SAID D.R.D.C.T., AS SHOWN ON A SKETCH PREPARED BY SAM, LLC FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a calculated point for the northeast corner of a tract of land described in the deed to the City of Carrollton, Texas, recorded in Instrument Number 200900106784 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), the northwest corner of a tract of land described in the deed to the City of Carrollton, Texas, recorded in Instrument Number 20080394482 of said O.P.R.D.C.T., and being in the east line of said Zeqiri tract and said Lot 1 and the west line of a called 4.221 acre tract of land described in the Warranty Deed with Vendor's Lien from John M. Bushman, Trustee of the C & J Revocable Trust to DJK, Inc., recorded December 2, 1991 in Volume 91234, Page 2309 of said D.R.D.C.T., also being in the existing north right-of-way line of Whitlock Lane (a variable width right-of-way), from which a chiseled "X" cut in concrete found bears North 89 degrees 50 minutes 17 seconds West, a distance of 0.78 feet;

June 3, 2026

Parcel P00097739.001

Sta 811+70.61 to 811+89.44

Page 2 of 5

THENCE, North 89 degrees 50 minutes 17 seconds West, with the existing north right-of-way line of said Whitlock Lane and the north line of said City of Carrollton, Texas tract (Instrument Number 200900106784), a distance of 68.66 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" set** flush with natural ground in the proposed east right-of-way line of I.H. 35E (a variable width right-of-way) for the **POINT OF BEGINNING** and the northwest corner of said City of Carrollton, Texas tract (Instrument Number 200900106784), being 248.62 feet right of Baseline Station 811+70.61, and having surface coordinates of (N 7,039,981.68, E 2,453,732.04);

- 1) **THENCE**, South 00 degrees 11 minutes 36 seconds West, with the existing north right-of-way line of said Whitlock Lane and the west line of said City of Carrollton, Texas tract (Instrument Number 200900106784), a distance of 22.48 feet to a calculated point for the southwest corner of said City of Carrollton, Texas tract (Instrument Number 200900106784), and being in the south line of said Zeqiri tract and said Lot 1 and the north line of a 20-foot wide Right-of-Way Dedication according to said plat of Taco Bell West Addition;
- 2) **THENCE**, South 89 degrees 40 minutes 10 seconds West, with the existing north right-of-way line of said Whitlock Lane, the south line of said Zeqiri tract and said Lot 1 and the north line of said 20-foot wide Right-of-Way Dedication, a distance of 14.49 feet to a calculated point for the southwest corner of said Zeqiri tract and said Lot 1 and the northwest corner of said 20-foot wide right-of-way dedication, also being the intersection of the existing north right-of-way line of said Whitlock Lane and the existing east right-of-way line of said I.H. 35E, as described in the deed to the State of Texas, recorded in Volume 2167, Page 298 of said D.R.D.C.T.;
- 3) **THENCE**, North 51 degrees 15 minutes 59 seconds West, with the existing east right-of-way line of said I.H. 35E, the west line of said Zeqiri tract and said Lot 1 and the east line of said State of Texas tract, a distance of 36.25 feet to a calculated point** for corner in the proposed east right-of-way line of said I.H. 35E, being 210.14 feet right of Baseline Station 811+89.44, from which a chiseled "X" cut in concrete found bears South 89 degrees 50 minutes 17 seconds East, a distance of 0.47 feet;

4) **THENCE**, South 89 degrees 50 minutes 17 seconds East,, with the proposed east right-of-way line of said I.H. 35E and across said Zeqiri tract and said Lot 1, a distance of 42.84 feet to the **POINT OF BEGINNING** and containing 0.0149 acre (647 square feet) of land.

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

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

The basis of bearing is Grid North. All bearings are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (NAD 83) 2011 CORS adjustment, 2010 epoch. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.000136506 (0.99986351263). All distances are in US Survey Feet.

Date of Survey: May 2026
Abstracting Completed: May 2026

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

The Station and Offset Information refers to the nearest I.H. 35E Baseline described in the Project Schematic for the TxDOT Right of Way Mapping Project (CCSJ) Control-Section-Number 0196-03-180.

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

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

WITNESS MY HAND AND SEAL at Dallas, Dallas County, Texas this the 3rd day of June, 2026 A.D.



Eric Kreiner
Registered Professional Land Surveyor No. 5320
State of Texas
SURVEYING AND MAPPING, LLC
Texas Firm Registration No. 10064301
1341 W. Mockingbird Lane, Suite 400W
Dallas, Texas
214-631-7888



PAGE 4 OF 5

THE STATION AND OFFSET INFORMATION REFERS TO THE NEAREST I.H. 35E BASELINE DESCRIBED IN THE PROJECT SCHEMATIC FOR THE TXDOT RIGHT OF WAY MAPPING PROJECT (CCSJ) CONTROL-SECTION-NUMBER 0196-03-180.

ACCESS WILL BE PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJOINING PROPERTY. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

THE BASIS OF BEARING IS GRID NORTH. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83). 2011 CORP ADJUSTMENT, 2010 EPOCH. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000136506. ALL DISTANCES ARE IN US SURVEY FEET. THE VERTICAL DATUM FOR THIS PROJECT IS THE NAVD 1988 (CORS 2011), U.S. SURVEY FEET.

DATE OF SURVEY: MAY 2026
ABSTRACTING WAS COMPLETED MAY 2026

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89° 50' 17" W	68.66'



By: SURVEYING AND MAPPING, LLC
Texas Firm Registration
No. 10064301

Eric A. Kreiner
Eric A. Kreiner, R.P.L.S. #5320 Date
06/03/26

REVISIONS



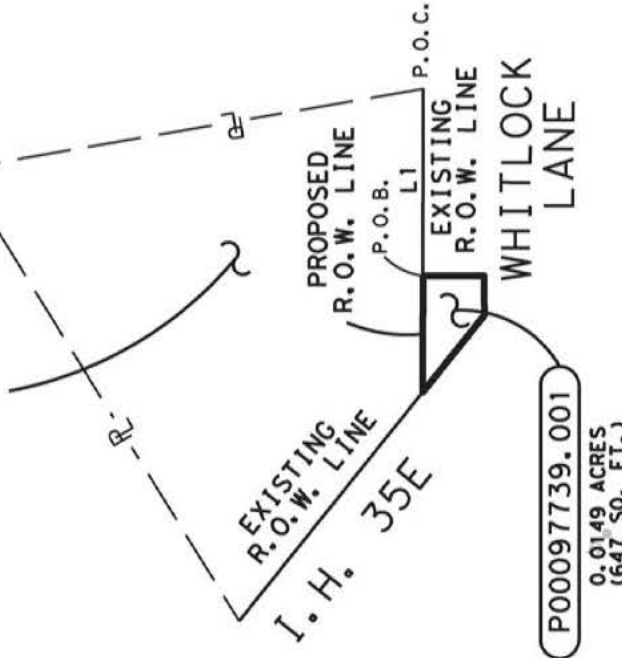
DATE: 06/03/2026
EXHIBIT "A"

MILNER-UPSHAW PARTNERSHIP
AND CHARLENE UPSHAW
TO

RAIF ZEIRI
VOL. 2002202, PG. 8195
D.R.D.C.T.

LOT 1, BLOCK 1
TACO BELL WEST ADDITION
VOL. 85043, PG. 3253
D.R.D.C.T.

N.T.S.



A PLAT OF A SURVEY OF
PARCEL P00097739.001

I.H. 35E RIGHT OF WAY MAPPING PROJECT
RCSJ NO. 0196-03-247
CCSJ NO. 0196-03-180

A 0.0149 ACRE (647 SQ. FT.)
TRACT OF LAND IN THE
WESTON PERRY SURVEY
ABSTRACT NO. 1151
CITY OF CARROLLTON
DALLAS COUNTY, TEXAS

LEGEND

- TXDOT TYPE II R.O.W. MONUMENT FOUND
- CONCRETE (TXDOT TYPE I) R.O.W. MONUMENT FOUND
- 1/2" IRON PIPE FOUND UNLESS NOTED
- 5/8" IRON ROD FOUND UNLESS NOTED
- MAG NAIL SET
- MAG NAIL FOUND UNLESS NOTED
- CHEISEL "X" IN CONCRETE FOUND
- 5/8" IRON ROD SET W/ PINK PLASTIC CAP STAMPED
- "TXDOT SURVEY MARKER RIGHT OF WAY"
- CHEISEL "X" IN CONCRETE SET
- 5/8" IRON ROD SET W/ YELLOW PLASTIC CAP
- STAMPED "SAM"
- 5/8" IRON SET WITH CAP STAMPED "TXDOT ACCESS DENIAL"
- NO MONUMENT SET, RIGHT-OF-ENTRY NOT GRANTED
- CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- I.R.F. IRON ROD FOUND
- I.P.F. IRON PIPE FOUND
- D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TX.
- M.R.D.C.T. MAP RECORDS DALLAS COUNTY, TX.
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TX.
- ||| ACCESS DENIAL LINE
- EXISTING ROW LINE
- PROPOSED ROW LINE
- PROPERTY LINE
- EASEMENT LINE
- SURVEY LINE

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

AREA TABLE (ACRES)		
EXISTING	ACQUISITION	REMAINDER (CALCULATED)
		LEFT RIGHT
0.4604 (CALC)	0.0149 ACRES (647 SQ. FT.)	0.4455

SURVEYING AND MAPPING, LLC
TBPELS FIRM NO. 10064301
1341 W. MOCKINGBIRD LANE,
SUITE 400W
DALLAS, TEXAS 75247
MAIN 214.631.7888



PAGE 5 OF 5

WESTON
PERRY SURVEY
ABSTRACT
NO. 1151

STATE OF TEXAS
VOL. 2167, PG. 298
D.R.D.C.T.

I. H. 35E
(VARIABLE
WIDTH R.O.W.)

LOT 2, BLOCK 1
TACO BELL WEST ADDITION
VOL. 85043, PG. 3253
D.R.D.C.T.

TRACT 2 (EASEMENT)
INST. NO. 201700310665
O.P.R.D.C.T.

15' UTILITY EASEMENT
VOL. 85043, PG. 3253
D.R.D.C.T.

MILNER-UPSHAW PARTNERSHIP
AND CHARLENE UPSHAW
TO

RAIF ZEIQIRI
VOL. 2002202, PG. 8195
D.R.D.C.T.

LOT 1, BLOCK 1
TACO BELL WEST ADDITION
VOL. 85043, PG. 3253
D.R.D.C.T.

LINE	BEARING	DISTANCE
L1	N89°50'17"W	68.66'
L2	N89°50'17"W	0.78'
L3	S00°11'36"W	22.48'
L4	S89°40'10"W	14.49'
L5	N51°15'59"W	36.25'
L6	S89°50'17"E	0.47'
L7	S89°50'17"E	42.84'

P.O.B.
N7,039,981.68
E12,453,732.04
STA: 811+70.61
OFF: 248.62' RT

UTILITY
EASEMENT
INST. NO.
200900106785
O.P.R.D.C.T.

PROPOSED
R.O.W.
LINE
SEE
DETAIL
"B"

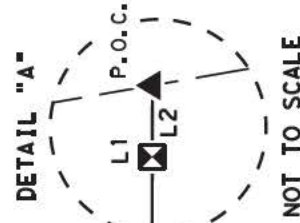
EXISTING
R.O.W.
LINE
SEE
DETAIL
"A"

EXISTING
R.O.W.
LINE
SEE
DETAIL
"A"

20' R.O.W. DEDICATION
VOL. 85043, PG. 3253
D.R.D.C.T.

WHITLOCK LANE
(VARIABLE WIDTH R.O.W.)

P00097739.001
0.0149 ACRES
(647 SQ. FT.)



A PLAT OF A SURVEY OF
PARCEL P00097739.001

I.H. 35E RIGHT OF WAY MAPPING PROJECT
RCSJ NO. 0196-03-247
CCSJ NO. 0196-03-180

A 0.0149 ACRE (647 SQ. FT.)
TRACT OF LAND IN THE
WESTON PERRY SURVEY
ABSTRACT NO. 1151
CITY OF CARROLLTON
DALLAS COUNTY, TEXAS

GRAPHIC SCALE
SCALE: 1" = 50'

SURVEYING AND MAPPING, LLC
TBEPLS FIRM NO. 10064301
1341 W. MOCKINGBIRD LANE,
SUITE 400W
DALLAS, TEXAS 75247
MAIN 214.631.7888

SAM

Texas Department of Transportation
2026

DATE: 06/03/2026
EXHIBIT "A"

County: Lubbock
Highway: SL 88
Project Limits: From 0.20 miles south of Research Blvd. (CR 1300) & CR 7000 to
US 62 & FM 1585
RCSJ No.: 1502-01-039
ROW Project ID: R00004785

PROPERTY DESCRIPTION FOR PARCEL PID P00092302.001

Being a 163.28 acre (7,112,492 square feet) parcel of land situated in the B.S. & F. Survey Section 22, Block D6, Abstract No. 878, the L. & S.V. R.R. Co. Survey, Section 23, Block D6, Abstract 430 and the D. & S.E. R.R. Co. Survey, Section 28, Block D6, Abstract 881, located in Lubbock County, Texas, being out of and a part that certain calculated 2,103.99 acre tract of land described as all of Section Twenty-Two (22), a part of Section Twenty-Three (23), and all of Section Twenty-Eight (28), Block D6, conveying an undivided one-sixth interest by Warranty Deed, filed February 23, 2018, from Cynthia Noret Ware, Trustee of the Cynthia Noret Ware 2018 Trust to CNW, LLC, A Texas Limited Liability Company, recorded in Document Number 2018006414, Official Public Records of Lubbock County, Texas (O.P.R.L.C.T.), same also being out of and a part of that certain called tract of land described as all of Section Twenty-Two (22), a part of Section Twenty-Three (23), and all of Section Twenty-Eight (28), Block D6, conveying an undivided one-half interest by Warranty Deed, filed February 23, 2018, from Sarah E. Noret, Linda Noret Smith, Nancy Noret Moore, Cynthia Noret Ware and Shelly Noret Scheduler, as Co-Trustees of The R.A. Noret Estate Trust to CNW, LLC, A Texas Limited Liability Company (receiving 2/8ths of Grantor's interest), to LNS, LLC, A Texas Limited Liability Company (receiving 3/8ths of Grantor's interest), and to NNM, LLC, A Texas Limited Liability Company (receiving 3/8ths of Grantor's interest), recorded in Document Number. 2018006416, O.P.R.L.C.T. said 163.28 acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a railroad spike found at the southeast corner of a called 20 acre tract of land, described as the Southwest 1/4 of Section 18, Block D6, Cert. No. 415, H.E. & W.T. Ry. Co. Survey, conveyed by Special Warranty Deed, filed June 25, 2013, from Tracy L. Hutchison, out of her sole and separate property and estate to Leslie B. Gillit, as his sole and separate property and estate, recorded in Document Number 2013025739, O.P.R.L.C.T., the southwest corner of a tract of land described as a tract out of the Southwest 1/4 of Section 9, Block D6, conveyed in a Second Correction Deed, filed October 30, 2024, from My Liberty, LLC to ML 6, an Independent Series of My Liberty, LLC, a Texas series limited liability company, recorded in Document Number 2024043373, O.P.R.L.C.T., the northeast corner of a tract of land described as Property 5, being the North One-Half of the East One-Half (N/2 of E/2) of Section 19, Block D-6, conveyed in Special Warranty Deed, filed March 14, 2018, from Jeana Boyd Moradi, Lisa Boyd Reed, Debra Boyd Weatherby and Bryan Lee Boyd to JDLB Boyd Farms, LLC, a Texas limited liability company, recorded in Document Number 2018008947, O.P.R.L.C.T. and the northwest corner of said CNW, LLC tract, being at the intersection of the centerline of Zeeland Avenue also known as County Road 1200 (No Record Information Found) and the centerline of 66th Street also known as County Road 7000 (No Record Information Found);

THENCE, South 01 degrees 49 minutes 44 seconds West (CALLED South 00 degrees 06 minutes 46 seconds East), departing southeast corner of said called 20 acre tract and the southwest corner of said ML 6 tract, along the said centerline of Zeeland Avenue, the east line of said Property 5 and the west line of said CNW, LLC tract, passing at a distance of 1,239.98 feet a point a southeast corner of said Property 5 and the northeast corner of a called 5.441 acre tract, conveyed by General Warranty Deed, filed March 14, 2019, from JDLB Boyd Farms, LLC to Bryan Boyd, recorded in Document Number 2019008990, O.P.R.L.C.T., and continuing passing at a distance of 1,852.86 feet a point for the southeast corner of said called 5.441 acre tract and a northeast corner of said Property 5, continuing passing at a distance of 2,639.76 feet a point for the southeast corner of said Property 5 and the northeast corner of a tract of land described as Property 2, being the South one-half (S/2) of the East one-half (E/2) of Section Nineteen (19), Block D6, of said JDLB Boyd Farms, LLC, and continuing a total distance of 3,754.25 feet to a point for the **POINT OF BEGINNING** of the herein described parcel, being located 1,369.70 feet right of and perpendicular to existing State Loop 88 (SL 88) baseline station 2,911+11.48, and having surface coordinates of N=7,257,330.45', E=888,983.88';

THENCE, departing from the centerline of Zeeland Avenue and the east line of said Property 2, over and across said CNW, LLC tract, in a southerly direction, along the southerly proposed southeasterly right-of-way (R.O.W.) line of said SL 88 (Variable Width R.O.W.), the following eight (8) courses and distances:

1. **THENCE**, South 88 degrees 06 minutes 53 seconds East, a distance of 43.87 feet to a **set 5/8-inch iron rod with cap stamped "SHINE" for a northeast corner of the herein described tract, being located 1,342.65 feet right of and perpendicular to proposed SL 88 baseline station 2,910+76.95;
2. **THENCE**, South 01 degrees 53 minutes 07 seconds West, a distance of 69.56 feet to a **calculated point for a point of curvature of the herein described tract at the beginning of a curve to the left having a radius of 1,160.00 feet, being located 1,287.89 feet right of and perpendicular to proposed SL 88 baseline station 2,911+19.84;
3. **THENCE**, along a curve to the left, through a central angle of 34 degrees 25 minutes 24 seconds, a chord which bears South 18 degrees 58 minutes 43 seconds East, a distance of 686.49 feet, and an arc distance of 696.93 feet to a **calculated point for a point of tangency of the herein described tract, being located 632.14 feet right of and perpendicular to proposed SL 88 baseline station 2,913+22.98;
4. **THENCE**, South 36 degrees 11 minutes 23 seconds East, a distance of 52.14 feet passing a **calculated point for the beginning of an Access Denial Line by design (ADL), being located 580.00 feet right of and perpendicular to proposed SL 88 baseline station 2,913+22.98 and continuing a total distance of 402.14 feet to a **calculated point for an interior point of the herein described tract, being located 230.00 feet left of and perpendicular to proposed SL 88 baseline station 2,913+22.98;
5. **THENCE**, South 81 degrees 11 minutes 25 seconds East, continuing along said ADL, a distance of 42.43 feet to a **calculated point for an interior point of the herein described tract, being located 200.00 feet right of and perpendicular to proposed SL 88 baseline station 2,912+92.98;
6. **THENCE**, North 53 degrees 48 minutes 35 seconds East, continuing along said ADL, passing at a distance of 425.00 feet to a **calculated point for the end of said ADL, being located 200.00 feet right of and perpendicular to proposed SL 88 baseline station 2,908+67.98, and continuing passing at a distance of 2,192.98 feet a **set 5/8 inch iron rod with cap stamped "SHINE" located 200.00 feet right of and perpendicular to proposed SL 88 baseline station 2,891+00.00 and continuing a total distance of 4,660.80 feet to a **calculated point at the beginning of a curve to the left having a radius of 5,019.99 feet, being located 200.00 feet right of and perpendicular to proposed SL 88 baseline station 2,866+32.18;

7. **THENCE**, along a curve to the left, through a central angle of 16 degrees 33 minutes 39 seconds, a chord which bears North 45 degrees 31 minutes 46 seconds East, a distance of 1,445.93 feet, and an arc distance of 1,450.97 feet to a **set 5/8 inch iron rod with cap stamped "SHINE" for a point of tangency of the herein described tract, being located 200.00 feet right of and perpendicular to proposed SL 88 baseline station 2,851+23.40;
8. **THENCE**, North 01 degrees 51 minutes 52 seconds East, a distance of 871.99 feet to a **calculated point on the centerline of said 66th Street, same being the south line of a called 11.73 acre tract of land, conveyed by General Warranty Deed, filed January 23, 2017, from Gary Noble, a married individual, joined herein by his wife, Sheela J. Noble to 40 Alcove Properties, LLC, a Texas limited liability company, recorded in Document Number 2017002896, O.P.R.L.C.T. and the north line of said CNW, LLC tract, for the northwest corner of the herein described tract, being located 649.31 feet right of and perpendicular to proposed SL 88 baseline station 2,843+08.18;
9. **THENCE**, South 88 degrees 10 minutes 36 seconds East (CALLED North 89 degrees 52 minutes 54 seconds East), along the centerline of said 66th Street, the south line of said called 11.73 acre tract, and the north line of said CNW, LLC tract, a distance of 31.89 feet to a 3/8-inch iron rod found for the southeast corner of said called 11.73 acre tract, the southwest corner of a called 160.09 acre tract of land, conveyed in Warranty Deed with Vendor's Lien, filed May 16, 2022, from Carol C. Daniel and Stacy Daniel Mullen, acting as Co-Trustees of the Edward & Carol Daniel revocable Trust amended and restated under agreement dated September 17, 2019 to Loop 88, LLC, A Texas limited liability company, recorded in Document Number 2022023791, O.P.R.L.C.T., the northwest corner of a called 176.6 acre tract, conveyed in Warranty Deed with Vendor's Lien, filed December 28, 2020, from Thomas K. Payne, a single man to Srinath B. Marka, a single man (Undivided 75% interest) and Sriharsha Marka, a single man (Undivided 25% interest), recorded in Document Number 2020058509, O.P.R.L.C.T. and the northeast corner of said CNW, LLC Tract, same being in the centerline of Research Boulevard also known as County Road 1300 (No Record Information Found), and being the northeast corner of the herein described tract;

10. **THENCE**, South 01 degrees 51 minutes 42 seconds West (CALLED South 00 degrees 04 minutes 50 seconds East), along the centerline of said Research Boulevard, along the west line said called 176.6 acre tract and the east line of said CNW, LLC Tract, passing at a distance 1,346.34 a point for the northwest corner of a called 30.00 acre tract, conveyed in Warranty Deed with Vendor's Lien, filed December 1, 2021, from Srinath B. Marka, a single man and Sriharsha Marka, a single man to Aldo Almanza and Florinda Champion, recorded in Document Number 2021061152, O.P.R.L.C.T., from which a found 1/2 inch iron rod bears South 88 degrees 10 minutes 50 seconds East a distance of 1.00 feet, continuing passing at a distance of 2,637.00 feet a point at the southwest corner of said called 30.00 acre tract and the northwest corner of a called 160 acres, conveyed in Special Warranty Deed, filed May 24, 2019, from Anna M. Brook, a widowed woman to Anna M. Brook, Trustee of the Anna Brooke Family Trust, dated May 20, 2019, recorded in Document Number 2019019106, O.P.R.L.C.T., from which a found 1/2 inch iron rod bears South 88 degrees 13 minutes 27 seconds East a distance of 2.09 feet and a found 1/2 inch iron rod bears North 47 degrees 36 minutes 36 seconds West a distance of 7.98 feet, and continuing a total distance of 2,750.98 feet to a **set 5/8 inch iron rod with a cap stamped "SHINE" for a southeast corner of the herein described tract, being located 1,098.07 feet left of and perpendicular to proposed SL 88 baseline station 2,863+86.01;

THENCE, departing the centerline of said Research Boulevard and the west line of said called 160 acre tract, over and across said CNW, LLC Tract, in a southerly direction along the southeasterly proposed ROW line of SL 88 the following thirteen (13) courses and distances numbered eleven (11) through twenty-three (23):

11. **THENCE**, North 88 degrees 08 minutes 42 seconds West, a distance of 1,445.83 feet to a **calculated point for an interior point of the herein described tract, being located 200.00 feet left of and perpendicular to proposed SL 88 baseline station 2,874+72.96;
12. **THENCE**, South 53 degrees 48 minutes 35 seconds West, a distance of 931.67 feet to a **calculated point for an angle point of the herein described tract, being located 200.00 feet left of and perpendicular to proposed SL 88 baseline station 2,884+04.64;
13. **THENCE**, South 36 degrees 11 minutes 25 seconds East, a distance of 600.00 feet to a **calculated point for an exterior corner of the herein described tract, being located 800.00 feet left of and perpendicular to proposed SL 88 baseline station 2,884+04.64;

14. **THENCE**, South 53 degrees 48 minutes 35 seconds West, a distance of 1,000.00 feet to a **calculated point for an exterior corner of the herein described tract, being located 800.00 feet left of and perpendicular to proposed SL 88 baseline station 2,894+04.63;
15. **THENCE**, North 36 degrees 11 minutes 25 seconds West, a distance of 600.00 feet to a **set 5/8 inch iron rod with cap stamped "SHINE" for an interior corner of the herein described tract, being located 200.00 feet left of and perpendicular to proposed SL 88 baseline station 2,894+04.63;
16. **THENCE**, South 53 degrees 48 minutes 35 seconds West, passing at a distance of 1,449.89 feet an **calculated point for the beginning of an proposed ADL, being located 200.00 feet left of and perpendicular to proposed SL 88 baseline 2,908+54.53, continuing along said proposed ADL for a total distance of 1,874.89 feet to a **calculated point for an interior point of the herein described tract, being located 200.00 feet left of and perpendicular to proposed SL 88 baseline station 2,912+79.53;
17. **THENCE**, South 01 degrees 47 minutes 06 seconds West, continuing along said proposed ADL, a distance of 126.86 feet to a **calculated point for an interior corner of the herein described tract, being located 300.00 feet left of and perpendicular to proposed SL 88 baseline station 2,913+57.59;
18. **THENCE**, South 88 degrees 09 minutes 38 seconds East, continuing along said proposed ADL, a distance of 169.08 feet to a ** set 5/8 inch iron rod with cap stamped "SHINE" for the end of said proposed ADL and an exterior corner of the herein described tract, being located 404.16 feet left of and perpendicular to proposed SL 88 baseline station 2,912+24.40;
19. **THENCE**, South 01 degrees 50 minutes 22 seconds West, over and across 82nd Street also known as County Road 7100 (No Record Information Found), at a distance of 140.00 feet to a **calculated point for an exterior corner of the herein described tract, being located 514.44 feet left of and perpendicular to proposed SL 88 baseline station 2,913+10.65;
20. **THENCE**, North 88 degrees 09 minutes 38 seconds West, passing at a distance of 4.24 feet a **calculated point for the beginning of a proposed ADL, being located 511.83 feet left of and perpendicular to proposed SL 88 baseline station 2,913+13.99 and continuing for a total distance of 429.24 feet to a **calculated point for an interior point of the herein described tract, being located 250.00 feet left of and perpendicular to proposed SL 88 baseline station 2,916+48.76;

21. **THENCE**, South 72 degrees 49 minutes 29 seconds West, continuing along said proposed ADL, a distance of 153.46 feet to a **calculated point for an interior point of the herein described tract, being located 200.00 feet left of and perpendicular to proposed SL 88 baseline station 2,917+93.85;
22. **THENCE**, South 53 degrees 48 minutes 35 seconds West, along said proposed ADL, passing at a distance of 425.00 feet a **set 5/8 inch iron rod with cap stamped "SHINE" for the end of said proposed ADL, being located 200.00 feet left of and perpendicular to proposed SL 88 baseline station 2,922+18.85 and continuing for a total distance of 1,409.58 feet to a **set 5/8 inch iron rod with cap stamped "SHINE" at the beginning of a curve to the left having a radius of 5,019.99 feet, being located 200.00 feet left of and perpendicular to proposed SL 88 baseline station 2,932+03.44;
23. **THENCE**, along a curve to the left, through a central angle of 55 degrees 42 minutes 09 seconds, a chord which bears South 25 degrees 57 minutes 31 seconds West, a distance of 4,690.45 feet, and an arc distance of 4,880.39 feet to a **set 5/8 inch iron rod with cap stamped "SHINE" on the north line tract of land described as a part of Section Twenty-Nine (29), and the Northwest Quarter and a part of the South Half of Section Thirty-Two (32), Block D6, conveyed in Warranty Deed, filed January 31, 1991, from The Dunlap Company, a Texas corporation to R.A. Noret, Trustee under the Last Will and Testament of Edward Albert Noret, and R.A. Noret, Trustee under the Last Will and Testament of Clara J. Noret, recorded in Volume 3525, Page 78, of the Official Real Property Records of Lubbock County, Texas (O.R.P.R.L.C.T.) and the south line of said CNW, LLC tract, being the southeast corner of the herein described tract, being located 200.00 feet left of and perpendicular to proposed SL 88 baseline station 2,982+78.26;
24. **THENCE**, North 88 degrees 13 minutes 30 seconds West (South 89 degrees 50 minutes 04 second West), along the north line of said R.A. Noret tract and the south line of said CNW, LLC Tract, a distance of 400.76 feet to a **set 5/8 inch iron rod with cap stamped "SHINE" at the beginning of a curve to the right, having a radius of 5,419.99 feet, for the southwest corner of the herein described tract, being located 200.00 feet right of and perpendicular to proposed SL 88 baseline station 2,982+53.57;
- THENCE**, departing the north line of said R.A. Noret tract, over and across said CNW, LLC Tract, in a northerly direction along the northwest proposed ROW line of SL 88, the following five (5) courses and distances numbered twenty-five (25) through twenty-nine (29):

25. **THENCE**, along said curve to the right, through a central angle of 55 degrees 25 minutes 53 seconds, a chord which bears North 26 degrees 05 minutes 39 seconds East, a distance of 5,041.51 feet, passing at a arc distance of 2,153.57 feet a **set 5/8 inch iron rod with a cap stamped "SHINE", being located 200.00 feet right of and perpendicular to proposed SL 88 baseline station 2,961+00.00, and continuing a total arc distance of 5,243.63 feet to a **set 5/8 inch iron rod with cap stamped "SHINE" for a point of tangency of the herein described tract, being located 200.00 feet right of and perpendicular to proposed SL 88 baseline station 2,932+03.44;
26. **THENCE**, North 53 degrees 48 minutes 35 seconds East, passing at a distance of 348.34 feet a **calculated point at the beginning of an proposed ADL, being located 200.00 feet right of and perpendicular to proposed SL 88 baseline station 2,928+55.10 and continuing total distance of 773.34 feet to a **calculated point for an interior corner of the herein described tract, being located 200.00 feet right of and perpendicular to proposed SL 88 baseline station 2,924+30.10;
27. **THENCE**, North 01 degrees 48 minutes 28 seconds East, continuing along said proposed ADL, a distance of 126.90 feet to a **calculated point for an interior corner of the herein described tract, being located 300.00 feet right of and perpendicular to proposed SL 88 baseline station 2,923+51.97;
28. **THENCE**, North 88 degrees 09 minutes 38 seconds West, continuing along said proposed ADL, a distance of 198.22 feet to a **calculated point for the end of said proposed ADL and an exterior corner of the herein described tract, being located 422.12 feet right of and perpendicular to proposed SL 88 baseline station 2,925+08.11;
29. **THENCE**, North 01 degrees 48 minutes 28 seconds East, at a distance of 81.07 feet to a point in the centerline of said 82nd Street, the south line of said JDBL Boyd Farms, LLC and a north line of said CNW, LLC Tract, for an exterior corner of the herein described tract, being located 486.01 feet right of and perpendicular to proposed SL 88 baseline station 2,924+58.20;
30. **THENCE**, South 88 degrees 09 minutes 53 seconds East (North 89 degrees 53 minutes 25 second East), along the centerline of said 82nd Street, the south line of said Property 2 and north lines of said CNW, LLC tract, a distance of 516.66 feet to a found Railroad Spike in the intersection of said Zeeland Avenue and said 82nd Street, being the southeast corner of said Property 2 and an interior corner of said CNW, LLC tract;

31. **THENCE**, North 01 degrees 49 minutes 44 seconds East (North 00 degrees 06 minutes 46 seconds West), along the centerline of said Zeeland Avenue, the easterly line of said Property 2 and the westerly line of said CNW, LLC tract, a distance of 1,525.71 feet to the **POINT OF BEGINNING** and containing 163.28 acres (7,112,492 square feet) of land, more or less.

All bearings and coordinates are based on the Texas Coordinate System, North Central Zone, NAD 83 (2011 adjustment, Epoch 2010.00). All distances and coordinates shown are surface and may be converted to grid by dividing by a TxDOT surface adjustment factor of 1.0002452. US Survey Foot.

** The monument described and set or calculated 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.

Abstracting was completed in February 2025.

Field Surveys and Monumentation were completed in May 2025.

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

Access will be permitted to the northwest remainder abutting the highway facility from a point being the beginning of Call 1 of the foregoing property description to a point being South 36 degrees 11 minutes 23 second East a distance of 52.14 feet from the beginning of Call 4; and also from a point being North 53 degrees 48 minutes 35 seconds East a distance of 425.00 feet from the beginning of Call 6 to a point being at the end of Call 8; also from a point being at the beginning of Call 25 to a point being North 53 degrees 48 minutes 35 seconds East a distance of 348.34 feet from the beginning of Call 26;

AND,

Access will be denied to the remainder abutting the highway facility for a distance of 817.43 feet from a point being South 36 degrees 11 minutes 23 second East a distance of 52.14 feet from the beginning of Call 4 of the foregoing property description to a point located North 53 degrees 48 minutes 35 seconds East a distance of 425.00 feet from the beginning of said Call 6; and also for a distance of 750.12 feet from a point being North 53 degrees 48 minutes 35 seconds East a distance of 348.34 feet from the beginning of Call 26 to a point being at the end of said Call 28.

Access will be permitted to the southeast remainder abutting the highway facility from a point being the beginning of Call 11 of the foregoing property description to a point being South 53 degrees 48 minutes 35 seconds West a distance of 1,449.89 feet from the beginning of Call 16; and also from a point being at the beginning of Call 19 to a point being North 88 degrees 09 minutes 38 second West a distance of 4.24 feet from the beginning of Call 20; and also from a point being South 53 degrees 48 minutes 35 seconds West a distance of 425.00 feet from the beginning of Call 22 to a point being at the end of Call 23;

AND,

Access will be denied to the remainder abutting the highway facility for a distance of 720.94 feet from a point being South 53 degrees 48 minutes 35 seconds West a distance of 1,449.89 feet from the beginning of Call 16 of the foregoing property description to a point being at the end of said Call 18; and also for a distance of 1,003.46 feet from a point being North 88 degrees 09 minutes 38 second West a distance of 4.24 feet from the beginning of Call 20 to a point being South 53 degrees 48 minutes 35 seconds West distance of 425.00 feet from the beginning of said Call 22;.

Nedra Foster Townsend

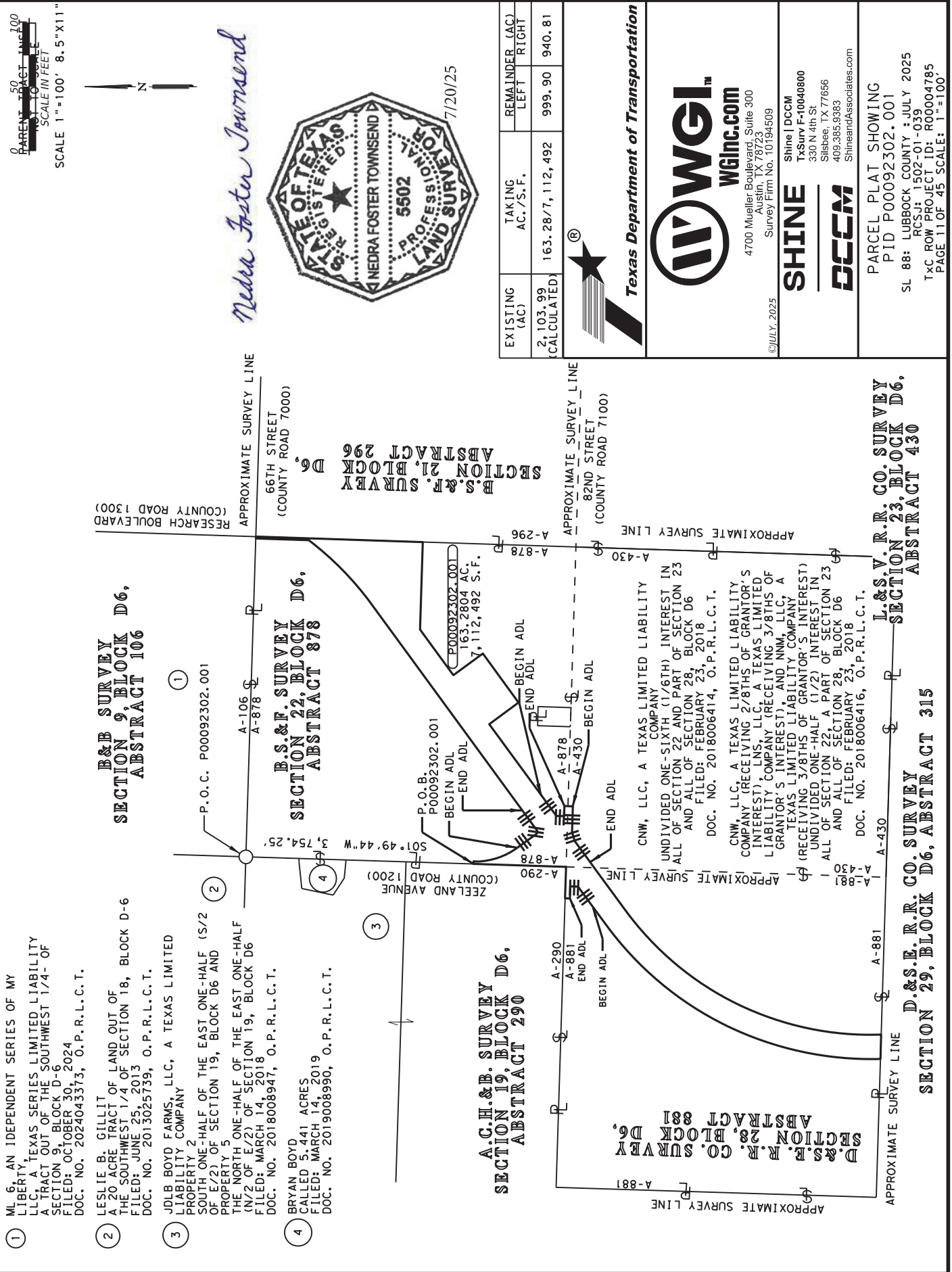
Nedra Foster Townsend
Licensed State Land Surveyor;
Registered Professional Land
Surveyor No. 5502

SHINE | DCCM
330 N 34th Street
Silsbee, TX 77656
(409) 385-9383
TxSurv File-10040800

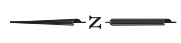


7/20/25

DATE: 7/17/2025 5:03:33 PM
FILE: SL 88 CSI 1502-01-039 P00092302.001 SH11.dgn



50
PARENT TRACT 100
SCALE 1"=100' 8.5"X11"



Nedra Foster Townsend



7/20/25

EXISTING (AC)	TAKING AC./S.F.	REMAINDER (AC)
2,103.99 (CALCULATED)	163.28/7, 112, 492	LEFT 999.90 RIGHT 940.81

	WGL WGInc.com 4700 Mueller Boulevard, Suite 300 Austin, TX 78723 Survey Firm No. 10194509
© JULY, 2025	SHINE Shine DCCM TxSurv F-10040800 330 N 4th St Silsbee, TX 77656 409.385.9383 ShineandAssociates.com
DCCM	
PARCEL PLAT SHOWING PID P00092302.001 SL 88: LUBBOCK COUNTY : JULY 2025 RCSJ: 1502-01-039 TxC ROW PROJECT ID: R00004785 PAGE 11 OF 45 SCALE: 1"=100'	

**B.S.&F. SURVEY
SECTION 22, BLOCK D6,
ABSTRACT 878**

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY
UNDIVIDED ONE SIXTH (1/6TH) INTEREST IN
ALL OF SECTION 22 AND PART OF SECTION 23
AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006414, O.P.R.L.C.T.

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY
(RECEIVING 2/8THS OF GRANTOR'S INTEREST),
LNS, LLC, A TEXAS LIMITED LIABILITY COMPANY
(RECEIVING 3/8THS OF GRANTOR'S INTEREST),
AND NNM, LLC, A TEXAS LIMITED LIABILITY
COMPANY (RECEIVING 3/8THS OF GRANTOR'S
INTEREST)
UNDIVIDED ONE-HALF (1/2) INTEREST IN
ALL OF SECTION 22, A PART OF SECTION 23
AND ALL OF SECTION 28, BLOCK D6
AND FILED: FEBRUARY 23, 2018
DOC. NO. 2018006416, O.P.R.L.C.T.

PROPOSED LOOP 88
(VARIABLE WIDTH R.O.W.)

P00092302.001
163.28 AC.
7,112,492 S.F.

**A.C.H.&B. SURVEY
SECTION 19, BLOCK D6,
ABSTRACT 290**

- ① ML 6, AN INDEPENDENT SERIES OF MY
LIBERTY, LLC, A TEXAS SERIES LIMITED LIABILITY
A TRACT OUT OF THE SOUTHWEST 1/4- OF
SECTION 9, BLOCK D-6
FILED: OCTOBER 30, 2024
DOC. NO. 2024043373, O.P.R.L.C.T.
- ② LESLIE B. GILLIT
CALLED 20 ACRE TRACT
FILED: JUNE 25, 2013
DOC. NO. 2013025739, O.P.R.L.C.T.
- ③ JDLB BOYD FARMS, LLC, A TEXAS LIMITED
LIABILITY COMPANY
PROPERTY 5
THE NORTH ONE-HALF OF THE EAST ONE-
HALF (N/2 OF E/2) OF SECTION 19, BLOCK
D6
FILED: MARCH 14, 2018
DOC. NO. 2018008947, O.P.R.L.C.T.
- ④ BRYAN BOYD
CALLED 5.441 ACRES
FILED: MARCH 14, 2019
DOC. NO. 2019008990, O.P.R.L.C.T.

JDLB BOYD FARMS, LLC, A TEXAS
LIMITED LIABILITY COMPANY
PROPERTY 2
THE SOUTH ONE-HALF (S/2) OF THE EAST
(E/2) OF SECTION 19, BLOCK D6 AND
THE NORTH ONE-HALF OF THE EAST ONE-
HALF (N/2 OF E/2) OF SECTION 19,
BLOCK D6
FILED: MARCH 14, 2018
DOC. NO. 2018008947, O.P.R.L.C.T.

LINE	BEARING	DISTANCE
L1	S01°53'07"W	69.56'
L2	S88°06'53"E	43.87'

STA. = 2,910+76.95
OFF. = 1,342.65' RT.

STA. = 2,911+19.84
OFF. = 1,287.89' RT.

P.O.B. P00092302.001
N: 7,257,330.45'
E: 888,983.88'
STA. = 2,911+11.48
OFF. = 1,369.70' RT.

CURVE TABLE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C1	696.93'	1,160.00'	34°25'24" LT.	S18°58'43"E	686.49'



Texas Department of Transportation



WGL
WGInc.com
4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509

Shine | DCCM
TxSurv F-10040800
330 N 4th St
Silasree, TX 77656
409.385.9383
ShineandAssociates.com

SHINE
DCCM

PARCEL PLAT SHOWING
PID P00092302.001
SL 88: LUBBOCK COUNTY : JULY 2025
RCSJ: 1502-01-039
TxC ROW PROJECT ID: R00004785
PAGE 12 OF 45 SCALE: 1"=100'

PROPOSED STATE LOOP 88
(400' WIDE R.O.W.)



(1) JDLB BOYD FARMS, LLC, A TEXAS
LIMITED LIABILITY COMPANY
THE SOUTH ONE-HALF (S/2) OF THE EAST
(E/2) OF SECTION 19, BLOCK D6 AND
THE NORTH ONE-HALF OF THE EAST ONE-
HALF (N/2 OF E/2) OF SECTION 19,
BLOCK D6
FILED: MARCH 14, 2018
DOC. NO. 2018008947, O.P.R.L.C.T.

LINE	BEARING	DISTANCE
L1	N01° 49' 44"E	1,525.71'
(L1)	N00° 06' 46"W	5,280.02'
L2	S81° 11' 25"E	42.43'

MATCHLINE SHEET 44



Texas Department of Transportation



4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509

© JULY 2025

SHINE

Shine | DCCM
TxSurv F-10040800

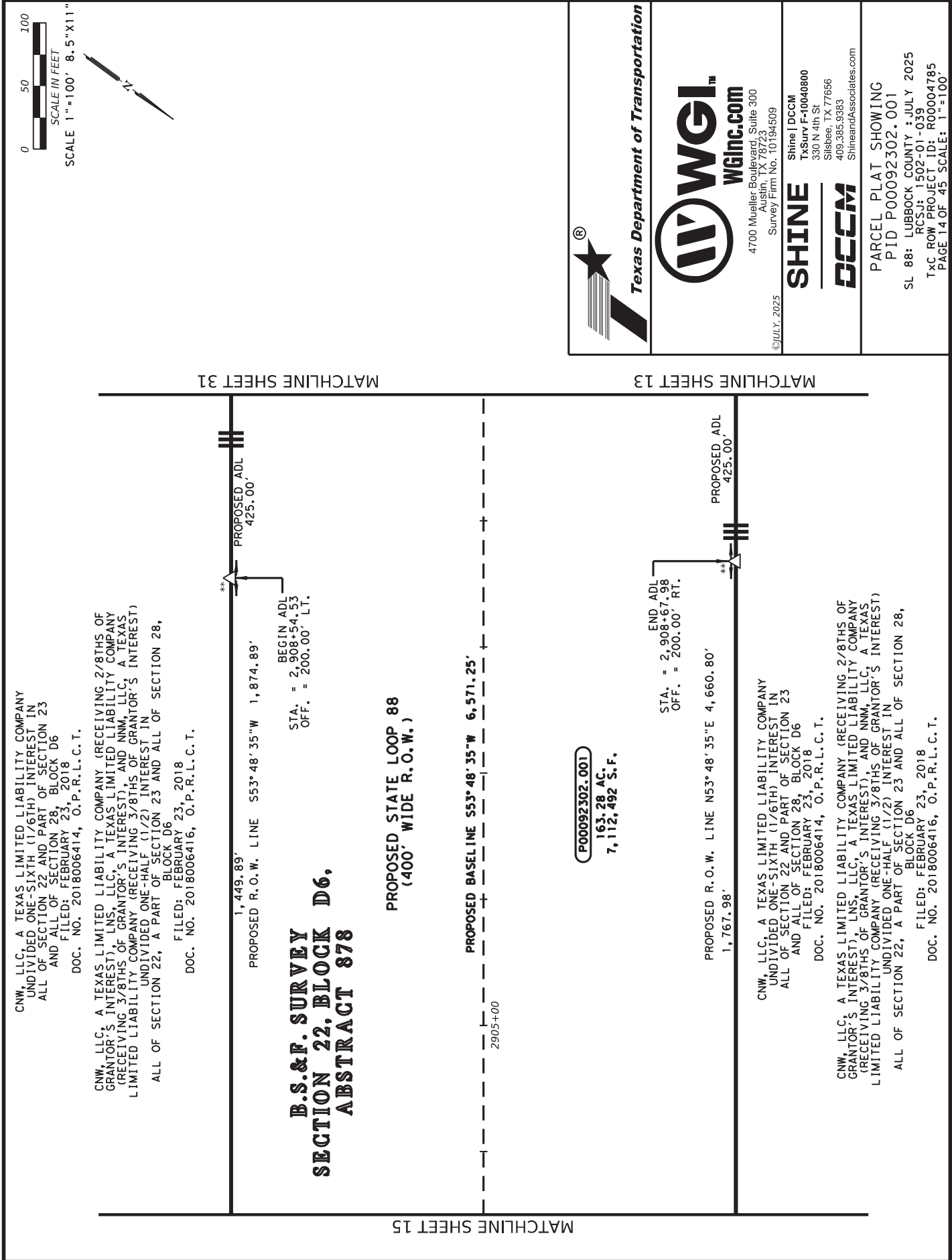
330 N 4th St
Silsbee, TX 77656



Silsbee, IX/7/656
409.385.9383
ShineandAssociates.com

PARCEL PLAT SHOWING
PID P00092302.001

SL 88: LUBBOCK COUNTY : JULY 2025
RCSJ: 1502-01-039
TxC ROW PROJECT ID: R00004785
PAGE 13 OF 45 SCALE: 1"=100'





Texas Department of Transportation



WGL
WGInc.com
4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509

© JULY, 2025

SHINE
Shine | DCCM
TxSurv F-10040800
330 N 4th St
Silsbee, TX 77656

DCCM
409.385.9383
ShineandAssociates.com

PARCEL PLAT SHOWING
PID P00092302.001
SL 88: LUBBOCK COUNTY : JULY 2025
RCSJ: 1502-01-039
TxC ROW PROJECT ID: R00004785
PAGE 14 OF 45 SCALE: 1"=100'

MATCHLINE SHEET 16

MATCHLINE SHEET 14

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY
UNDIVIDED ONE-SIXTH (1/6TH) INTEREST IN
ALL OF SECTION 22 AND PART OF SECTION 23
AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006414, O.P.R.L.C.T.

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 2/8THS OF
GRANTOR'S INTEREST), LNS, LLC, A TEXAS LIMITED LIABILITY COMPANY
(RECEIVING 3/8THS OF GRANTOR'S INTEREST), AND NNM, LLC, A TEXAS
LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST)
UNDIVIDED ONE-HALF (1/2) INTEREST IN
ALL OF SECTION 22, A PART OF SECTION 23 AND ALL OF SECTION 28,
BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006416, O.P.R.L.C.T.

1,449.89'
PROPOSED R.O.W. LINE S53°48'35"W 1,874.89'

**B.S.&F. SURVEY
SECTION 22, BLOCK D6,
ABSTRACT 878**

PROPOSED STATE LOOP 88
(400' WIDE R.O.W.)

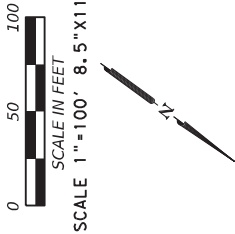
PROPOSED BASELINE S53°48'35"W 6,571.25'
2900+00

P00092302.001
163.28 AC.
7,112,492 S.F.

PROPOSED R.O.W. LINE N53°48'35"E 4,660.80'
1,767.98'

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY
UNDIVIDED ONE-SIXTH (1/6TH) INTEREST IN
ALL OF SECTION 22 AND PART OF SECTION 23
AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006414, O.P.R.L.C.T.

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 2/8THS OF
GRANTOR'S INTEREST), LNS, LLC, A TEXAS LIMITED LIABILITY COMPANY
(RECEIVING 3/8THS OF GRANTOR'S INTEREST), AND NNM, LLC, A TEXAS
LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST)
UNDIVIDED ONE-HALF (1/2) INTEREST IN
ALL OF SECTION 22, A PART OF SECTION 23 AND ALL OF SECTION 28,
BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006416, O.P.R.L.C.T.



4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509

© JULY, 2025

SHINE
Shine | DCCM
TxSurv F-10040800
330 N 4th St
Silsbee, TX 77656
409.385.9383
ShineandAssociates.com

DCCM

PARCEL PLAT SHOWING
PID P00092302.001
SL 88: LUBBOCK COUNTY : JULY 2025
RCSJ: 1502-01-039
TxC ROW PROJECT ID: R00004785
PAGE 15 OF 45 SCALE: 1"=100'

MATCHLINE SHEET 30

**B.S.&F. SURVEY
SECTION 22, BLOCK D6,
ABSTRACT 878**

STA. = 2,894+04.63
OFF. = 200.00 L.T.

**PROPOSED STATE LOOP 88
(VARIABLE WIDTH R.O.W.)**

LINE	BEARING	DISTANCE
L1	N36°11'25"W	600.00'

**PROPOSED STATE LOOP 88
(400' WIDE R.O.W.)**

PROPOSED BASELINE S53°48'35"W 6,571.25'

2895+00

P00092302.001
163.28 AC.
7,112,492 S.F.

PROPOSED R.O.W. LINE N53°48'35"E 4,660.80'
1,767.98'

STA. = 2,891+00.00
OFF. = 200.00' RT.

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 2/8THS OF GRANTOR'S INTEREST), LNS, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST), AND NNM, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST) UNDIVIDED ONE-HALF (1/2) INTEREST IN ALL OF SECTION 22, A PART OF SECTION 23 AND ALL OF SECTION 28, BLOCK D6 FILED: FEBRUARY 23, 2018 DOC. NO. 2018006414, O.P.R.L.C.T.

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 2/8THS OF GRANTOR'S INTEREST), LNS, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST), AND NNM, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST) UNDIVIDED ONE-HALF (1/2) INTEREST IN ALL OF SECTION 22, A PART OF SECTION 23 AND ALL OF SECTION 28, BLOCK D6 FILED: FEBRUARY 23, 2018 DOC. NO. 2018006414, O.P.R.L.C.T.

SCALE 1"=100' 8.5"x11"



1

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 2/8THS OF GRANTOR'S INTEREST), LNS, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST), AND NNM, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST) UNDIVIDED ONE-HALF (1/2) INTEREST IN ALL OF SECTION 22, A PART OF SECTION 23 AND ALL OF SECTION 28, BLOCK D6 FILED: FEBRUARY 23, 2018 DOC. NO. 2018006414, O.P.R.L.C.T.

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 2/8THS OF GRANTOR'S INTEREST), LNS, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST), AND NNM, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST) UNDIVIDED ONE-HALF (1/2) INTEREST IN ALL OF SECTION 22, A PART OF SECTION 23 AND ALL OF SECTION 28, BLOCK D6 FILED: FEBRUARY 23, 2018 DOC. NO. 2018006414, O.P.R.L.C.T.

MATCHLINE SHEET 15

MATCHLINE SHEET 17



Texas Department of Transportation



WGL
WGInc.com

4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509

©JULY, 2025

SHINE
Shine | DCCM
TxSurv F-10040800
330 N 4th St
Silsbee, TX 77656
409.385.9383
ShineandAssociates.com

DCCM

PARCEL PLAT SHOWING
PID P00092302.001

SL 88: LUBBOCK COUNTY : JULY 2025
RCSJ: 1502-01-039
TxC ROW PROJECT ID: R00004785
PAGE 16 OF 45 SCALE: 1"=100'

DATE: 7/17/2025 5:03:38 PM
FILE: SL 88 CSI 1502-01-039 P00092302.001 SH17.dgn

MATCHLINE SHEET 29

**B.S.&F. SURVEY
SECTION 22, BLOCK D6,
ABSTRACT 878**

LINE TABLE	BEARING	DISTANCE
LINE L1	S36° 11' 25" E	600.00'

PROPOSED
R.O.W. LINE L1

PROPOSED STATE LOOP 88
(VARIABLE WIDTH R.O.W.)

PROPOSED BASELINE S53° 48' 35" W 6, 571.25'

2885+00

2890+00

EDGE OF DIRT ROAD

EDGE OF DIRT ROAD

P00092302.001
163.28 AC.
7, 112, 492 S.F.

PROPOSED R.O.W. LINE N53° 48' 35" E 4, 660.80'
2, 467.82'

EDGE OF DIRT ROAD

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 2/8THS OF GRANTOR'S INTEREST), LNS, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST), AND NNM, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST) ALL OF SECTION 22, A PART OF SECTION 23 AND ALL OF SECTION 28, BLOCK D6 UNDIVIDED ONE-HALF (1/2) INTEREST IN PARCEL PLAT SHOWING PID P00092302.001

DOC. NO. 2018006414, O.P.R.L.C.T.

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 2/8THS OF GRANTOR'S INTEREST), LNS, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST), AND NNM, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST) ALL OF SECTION 22, A PART OF SECTION 23 AND ALL OF SECTION 28, BLOCK D6 UNDIVIDED ONE-HALF (1/2) INTEREST IN PARCEL PLAT SHOWING PID P00092302.001

DOC. NO. 2018006416, O.P.R.L.C.T.

MATCHLINE SHEET 16

0 50 100

SCALE IN FEET

SCALE 1"=100' 8.5"X11"

7



Texas Department of Transportation



4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509

© JULY, 2025

SHINE

Shine | DCCM
TxSurv F-10040800

330 N 4th St

Silsbee, TX 77656

409.385.9383

ShineandAssociates.com

DCCM

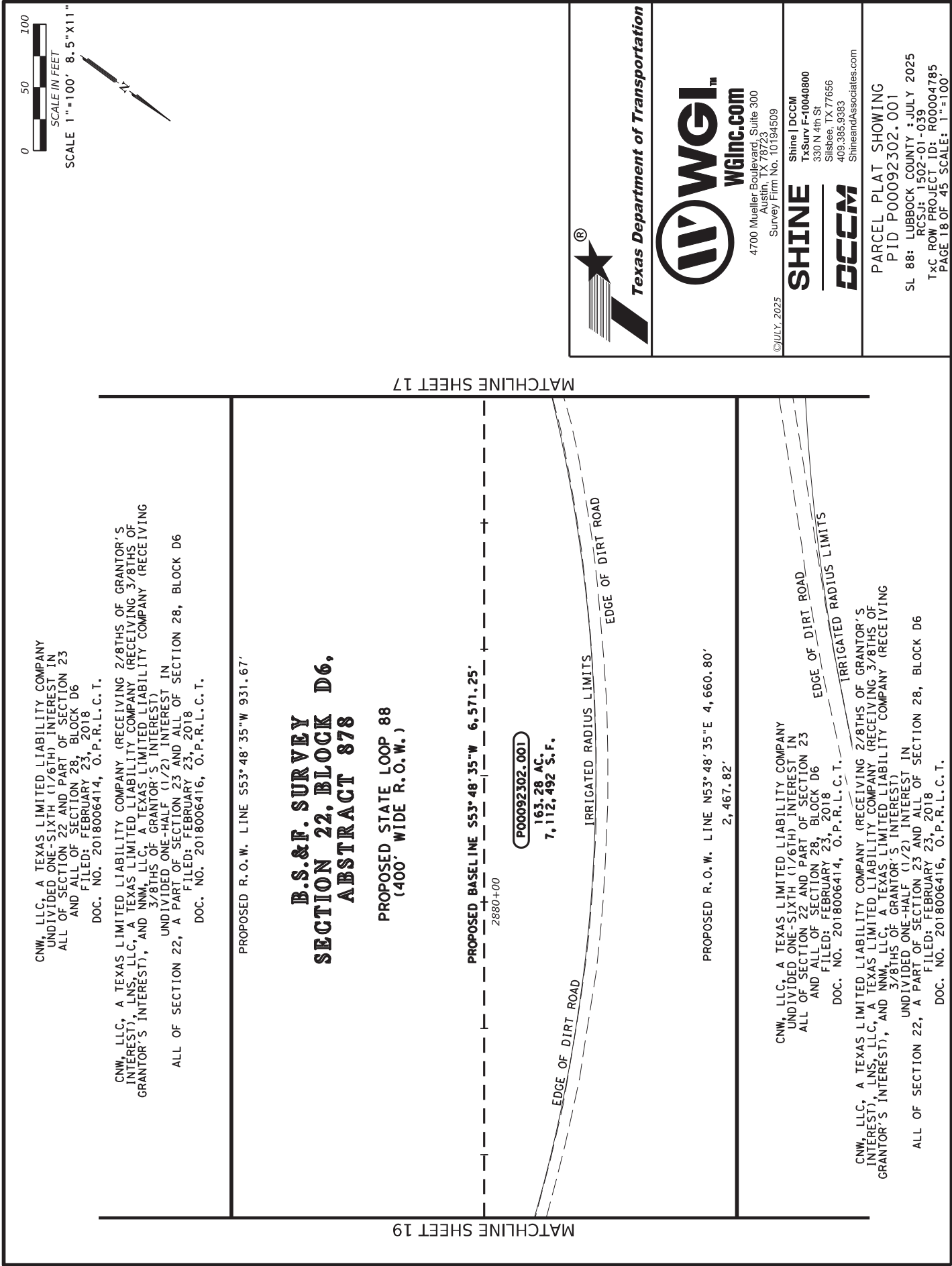
PARCEL PLAT SHOWING
PID P00092302.001

SL 88: LUBBOCK COUNTY : JULY 2025

RCSJ: 1502-01-039

TxC ROW PROJECT ID: R00004785

PAGE 17 OF 45 SCALE: 1"=100'



DATE: 7/17/2025 5:03:39 PM
FILE: SL 88 CSJ 1502-01-039 P00092302.001 SH19.dgn

MATCHLINE SHEET 28

**B.S.&F. SURVEY
SECTION 22, BLOCK D6,
ABSTRACT 878**

PROPOSED R.O.W. LINE
N88° 08' 42" W 1,445.83'
PROPOSED R.O.W. LINE S53° 48' 35" W 931.67'

IRRIGATED RADIUS LIMITS
UNIDENTIFIED STRUCTURES

PROPOSED STATE LOOP 88
(VARIABLE WIDTH R.O.W.)

PROPOSED STATE LOOP 88
(400' WIDE R.O.W.)

PROPOSED BASELINE S53° 48' 35" W 6,571.25'
2875+00

EDGE OF DIRT ROAD
EDGE OF DIRT ROAD

MATCHLINE SHEET 18

①

① CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY
UNDIVIDED ONE-SIXTH (1/6TH) INTEREST IN
ALL OF SECTION 22 AND PART OF SECTION 23
AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006414, O.P.R.L.C.T.

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY
(RECEIVING 2/8THS OF GRANTOR'S INTEREST), LNS,
LLC, A TEXAS LIMITED LIABILITY COMPANY
(RECEIVING 3/8THS OF GRANTOR'S INTEREST), AND
NNW, LLC, A TEXAS LIMITED LIABILITY COMPANY
(RECEIVING 3/8THS OF GRANTOR'S INTEREST)
UNDIVIDED ONE-HALF (1/2) INTEREST IN
ALL OF SECTION 22, A PART OF SECTION 23 AND
ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006416, O.P.R.L.C.T.

0 50 100
SCALE IN FEET
SCALE 1"=100' 8.5"X11"



Texas Department of Transportation



4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509

© JULY, 2025

SHINE

Shine | DCCM
TxSurv F-10040800

330 N 4th St
Silsbee, TX 77656
409.385.9383

DCCM

ShineandAssociates.com

PARCEL PLAT SHOWING
PID P00092302.001

SL 88: LUBBOCK COUNTY : JULY 2025
RCSJ: 1502-01-039
TxC ROW PROJECT ID: R00004785
PAGE 19 OF 45 SCALE: 1"=100'

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY
UNDIVIDED ONE-SIXTH (1/6TH) INTEREST IN
ALL OF SECTION 22 AND PART OF SECTION 23
AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006414, O.P.R.L.C.T.

PROPOSED R.O.W. LINE N53° 48' 35" E 4,660.80'
2,467.82'

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 2/8THS OF GRANTOR'S
INTEREST), LNS, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF
GRANTOR'S INTEREST), AND NNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING
3/8THS OF GRANTOR'S INTEREST)
UNDIVIDED ONE-HALF (1/2) INTEREST IN
ALL OF SECTION 22, A PART OF SECTION 23 AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006416, O.P.R.L.C.T.

P00092302.001
163.28 AC.
7,112,492 S.F.

MATCHLINE SHEET 27

CURVE TABLE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C1	1,450.97'	5,019.99'	16°33'39" LT.	N45°31'46"E	1,445.93'

PROPOSED STATE LOOP 88
(VARIABLE WIDTH R.O.W.)

P00092302.001
163.28 AC.
7,112,492 S.F.

MATCHLINE SHEET 21

MATCHLINE SHEET 19

PROPOSED BASELINE CURVE 1
2865+00
PROPOSED BASELINE S53°48'35"W 6,571.25'
2870+00

PROPOSED BASELINE CURVE 1
PI STA. = 2,845+04.55
RADIUS = 5,219.99'
DELTA = 50°10'52" RT
LENGTH = 4,571.81'
TANGENT = 2,444.18'
CHORD BEARING = S28°43'09"W
CHORD DISTANCE = 4,427.08'

PT 2866+32.18

PROPOSED R.O.W. LINE N53°48'35"E 4,660.80'
2,467.82'

C1

STA. = 2,866+32.18
OFF. = 200.00' RT.

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY
UNDIVIDED ONE-SIXTH (1/6TH) INTEREST IN
ALL OF SECTION 22 AND PART OF SECTION 23
AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006414, O.P.R.L.C.T.

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 2/8THS OF GRANTOR'S
INTEREST), LNS, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF
GRANTOR'S INTEREST), AND NNM, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING
3/8THS OF GRANTOR'S INTEREST)
UNDIVIDED ONE-HALF (1/2) INTEREST IN
ALL OF SECTION 22, A PART OF SECTION 23 AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006416, O.P.R.L.C.T.



Texas Department of Transportation



WGInc.com
4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509

©JULY, 2025

SHINE

Shine | DCCM
TxSurv F-10040800
330 N 4th St
Silsbee, TX 77656

DCCM

ShineandAssociates.com

PARCEL PLAT SHOWING
PID P00092302.001

SL 88: LUBBOCK COUNTY : JULY 2025
RCSJ: 1502-01-039
TxC ROW PROJECT ID: R00004785
PAGE 20 OF 45 SCALE: 1"=100'

MATCHLINE SHEET 26

CURVE TABLE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C1	1,450.97'	5,019.99'	16° 33' 39" L.T.	N45° 31' 46"E	1,445.93'

PROPOSED STATE LOOP 88
(VARIABLE WIDTH R.O.W.)

B.S.&F. SURVEY
SECTION 22, BLOCK D6,
ABSTRACT 878

P00092302.001
163.28 AC.
7,112,492 S.F.

PROPOSED BASELINE CURVE 1

PROPOSED BASELINE CURVE 1
PI STA. = 2,845+04.55
RADIUS = 5,219.99'
DELTA = 50° 10' 52" RT
LENGTH = 4,571.81'
TANGENT = 2,444.18'
CHORD BEARING = S28° 43' 09" W
CHORD DISTANCE = 4,427.08'

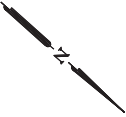
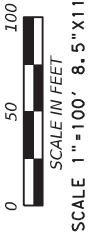
PROPOSED R.O.W. LINE C1

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY
UNDIVIDED ONE-SIXTH (1/6TH) INTEREST IN
ALL OF SECTION 22 AND PART OF SECTION 23
AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006414, O.P.R.L.C.T.

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 2/8THS OF GRANTOR'S
INTEREST), LNS, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF
GRANTOR'S INTEREST), AND NNM, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING
3/8THS OF GRANTOR'S INTEREST)
UNDIVIDED ONE-HALF (1/2) INTEREST IN
ALL OF SECTION 22, A PART OF SECTION 23 AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006416, O.P.R.L.C.T.

MATCHLINE SHEET 22

MATCHLINE SHEET 20



4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509

© JULY, 2025

SHINE

Shine | DCCM
TxSurv F-10040800
330 N 4th St
Silsbee, TX 77656

DCCM

ShineandAssociates.com

PARCEL PLAT SHOWING
PID P00092302.001

SL 88: LUBBOCK COUNTY : JULY 2025
RCSJ: 1502-01-039
TxC ROW PROJECT ID: R00004785
PAGE 21 OF 45 SCALE: 1"=100'

CURVE TABLE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C1	1,450.97'	5,019.99'	16°33'39" L.T.	N45°31'46"E	1,445.93'

PROPOSED BASELINE CURVE 1

PROPOSED BASELINE CURVE 1
P1 STA. = 2,845+04.55
RADIUS = 5,219.99'
DELTA = 50°10'52" RT
LENGTH = 4,571.81'
TANGENT = 2,444.18'
CHORD BEARING = S28°43'09"W
CHORD DISTANCE = 4,427.08'

B.S.&F. SURVEY
SECTION 21, BLOCK D6,
ABSTRACT 296

SRINATH B. MARKA, A SINGLE MAN (UNDIVIDED 75% INTEREST)
SRIHARSHA MARKA, A SINGLE MAN (UNDIVIDED 25% INTEREST)
CALLED 176.6 ACRES
FILED: DECEMBER 28, 2020
DOC. NO. 2020058509, O.P.R.L.C.T.

MATCHLINE SHEET 24

MATCHLINE SHEET 22

STA. = 2,851+23.40
OFF. = 200.00'

RESEARCH BOULEVARD ALSO
KNOWN AS COUNTY ROAD 1500
(NO RECORDING INFORMATION FOUND)
PROPOSED STATE LOOP B8
PROPOSED R.O.W. LINE
N01°49'01"E 2,636.95' ±
S01°51'42"W 1,500.04' ±
S01°51'42"W 871.99' ±
S5°27'06"E 1,346.34' ±
S2°15'09"E 2,750.98' ±
S5°27'06"E 1,346.34' ±
EDGE OF DIRT ROAD APPROXIMATE SURVEY LINE - A-296
153°28'43"S 7,112.483 S.F.
C1

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY
UNDIVIDED ONE-SIXTH (1/6TH) INTEREST IN
ALL OF SECTION 22 AND PART OF SECTION 23
AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006414, O.P.R.L.C.T.

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 2/8THS OF GRANTOR'S
INTEREST), LNS, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF
GRANTOR'S INTEREST), AND NNM, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING
3/8THS OF GRANTOR'S INTEREST)
UNDIVIDED ONE-HALF (1/2) INTEREST IN
ALL OF SECTION 22, A PART OF SECTION 23 AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006416, O.P.R.L.C.T.

B.S.&F. SURVEY
SECTION 22, BLOCK D6,
ABSTRACT 878



Survey Firm No. 10194509



4700 Mueller Boulevard, Suite 300
Austin, TX 78723

© JULY, 2025

SHINE

Shine | DCCM
TxSurv F-10040800

330 N 4th St

Silsbee, TX 77656

409.385.9383

ShineandAssociates.com

DCCM

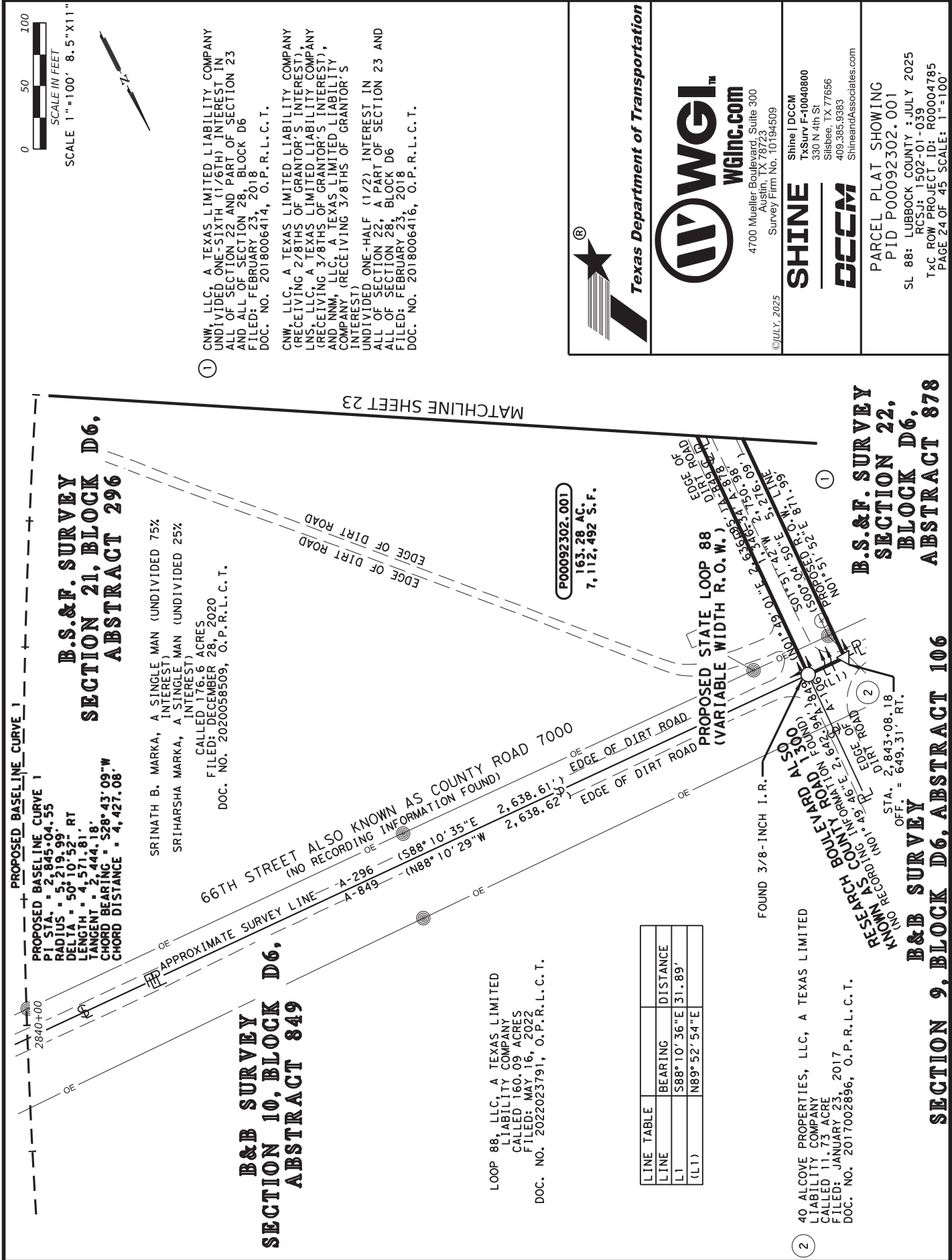
PARCEL PLAT SHOWING
PID P00092302.001

SL 88: LUBBOCK COUNTY : JULY 2025

RCSJ: 1502-01-039

TxC ROW PROJECT ID: R00004785

PAGE 23 OF 45 SCALE: 1"=100'



**B.S.&F. SURVEY
SECTION 21, BLOCK D6,
ABSTRACT 296**

ALDO ALMANZA AND FLORINDA CHAMPION
CALLED 30.00 ACRE
FILED: DECEMBER 1, 2021
DOC. NO. 2021061152, O.P.R.L.C.T.

MATCHLINE SHEET 26

RESEARCH BOULEVARD ALSO
KNOWN AS COUNTY ROAD 1300
(NO RECORDING INFORMATION FOUND)

**B.S.&F. SURVEY
SECTION 22, BLOCK D6,
ABSTRACT 878**

PROPOSED STATE LOOP 88
(VARIABLE WIDTH R.O.W.)

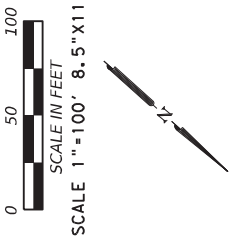
P00092302.001
163.28 AC.
7,112,492 S.F.

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY
UNDIVIDED ONE-SIXTH (1/6TH) INTEREST IN
ALL OF SECTION 22 AND PART OF SECTION 23
AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006414, O.P.R.L.C.T.

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 2/8THS OF GRANTOR'S
INTEREST), LNS, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF
GRANTOR'S INTEREST), AND NNM, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING
3/8THS OF GRANTOR'S INTEREST)
UNDIVIDED ONE-HALF (1/2) INTEREST IN
ALL OF SECTION 22, A PART OF SECTION 23 AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006416, O.P.R.L.C.T.

MATCHLINE SHEET 22

MATCHLINE SHEET 21





Texas Department of Transportation



WGL
WGInc.com

4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509

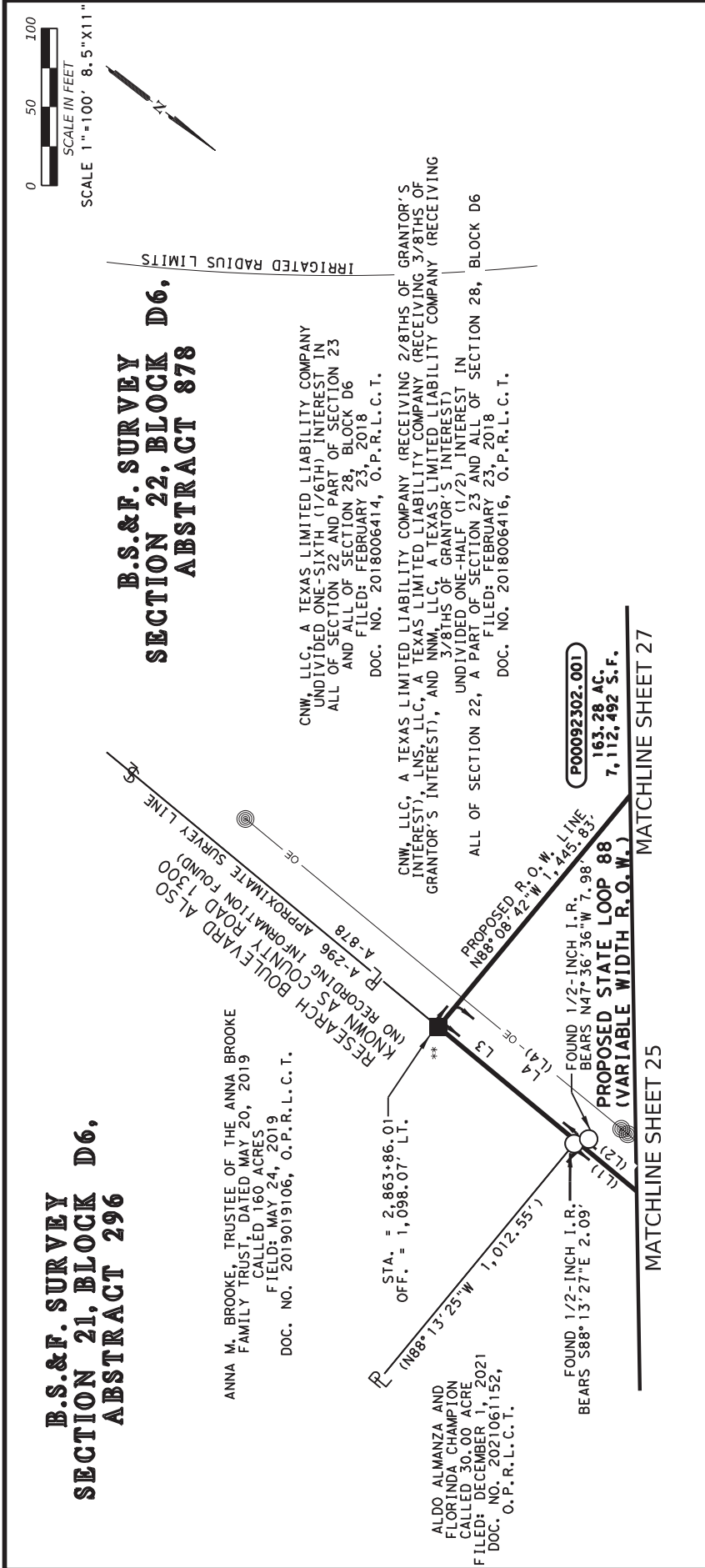
©JULY, 2025

Shine | DCCM
TxSurv F-10040800
330 N 4th St
Silsbee, TX 77656
409.385.9383
ShineandAssociates.com

SHINE

DCCM

PARCEL PLAT SHOWING
PID P00092302.001
SL 88: LUBBOCK COUNTY : JULY 2025
RCSJ: 1502-01-039
TxC ROW PROJECT ID: R00004785
PAGE 25 OF 45 SCALE: 1"=100'



LINE TABLE		
LINE	BEARING	DISTANCE
(L1)	N01° 48' 59" E	1,290.38'
L2	S01° 51' 42" W	1,290.66'
L3	S01° 51' 42" W	113.98'
L4	S01° 51' 42" W	2,750.98'
(L4)	S00° 04' 50" E	5,276.09'

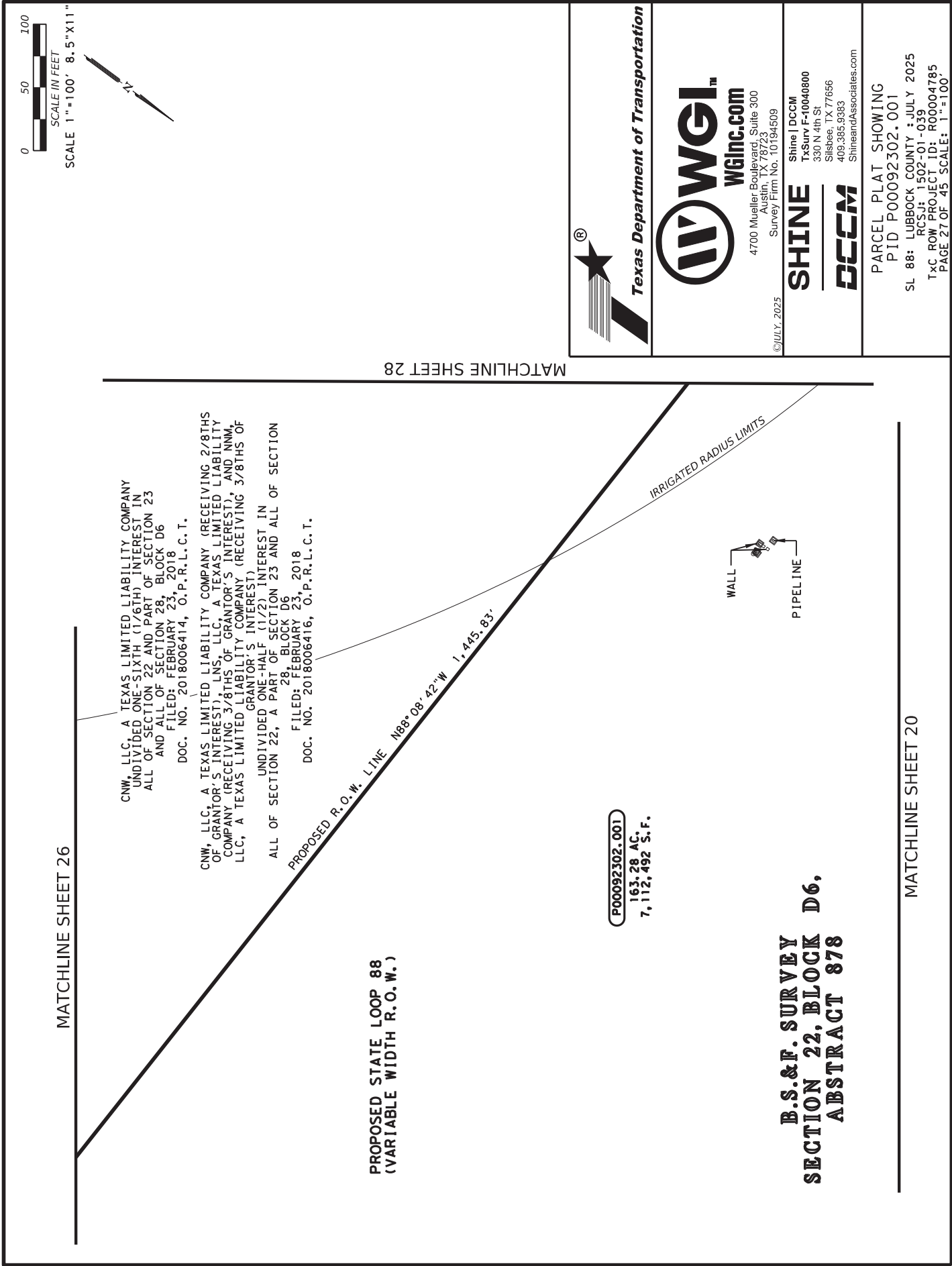
Texas Department of Transportation

WGL
WGInc.com
4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509
© JULY, 2025

Shine | DCCM
TxSurv F-10040800
330 N 4th St
Silsbee, TX 77656
409.385.9383
ShineandAssociates.com

SHINE
DCCM

PARCEL PLAT SHOWING
PID P00092302.001
SL 88: LUBBOCK COUNTY : JULY 2025
RCSJ: 1502-01-039
TxC ROW PROJECT ID: R00004785
PAGE 26 OF 45 SCALE: 1"=100'



DATE: 7/17/2025 5:03:47 PM
FILE: SL 88 CSI 1502-01-039 P00092302.001 SH28.dgn

MATCHLINE SHEET 27

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY
UNDIVIDED ONE-SIXTH (1/6TH) INTEREST IN
ALL OF SECTION 22 AND PART OF SECTION 23
AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006414, O.P.R.L.C.T.

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 2/8THS
OF GRANTOR'S INTEREST), LNS, LLC, A TEXAS LIMITED LIABILITY
COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST), AND NNM,
LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF
GRANTOR'S INTEREST)
UNDIVIDED ONE-HALF (1/2) INTEREST IN
ALL OF SECTION 22, A PART OF SECTION 23 AND ALL OF SECTION
28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006416, O.P.R.L.C.T.

P00092302.001
163.28 AC.
7,112,492 S.F.

PROPOSED R.O.W. LINE
1,445.83'
IRRIGATED
RADIUS
LIMITS
PROPOSED STATE LOOP 88
(VARIABLE WIDTH R.O.W.)

**B.S.&F. SURVEY
SECTION 22, BLOCK D6,
ABSTRACT 878**

MATCHLINE SHEET 19

0 50 100
SCALE IN FEET
SCALE 1"=100' 8.5"X11"





Texas Department of Transportation



WGL
WGInc.com

4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509

© JULY, 2025

SHINE
Shine | DCCM
TxSurv F-10040800
330 N 4th St
Silsbee, TX 77656
409.385.9383
ShineandAssociates.com

DCCM

PARCEL PLAT SHOWING
PID P00092302.001
SL 88: LUBBOCK COUNTY : JULY 2025
RCSJ: 1502-01-039
TxC ROW PROJECT ID: R00004785
PAGE 28 OF 45 SCALE: 1"=100'

DATE: 7/17/2025 5:03:48 PM
FILE: SL 88 CSI 1502-01-039 P00092302.001 SH29.dgn

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY
UNDIVIDED ONE-SIXTH (1/6TH) INTEREST IN
ALL OF SECTION 22 AND PART OF SECTION 23
AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006414, O.P.R.L.C.T.

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 2/8THS
OF GRANTOR'S INTEREST), LNS, LLC, A TEXAS LIMITED LIABILITY
COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST), AND NNM,
LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF
GRANTOR'S INTEREST)

UNDIVIDED ONE-HALF (1/2) INTEREST IN
ALL OF SECTION 22, A PART OF SECTION 23 AND ALL OF SECTION
28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006416, O.P.R.L.C.T.

STA. = 2,884+04.64
OFF. = 800.00'

PROPOSED R.O.W. LINE S53°48'35"W 1,000.00'

PROPOSED STATE LOOP 88
(VARIABLE WIDTH R.O.W.)

P00092302.001
163.28 AC.
7,112,492 S.F.

**B.S.&F. SURVEY
SECTION 22, BLOCK D6,
ABSTRACT 878**

MATCHLINE SHEET 17

MATCHLINE SHEET 30



SCALE IN FEET
SCALE 1"=100' 8.5"X11"





Texas Department of Transportation



WGL
WGInc.com

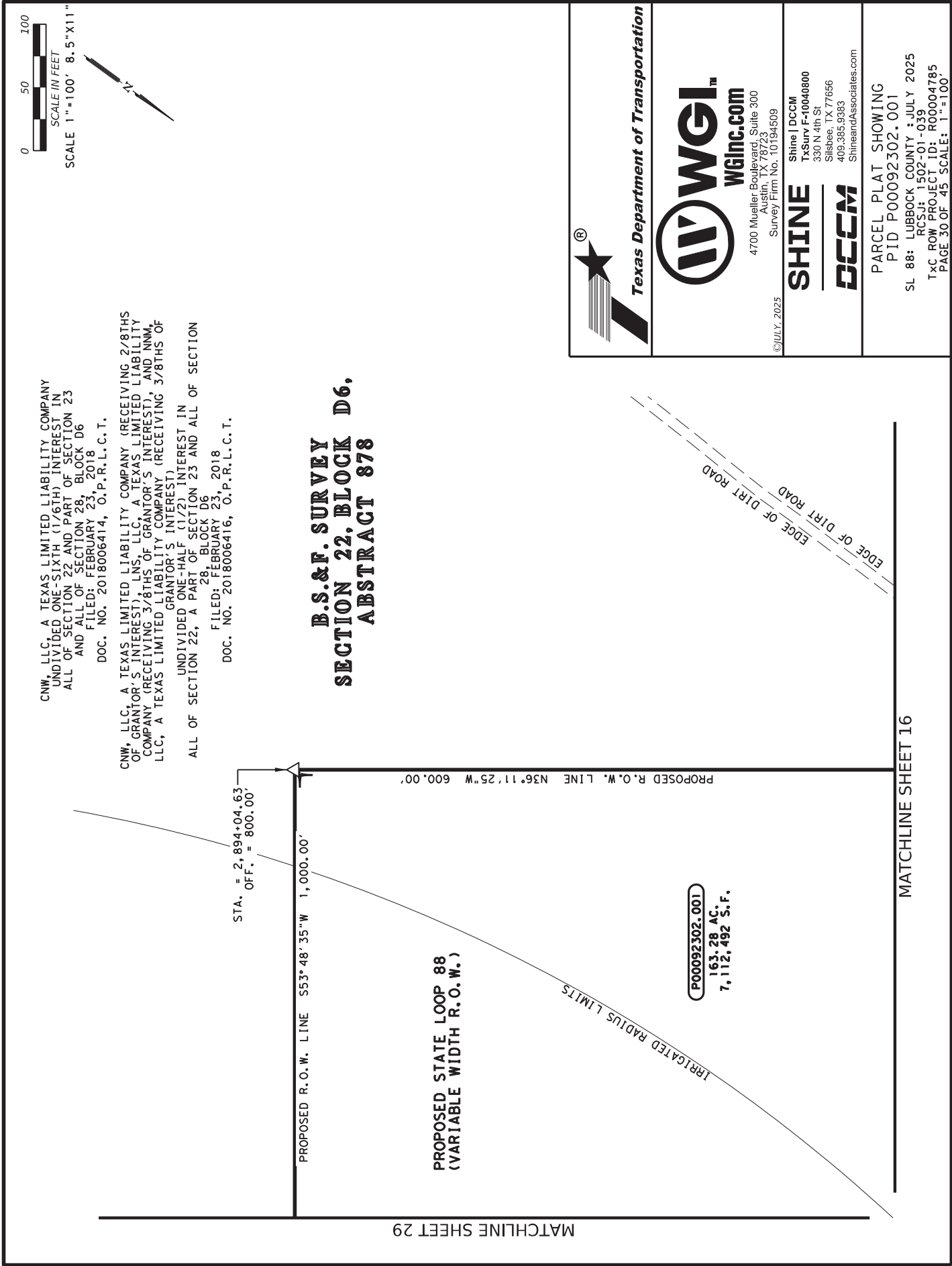
4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509

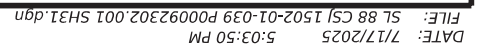
©JULY, 2025

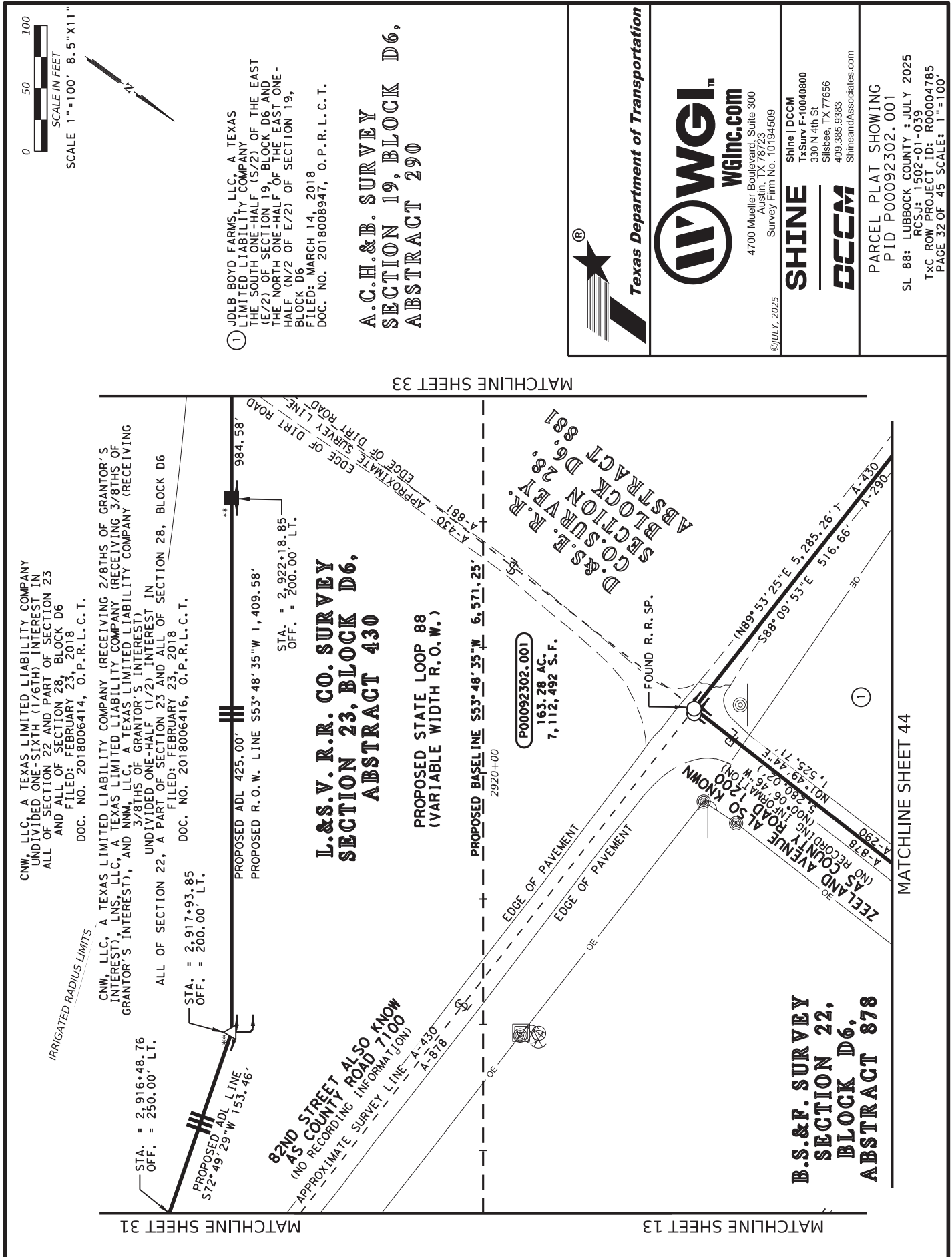
SHINE
Shine | DCCM
TxSurv F-10040800
330 N 4th St
Silsbee, TX 77656
409.385.9383
ShineandAssociates.com

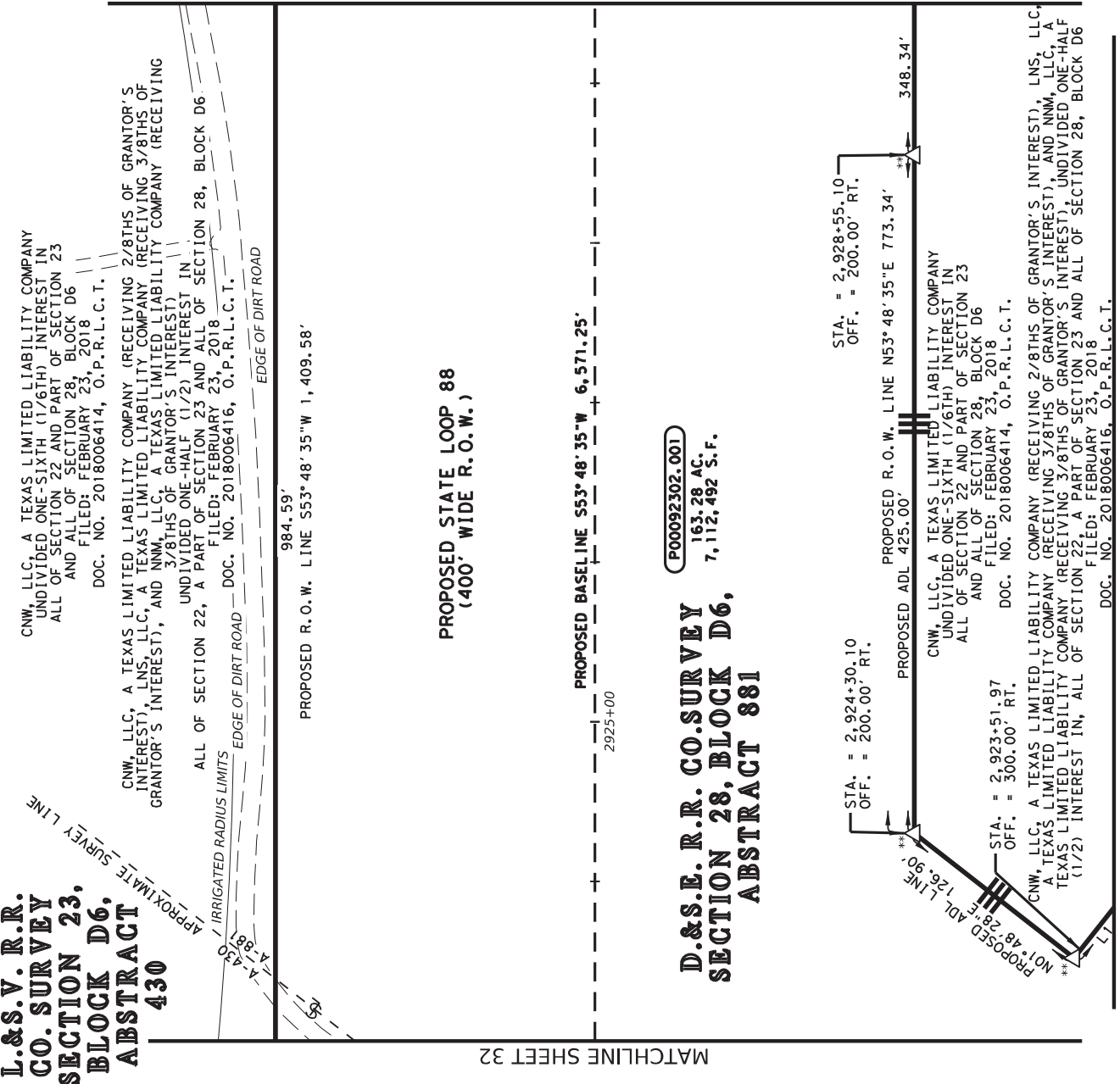
DCCM

PARCEL PLAT SHOWING
PID P00092302.001
SL 88: LUBBOCK COUNTY : JULY 2025
RCSJ: 1502-01-039
TxC ROW PROJECT ID: R00004785
PAGE 29 OF 45 SCALE: 1"=100'









LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88° 09' 38" W	198.22'



Texas Department of Transportation



4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509

© JULY 2025

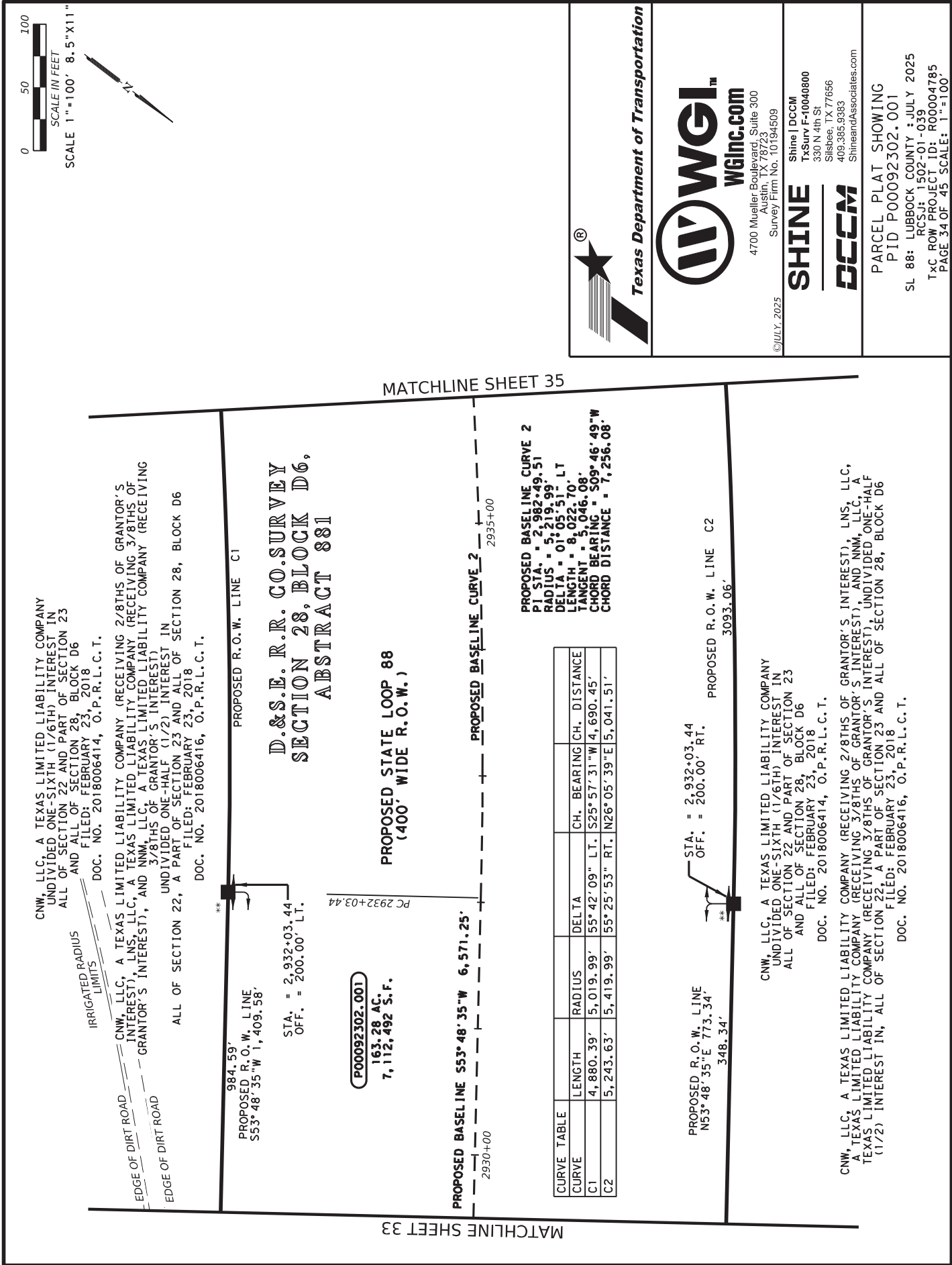
SHINE

Shine | DCCM
TxSurv F-10040800
330 N 4th St

Silsbee, TX 77656
409.385.9383
ShineandAssociates

PARCEL PLAT SHOWING
PID P00092302.001

SL 88: LUBBOCK COUNTY : JULY 2025
RCSJ: 1502-01-039
TXC ROW PROJECT ID: R00004785
PAGE 33 OF 45 SCALE: 1"=100'





Texas Department of Transportation



WGInc.com

4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509

© JULY, 2025

SHINE
Shine | DCCM
TxSurv F-10040800
330 N 4th St
Silsbee, TX 77656
409.385.9383
ShineandAssociates.com

DCCM

PARCEL PLAT SHOWING
PID P00092302.001

SL 88: LUBBOCK COUNTY : JULY 2025
RCSJ: 1502-01-039
TxC ROW PROJECT ID: R00004785
PAGE 34 OF 45 SCALE: 1"=100'



CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 2/8THS OF GRANTOR'S
 INTEREST), LNS, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF
 GRANTOR'S INTEREST), AND NWM, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING
 3/8THS OF GRANTOR'S INTEREST)
 UNDIVIDED ONE-HALF (1/2) INTEREST IN
 ALL OF SECTION 22, A PART OF SECTION 23 AND ALL OF SECTION 28, BLOCK D6
 FILED: FEBRUARY 23, 2018
 DOC. NO. 2018006416, O.P.R.L.C.T.

CURVE TABLE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C1	4, 880.39'	5, 019.99'	55°42'09"	L.T. S25°57'31"W	4, 690.45'
C2	5, 243.63'	5, 419.99'	55°25'53"	R.T. N26°05'39"E	5, 041.51'

PROPOSED STATE LOOP 88
(400' WIDE R.O.W.)

PROPOSED BASELINE CURVE 2
PI STA. = 2,982+49.51
RADIUS = 5,219.99'
DELTA = 01°05'51" LT
LENGTH = 8,022.70'
TANGENT = 5,046.08'
CHORD BEARING = S09°46'49"W
CHORD DISTANCE = 7,256.08'

**D.&S.E. R.R. CO.SURVEY
SECTION 28, BLOCK D6,
ABSTRACT 881**

PROPOSED R.O.W. LINE C2
3093.06'

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 2/8THS OF GRANTOR'S INTEREST), LNS, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST), AND NMN, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST), UNDIVIDED ONE-HALF (1/2) INTEREST IN, ALL OF SECTION 22, A PART OF SECTION 23 AND ALL OF SECTION 28, BLOCK D6



CUTAI Shine | DCCM

SHINE

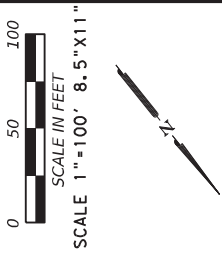
Shine | DCCM
TxSurv F-10040800

WELLS

Silsbee, TX 77656
409.385.9383
ShineandAssociates.com

PARCEL PLAT SHOWING
PID P00092302.001

SL 88: LUBBOCK COUNTY : JULY 2025
RCSJ: 1502-01-039
TxC ROW PROJECT ID: R00004785
PAGE 35 OF 45 SCALE: 1"=100'



CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY
UNDIVIDED ONE-SIXTH (1/6TH) INTEREST IN
ALL OF SECTION 22 AND PART OF SECTION 23
AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006414, O.P.R.L.C.T.

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 2/8THS OF GRANTOR'S
INTEREST), LNS, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF
GRANTOR'S INTEREST), AND NNM, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING
3/8THS OF GRANTOR'S INTEREST)
UNDIVIDED ONE-HALF (1/2) INTEREST IN
ALL OF SECTION 22, A PART OF SECTION 23 AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006416, O.P.R.L.C.T.

CURVE TABLE	CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C1		4,880.39'	5,019.99'	55°42'09" LT.	S25°57'31"W	4,690.45'
C2		5,243.63'	5,419.99'	55°25'53" RT.	N26°05'39"E	5,041.51'

PROPOSED STATE LOOP 88
(400' WIDE R.O.W.)

PROPOSED BASELINE CURVE 2
2945+00

PROPOSED BASELINE CURVE 2
PI STA. = 2+982.49.51
RADIUS = 5,219.99'
DELTA = 01°05'51" LT
LENGTH = 8,022.70'
TANGENT = 5,046.08'
CHORD BEARING = S09°46'49"W
CHORD DISTANCE = 7,256.08'

D.&S.E. R.R. CO.SURVEY
SECTION 28, BLOCK D6,
ABSTRACT 881

P00092302.001
163.28 AC.
7,112,492 S.F.

PROPOSED R.O.W. LINE C2
3093.06'

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY
UNDIVIDED ONE-SIXTH (1/6TH) INTEREST IN
ALL OF SECTION 22 AND PART OF SECTION 23
AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006414, O.P.R.L.C.T.

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 2/8THS OF GRANTOR'S INTEREST), LNS, LLC,
A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST), AND NNM, LLC, A
TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST), UNDIVIDED ONE-HALF
(1/2) INTEREST IN, ALL OF SECTION 22, A PART OF SECTION 23 AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006416, O.P.R.L.C.T.

MATCHLINE SHEET 35

MATCHLINE SHEET 37

Texas Department of Transportation

WGInc.com

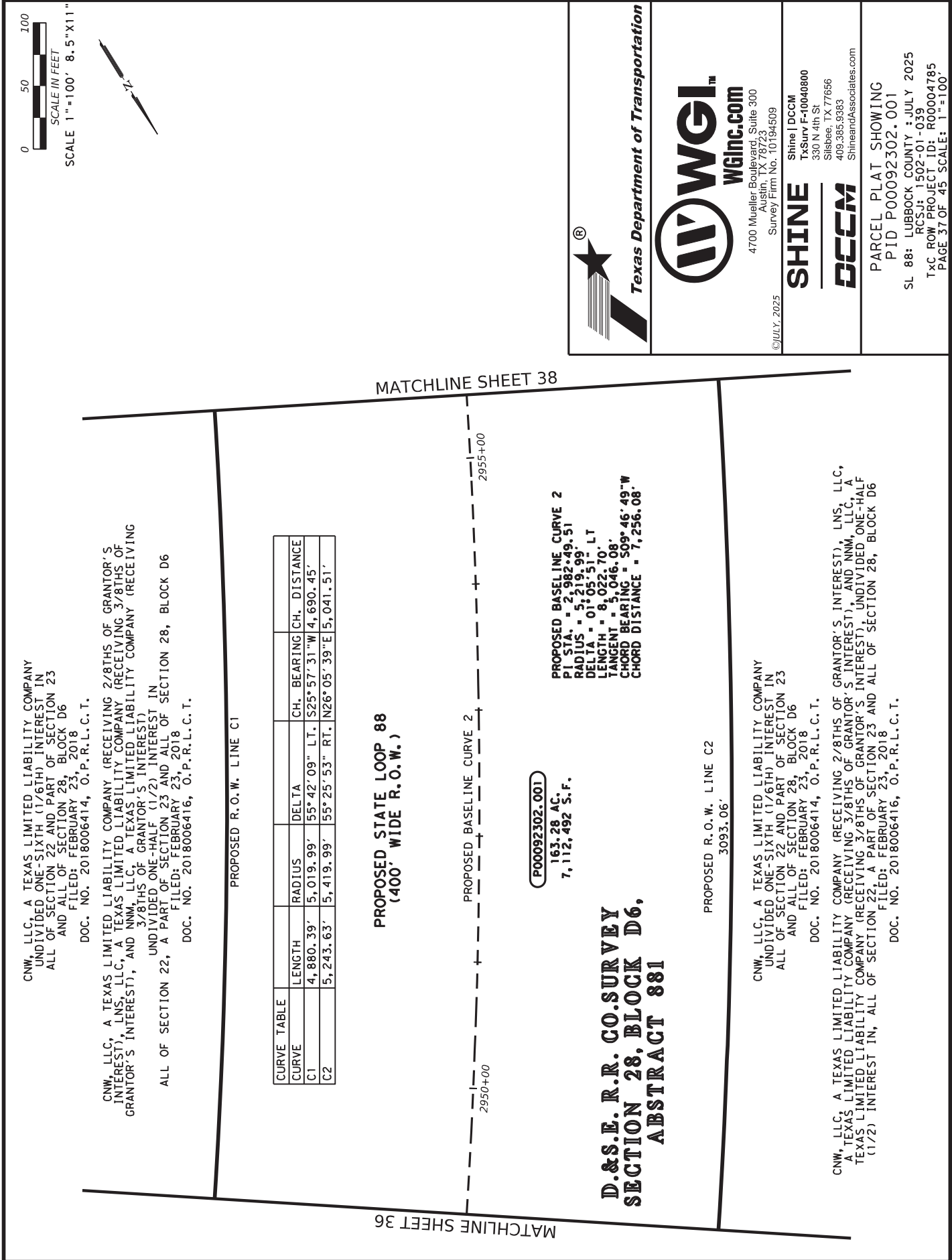
4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509

©JULY, 2025

Shine | DCCM
TxSurv F-10040800
330 N 4th St
Silasbee, TX 77656
409.385.9383
ShineandAssociates.com

SHINE
DCCM

PARCEL PLAT SHOWING
PID P00092302.001
SL 88: LUBBOCK COUNTY : JULY 2025
RCSJ: 1502-01-039
TxC ROW PROJECT ID: R00004785
PAGE 36 OF 45 SCALE: 1"=100'



CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY
UNDIVIDED ONE-SIXTH (1/6TH) INTEREST IN
ALL OF SECTION 22 AND PART OF SECTION 23
AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006414, O.P.R.L.C.T.

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 2/8THS OF GRANTOR'S
INTEREST), LNS, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF
GRANTOR'S INTEREST), AND NNM, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING
3/8THS OF GRANTOR'S INTEREST)
UNDIVIDED ONE-HALF (1/2) INTEREST IN
ALL OF SECTION 22, A PART OF SECTION 23 AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006416, O.P.R.L.C.T.

CURVE TABLE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C1	4,880.39'	5,019.99'	55°42'09" LT.	S25°57'31"W	4,690.45'
C2	5,243.63'	5,419.99'	55°25'53" RT.	N26°05'39"E	5,041.51'

PROPOSED STATE LOOP 88
(400' WIDE R.O.W.)

P00092302.001
163.28 AC.
7,112,492 S.F.

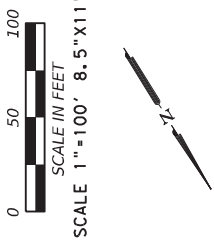
PROPOSED BASELINE CURVE 2
PI STA. = 2,982+49.51
RADIUS = 5,219.99'
DELTA = 01°05'51" LT
LENGTH = 8,022.70'
TANGENT = 5,046.08'
CHORD BEARING = S09°46'49"W
CHORD DISTANCE = 7,256.08'

D.&S.E. R.R. CO.SURVEY
SECTION 28, BLOCK D6,
ABSTRACT 881

PROPOSED R.O.W. LINE C2
3093.06'

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY
UNDIVIDED ONE-SIXTH (1/6TH) INTEREST IN
ALL OF SECTION 22 AND PART OF SECTION 23
AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006414, O.P.R.L.C.T.

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 2/8THS OF GRANTOR'S INTEREST), LNS, LLC,
A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST), AND NNM, LLC, A
TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST), UNDIVIDED ONE-HALF
(1/2) INTEREST IN, ALL OF SECTION 22, A PART OF SECTION 23 AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006416, O.P.R.L.C.T.





Texas Department of Transportation



WGInc.com

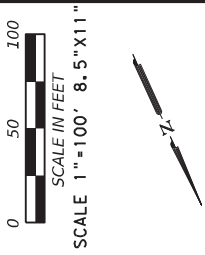
4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509

©JULY, 2025

SHINE
Shine | DCCM
TxSurv F-10040800
330 N 4th St
Silsbee, TX 77656
409.385.9383
ShineandAssociates.com

DCCM
ShineandAssociates.com

PARCEL PLAT SHOWING
PID P00092302.001
SL 88: LUBBOCK COUNTY : JULY 2025
RCSJ: 1502-01-039
TxC ROW PROJECT ID: R00004785
PAGE 37 OF 45 SCALE: 1"=100'



CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY
UNDIVIDED ONE-SIXTH (1/6TH) INTEREST IN
ALL OF SECTION 22 AND PART OF SECTION 23
AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006414, O.P.R.L.C.T.

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 2/8THS OF GRANTOR'S
INTEREST), LNS, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF
GRANTOR'S INTEREST), AND NNM, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING
3/8THS OF GRANTOR'S INTEREST)
UNDIVIDED ONE-HALF (1/2) INTEREST IN
ALL OF SECTION 22, A PART OF SECTION 23 AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006416, O.P.R.L.C.T.

CURVE TABLE	CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C1		4,880.39'	5,019.99'	55°42'09" LT.	S25°57'31"W	4,690.45'
C2		5,243.63'	5,419.99'	55°25'53" RT.	N26°05'39"E	5,041.51'

PROPOSED STATE LOOP 88
(400' WIDE R.O.W.)

PROPOSED BASELINE CURVE 2

IRRIGATED RADIUS LIMITS

P00092302.001
163.28 AC.
7,112.492 S.F.

PROPOSED BASELINE CURVE 2
PI STA = 2,982+49.51
RADIUS = 5,219.99'
DELTA = 0°05'57" LT
LENGTH = 8,022.70'
TANGENT = 5,046.08'
CHORD BEARING = S09°46'49"W
CHORD DISTANCE = 7,256.08'

D.&S.E. R.R. CO.SURVEY
SECTION 28, BLOCK D6,
ABSTRACT 881

PROPOSED R.O.W. LINE C2
3093.06'

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY
UNDIVIDED ONE-SIXTH (1/6TH) INTEREST IN
ALL OF SECTION 22 AND PART OF SECTION 23
AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006414, O.P.R.L.C.T.

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 2/8THS OF GRANTOR'S INTEREST), LNS, LLC, A
TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST), AND NNM, LLC, A
TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST), UNDIVIDED ONE-HALF
(1/2) INTEREST IN, ALL OF SECTION 22, A PART OF SECTION 23 AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006416, O.P.R.L.C.T.

MATCHLINE SHEET 37

MATCHLINE SHEET 39



4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509

©JULY, 2025

SHINE
Shine | DCCM
TxSurv F-10040800
330 N 4th St
Silsbee, TX 77656

DCCM
ShineandAssociates.com

PARCEL PLAT SHOWING
PID P00092302.001

SL 88: LUBBOCK COUNTY : JULY 2025
RCSJ: 1502-01-039
TxC ROW PROJECT ID: R00004785
PAGE 38 OF 45 SCALE: 1"=100'



CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 2/8THS OF GRANTOR'S INTEREST), LNS, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST), AND NNM, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST)
 UNDIVIDED ONE-HALF (1/2) INTEREST IN
 ALL OF SECTION 22, A PART OF SECTION 23 AND ALL OF SECTION 28, BLOCK D6
 FILED: FEBRUARY 23, 2018
 DOC. NO. 2018006416, O.P.R.L.C.T.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DISTANCE	
C1	4, 880. 39'	5, 019. 99'	55° 42' 09" LT.	S25° 57' 31" W	4, 690. 45'	
C2	5, 243. 63'	5, 419. 99'	55° 25' 53" RT.	N26° 05' 39"E	5, 041. 51'	

PROPOSED STATE LOOP 88
(400' WIDE R.O.W.)

PROPOSED BASELINE CURVE 2
2965+00

EDGE OF DIRT ROAD ————
OE DIRT ROAD ————
OF DIRT ROAD ————
EDGE OF DIRT ROAD ————
————— IRRIGATED RADIUS LIMITS

D.&S.E. R.R. CO.SURVEY
SECTION 28, BLOCK D6.
ABSTRACT 881

PROPOSED BASELINE CURVE 2
PI STA. = 2,982+49.51
RADIUS = 5,219.99'
DELTA = 01°05'51" LT
LENGTH = 8,022.70'
TANGENT = 5,046.08'
CHORD BEARING = S09°46'49"W
CHORD DISTANCE = 7,256.08'

PROPOSED R.O.W. LINE C2
2.153.57'

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 2/8THS OF GRANTOR'S INTEREST), LNS, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST), AND NMN, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST), UNDIVIDED ONE-HALF (1/2) INTEREST IN, ALL OF SECTION 22, A PART OF SECTION 23 AND ALL OF SECTION 28, BLOCK D6 FILED: FEBRUARY 23, 2018
DOC. NO. 2018006416, O.P.R.L.C.T.

MATCHLINE SHEET 40



Texas Department of Transportation



© JULY 2025

SHINE

Shine | DCCM
TxSurv F-10040800
330 N 4th St

Silsbee, TX 77656
409.385.9383
ShineandAssociates

PARCEL PLAT SHOWING
PID P00092302.001

SL 88: LUBBOCK COUNTY : JULY 2025
RCSJ: 1502-01-039
TxC ROW PROJECT ID: R00004785
PAGE 39 OF 45 SCALE: 1"=100'



MATCHLINE SHEET 41

CURVE TABLE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C1	4, 880. 39'	5, 019. 99'	55° 42' 09" LT.	S25° 57' 31" W	4, 690. 45'
C2	5, 243. 63'	5, 419. 99'	55° 25' 53" RT.	N26° 05' 39" E	5, 041. 51'

PROPOSED BASELINE CURVE 2
PI STA. = 2,982+49.51
RADIUS = 5,219.99'
DELTA = 01°05.51' LT
LENGTH = 8,022.70'
TANGENT = 5,046.08'
CHORD BEARING = S09°46'.49"W
CHORD DISTANCE = 7,256.08'

**D.&S.E. R.R. CO.SURVEY
SECTION 28, BLOCK D6,
ABSTRACT 881**

CNN, LLC, A TEXAS LIMITED LIABILITY COMPANY
UNDIVIDED ONE-SIXTH (1/6TH) INTEREST IN
ALL OF SECTION 22 AND PART OF SECTION 23
AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006414, O.P.R.L.C.T.

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 2/8THS OF GRANTOR'S INTEREST), LNS, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST), AND NMN, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST), UNDIVIDED ONE-HALF (1/2) INTEREST IN, ALL OF SECTION 22, A PART OF SECTION 23 AND ALL OF SECTION 28, BLOCK D6 FILED: FEBRUARY 23, 2018
DOC. NO. 2018006416, O.P.R.L.C.T.



Texas Department of Transportation



4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509

©JULY 2025

SHINE

Shine | DCCM
TxSurv F-10040800

330 N 4th St
Silsbee, TX 77656



Silsbee, IX/7/656
409.385.9383
ShineandAssociates.com

PARCEL PLAT SHOWING
PID P00092302.001

SL 88: LUBBOCK COUNTY : JULY 2025
RCSJ: 1502-01-039
TxC ROW PROJECT ID: R00004785
PAGE 40 OF 45 SCALE: 1"=100'



CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 2/8THS OF GRANTOR'S INTEREST), LNS, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST), AND NNM, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST) UNDIVIDED ONE-HALF (1/2) INTEREST IN ALL OF SECTION 22, A PART OF SECTION 23 AND ALL OF SECTION 28, BLOCK D6 DOCK NO. 2018006416, O.P.R.L.C.T. DOC. NO. 2018006416, O.P.R.L.C.T.

P00092302.001
163.28 AC.
7,112.492 S.F.

PROPOSED STATE LOOP 88
(400' WIDE R.O.W.)

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DISTANCE	
C1	4,880.39'	5,019.99'	55°42'09" L	S25°57'31" W	4,690.45'	
C2	5,243.63'	5,419.99'	55°25'53" RT	N26°05'30" E	5,041.51'	

PROPOSED BASELINE CURVE 2
PI STA. = 2,982.49+51
RADIUS = 5,219.99'
DELTA = 01°05'51" LT
LENGTH = 8,022.70'
TANGENT = 5,046.08'
CHORD BEARING = S09°46'49"W
CHORD DISTANCE = 7,256.08'

**D.&S.E. R.R. CO.SURVEY
SECTION 28, BLOCK D6,
ABSTRACT 881**

PROPOSED R.O.W. LINE C2
2,153.57'

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY
UNDIVIDED ONE-SIXTH (1/6TH) INTEREST IN
ALL OF SECTION 22 AND PART OF SECTION 23
AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006414, O.P.R.L.C.T.

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 2/8THS OF GRANTOR'S INTEREST), LNS, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST), AND NMN, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST), UNDIVIDED ONE-HALF (1/2) INTEREST IN, ALL OF SECTION 22, A PART OF SECTION 23 AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006416, O.P.R.L.C.T.

MATCHLINE SHEET 42



Texas Department of Transportation



© JULY 2025

SHINE

Shine | DCCM
TxSurv F-10040800

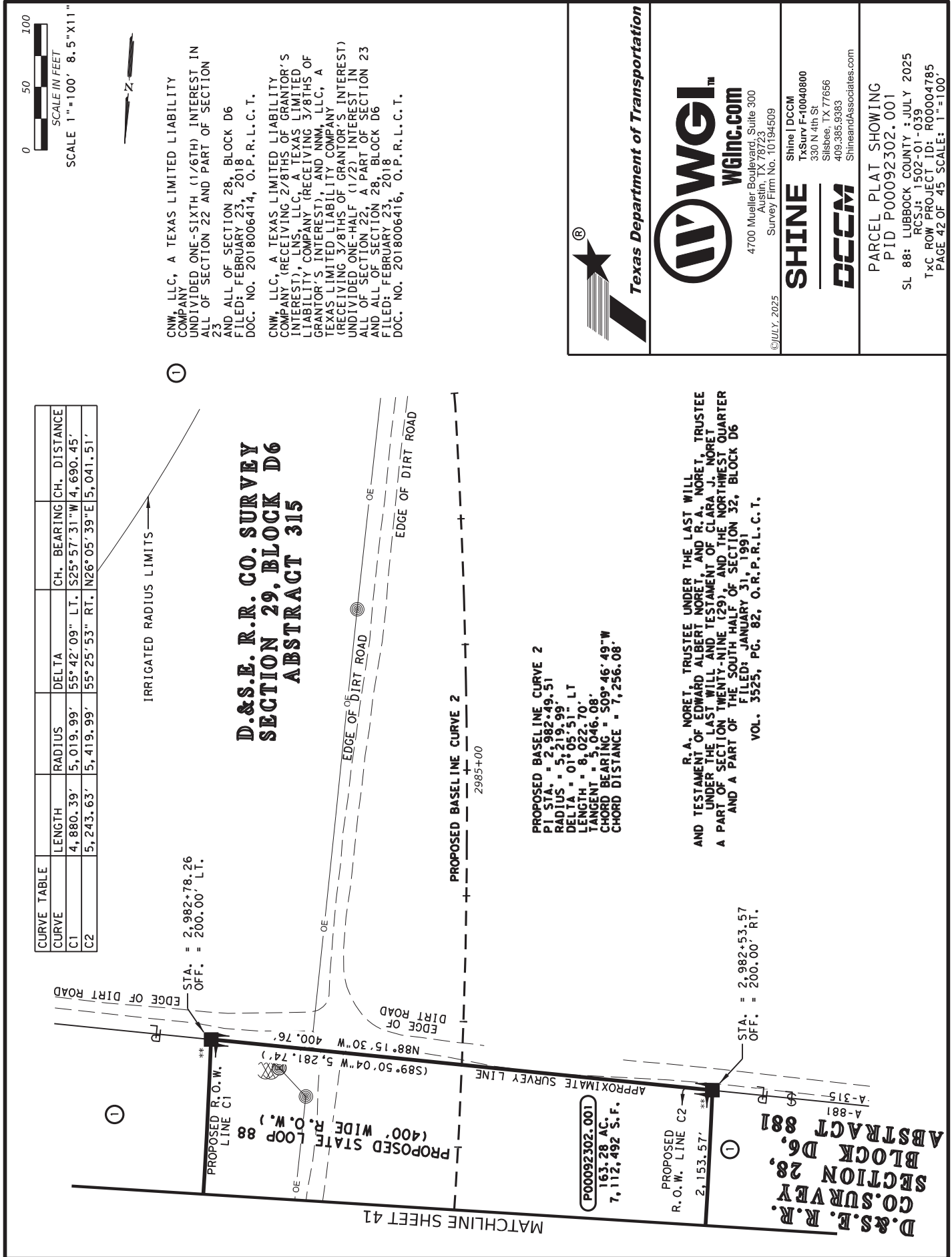
330 N 4th St
Silsbee, TX 77656



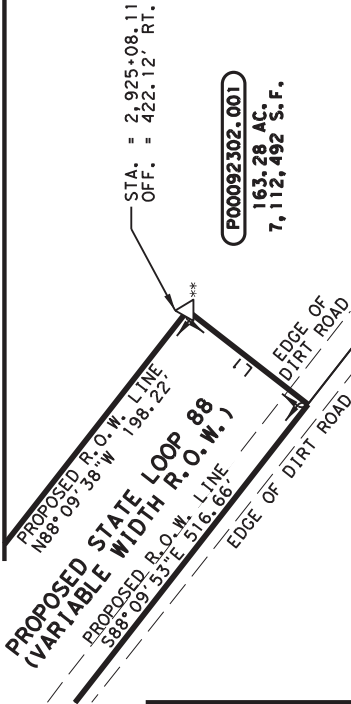
Silsbee, IX / 656
409.385.9383
ShineandAssociates.com

PARCEL PLAT SHOWING
PID P00092302.001

SL 88: LUBBOCK COUNTY : JULY 2025
RCSJ: 1502-01-039
TXC ROW PROJECT ID: R00004785
PAGE 41 OF 45 SCALE: 1"=100'



MATCHLINE SHEET 33



LINE TABLE	BEARING	DISTANCE
L1	N01°48'28\"E	81.07'

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING UNDIVIDED ONE-SIXTH (1/6TH) INTEREST IN ALL OF SECTION 22 AND PART OF SECTION 23 AND ALL OF SECTION 28, BLOCK D6 FILED: FEBRUARY 23, 2018 DOC. NO. 2018006414, O.P.R.L.C.T.

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 2/8THS OF GRANTOR'S INTEREST), LNS, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST), AND NNM, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST) UNDIVIDED ONE-HALF (1/2) INTEREST IN ALL OF SECTION 22, A PART OF SECTION 23 AND ALL OF SECTION 28, BLOCK D6 FILED: FEBRUARY 23, 2018 DOC. NO. 2018006416, O.P.R.L.C.T.

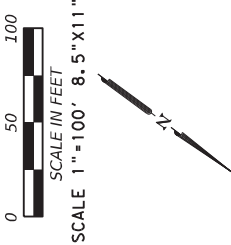
D.&S.E. R.R. CO.SURVEY
SECTION 28, BLOCK D6,
ABSTRACT 881

82ND STREET ALSO KNOWN
AS COUNTY ROAD 7100
(NO RECORDING INFORMATION)

JDLB BOYD FARMS, LLC, A TEXAS LIMITED LIABILITY COMPANY THE SOUTH ONE-HALF (S/2) OF THE EAST 1/2 OF SECTION 19, BLOCK D6 AND THE NORTH ONE-HALF OF THE EAST ONE-HALF (N/2 OF E/2) OF SECTION 19, BLOCK D6 FILED: MARCH 14, 2018 DOC. NO. 2018008947, O.P.R.L.C.T.

L.&S.V. R.R. CO.SURVEY
SECTION 23, BLOCK D6,
ABSTRACT 430

MATCHLINE SHEET 44





Texas Department of Transportation



WGLTM
WGInc.com

4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509

©JULY, 2025

Shine | DCCM
TxSurv F-10040800
330 N 4th St
Silsbee, TX 77656
409.385.9383
ShineandAssociates.com

SHINE
DCCM

PARCEL PLAT SHOWING
PID P00092302.001
SL 88: LUBBOCK COUNTY : JULY 2025
RCSJ: 1502-01-039
TxC ROW PROJECT ID: R00004785
PAGE 43 OF 45 SCALE: 1"=100'



**B.S.&F. SURVEY
SECTION 22, BLOCK
ABSTRACT 878**

1
SULLY 430P
SULLY 220P
82ND STREET
AS COUNTY
(NO RECORDING INFORMATION)
ALSO KNOW

MATCHLINE SHEET 13

MATCHLINE SHEET 12

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88° 09' 53" E	516.66'
(11)	N89° 53' 25" E	5,285.26'

JDLB BOYD FARMS, LLC, A TEXAS
LIMITED LIABILITY COMPANY
THE SOUTH ONE-HALF (S/2) OF THE EAST
(E/2) OF SECTION 19, BLOCK D6 AND
THE NORTH ONE-HALF OF THE EAST ONE-
HALF (N/2 OF E/2) OF SECTION 19,
BLOCK D6
FILED: MARCH 14, 2018
DOC. NO. 2018008947, O.P.R.L.C.T.

**A.C.H.&B. SURVEY
SECTION 19, BLOCK D6,
ABSTRACT 290**

MATCHLINE SHEET 43

(1) CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING ONE-SIXTH (1/6TH) INTEREST IN ALL OF SECTION 22 AND PART OF SECTION 23 AND ALL 3/8 OF SECTION 28, BLOCK D6 FILED: FEBRUARY 23, 2018 DOC. NO. 2018006414, O.P.R.L.C.T.

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 2/8THS OF GRANTOR'S INTEREST), LNS, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST), AND NNM, LLC, A TEXAS LIMITED LIABILITY COMPANY (RECEIVING 3/8THS OF GRANTOR'S INTEREST) UNDIVIDED ONE-HALF (1/2) INTEREST IN ALL OF SECTION 22, A PART OF SECTION 23 AND ALL OF SECTION 28, BLOCK D6 FILED: FEBRUARY 23, 2018 DOC. NO. 2018006416, O.P.R.L.C.T.



Texas Department of Transportation



4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509

©JULY 2025

SHINE

Shine | DCCM
TxSurv F-10040800
330 N 4th St

Silsbee, TX 77656
409.385.9383

Silsbee, TX 77656
409.385.9383
ShineandAssociates.com



PARCEL PLAT SHOWING
PID P00092302.001

SL 88: LUBBOCK COUNTY : JULY 2025
RCSJ: 1502-01-039
TxC ROW PROJECT ID: R00004785
PAGE 44 OF 45 SCALE: 1"=100'

NOTES

ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, EPOCH 2010.00.

COORDINATES AND DISTANCE ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT SURFACE ADJUSTMENT FACTOR OF 1.0002452.

ABSTRACTING WAS COMPLETED IN FEBRUARY, 2025. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST THAT ARE NOT SHOWN.

FIELD SURVEYS AND MONUMENTATION WERE COMPLETED IN MAY 2025.

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

"**" THE MONUMENT DESCRIBED AS SET OR CALCULATED 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.

TOPOGRAPHIC/PLANIMETRIC ELEMENTS UPDATED BY SHINE AND RECEIVED IN FEBRUARY 2025.

ACCESS WILL BE PERMITTED TO THE NORTHWEST REMAINDER ABUTTING THE HIGHWAY FACILITY FROM A POINT BEING THE BEGINNING OF CALL 11 OF THE FOREGOING PROPERTY DESCRIPTION TO A POINT BEING SOUTH 36 DEGREES 11 MINUTES 23 SECONDS EAST A DISTANCE OF 52.14 FEET FROM THE BEGINNING OF CALL 4; AND ALSO FROM A POINT BEING NORTH 53 DEGREES 48 MINUTES 35 SECONDS EAST A DISTANCE OF 425.00 FEET FROM THE BEGINNING OF CALL 6 TO A POINT BEING AT THE END OF CALL 8; ALSO FROM A POINT BEING AT THE BEGINNING OF CALL 25 TO A POINT BEING NORTH 53 DEGREES 48 MINUTES 35 SECONDS EAST A DISTANCE OF 348.34 FEET FROM THE BEGINNING OF CALL 26;

AND, ACCESS WILL BE DENIED TO THE REMAINDER ABUTTING THE HIGHWAY FACILITY FOR A DISTANCE OF 817.43 FEET FROM A POINT BEING SOUTH 36 DEGREES 11 MINUTES 23 SECONDS EAST A DISTANCE OF 52.14 FEET FROM THE BEGINNING OF CALL 4 OF THE FOREGOING PROPERTY DESCRIPTION TO A POINT LOCATED NORTH 53 DEGREES 48 MINUTES 35 SECONDS EAST A DISTANCE OF 425.00 FEET FROM THE BEGINNING OF SAID CALL 6; AND ALSO FOR A DISTANCE OF 750.12 FEET FROM A POINT BEING NORTH 53 DEGREES 48 MINUTES 35 SECONDS EAST A DISTANCE OF 348.34 FEET FROM THE BEGINNING OF CALL 26 TO A POINT BEING AT THE END OF SAID CALL 28.

ACCESS WILL BE PERMITTED TO THE SOUTHEAST REMAINDER ABUTTING THE HIGHWAY FACILITY FROM A POINT BEING THE BEGINNING OF CALL 11 OF THE FOREGOING PROPERTY DESCRIPTION TO A POINT BEING SOUTH 53 DEGREES 48 MINUTES 35 SECONDS WEST A DISTANCE OF 1,449.89 FEET FROM THE BEGINNING OF CALL 16; AND ALSO FROM A POINT BEING AT THE BEGINNING OF CALL 19 TO A POINT BEING NORTH 88 DEGREES 09 MINUTES 38 SECOND WEST A DISTANCE OF 4.24 FEET FROM THE BEGINNING OF CALL 20; AND ALSO FROM A POINT BEING SOUTH 53 DEGREES 48 MINUTES 35 SECONDS WEST A DISTANCE OF 425.00 FEET FROM THE BEGINNING OF CALL 22 TO A POINT BEING AT THE END OF CALL 23;

AND, ACCESS WILL BE DENIED TO THE REMAINDER ABUTTING THE HIGHWAY FACILITY FOR A DISTANCE OF 720.94 FEET FROM A POINT BEING SOUTH 53 DEGREES 48 MINUTES 35 SECONDS WEST A DISTANCE OF 1,449.89 FEET FROM THE BEGINNING OF CALL 16 OF THE FOREGOING PROPERTY DESCRIPTION TO A POINT BEING AT THE END OF SAID CALL 18; AND ALSO FOR A DISTANCE OF 1,003.46 FEET FROM A POINT BEING NORTH 88 DEGREES 09 MINUTES 38 SECOND WEST A DISTANCE OF 4.24 FEET FROM THE BEGINNING OF CALL 20 TO A POINT BEING SOUTH 53 DEGREES 48 MINUTES 35 SECONDS WEST DISTANCE OF 425.00 FEET FROM THE BEGINNING OF SAID CALL 22;.

LEGEND

EXISTING RIGHT-OF-WAY (R.O.W.) LINE	X	IRRIGATION PIVOT	TELEPHONE PEDESTAL
PROPOSED PARCEL ACQUISITION	⊙	SIGN	CABLE PEDESTAL
PROPOSED ACCESS DENIAL LINE (ADL)	⊗	ELECTRIC METER	WATER VALVE
PROPERTY LINE	⦿	POWER POLE	IRRIGATION STAND PIPE
SURVEY LINE	(XX)	RECORD	
LAND HOOKS	DOC.	NO. DOCUMENT NUMBER	
DISTANCE NOT TO SCALE	S.F.	SQUARE FEET	
EASEMENT/BUILDING LINE (AS NOTED)	I.R.	IRON ROD	
EXISTING PARCEL ACQUISITION	I.R.C.	IRON ROD WITH CAP	
OVERHEAD ELECTRIC LINE	I.P.	IRON PIPE	
UNDERGROUND GAS LINE	R.R.SP.	RAILROAD SPIKE	
FOUND MONUMENT (AS NOTED)	N.T.S.	NOT TO SCALE	
5/8 INCH IRON ROD WITH CAP STAMPED "SHINE"	D.R.L.C.T.	DEED RECORDS LUBBOCK COUNTY, TEXAS	
CALCULATED POINT	O.P.R.L.C.T.	OFFICIAL PUBLIC RECORDS LUBBOCK COUNTY, TEXAS	
PROPOSED ACQUISITION PARCEL	O.P.R.L.C.T.	OFFICIAL REAL PROPERTY RECORDS LUBBOCK COUNTY, TEXAS	



Texas Department of Transportation



WGLTM
WGInc.com

4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509

©JULY, 2025

SHINE | DCCM
TxSurv F-10040800
330 N 4th St
Silsbee, TX 77656
409.385.9383
ShineandAssociates.com

DCCM

PARCEL PLAT SHOWING
PID P00092302.001

SL 88: LUBBOCK COUNTY : JULY 2025
RCSJ: 1502-01-039
TxC ROW PROJECT ID: R00004785
PAGE 45 OF 45 SCALE: 1"=100'

County: Lubbock
Highway: SL 88
RCSJ: 1502-01-039
Parcel: P00092302.001
Project Limits: From 0.5 MI East of FM 179 to Quincy Ave

Access Addendum

AND IN ADDITION THERETO:

Access is prohibited across the Access Denial Line to the highway facility from the abutting remainder property as described in the Property Description (plat showing access denial line).

County: Lubbock
Highway: SL 88
RCSJ: 1502-01-039
Parcel: P00092302.001
Project Limits: From: 0.5 MI East of FM 179
To: Quincy Ave

Category I Bisection

AND IN ADDITION THERETO:

Title to all of that that *Pivot System (Area D) - Eight Sections (1)* 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(s).

July 2025

PID P00092304.001

Page 1 of 23

County: Lubbock
Highway: SL 88
Project Limits: From 0.20 miles south of Research Blvd. (CR 1300) & CR 7000 to US 62 & FM 1585
RCSJ No.: 1502-01-039
ROW Project ID: R00004785

PROPERTY DESCRIPTION FOR PARCEL PID P00092304.001

Being a 71.28 (3,104,748 square feet) parcel of land situated in the D.&S.E. R.R. Co. Survey, Section 29, Block D6, Abstract 315 and the W.T. R.R. Co. Survey, Section 32, Block D6, Abstract 887 located in Lubbock County, Texas, being out of and a part of that certain calculated 898.33 acre tract of land described as a part of Section Twenty-Nine (29), and the Northwest Quarter and a part of the South Half of Section Thirty-Two (32), Block D-6, conveyed by Warranty Deed, filed January 31, 1991, from the Dunlap Company, a Texas Corporation to R.A. Noret, Trustee under the Last Will and Testament of Edward Albert Noret, and R.A. Noret, Trustee under the Last Will and Testament of Clara J. Noret, recorded in Volume 3525, Page 78, of the Official Real Property Records of Lubbock County, Texas, (O.R.P.R.L.C.T.). Said 71.28 acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with a cap stamped "H.R. & Assoc." found in the southeast corner of a certain called 134.327 acre tract (remainder), conveyed by Corrected Warranty Deed, filed January 6, 2020, from Barbara Rich, Independent Executrix of the Estate of Daniel Rich, deceased to Barbara Rich, recorded in Document Number 2020000362, of the Official Public Records of Lubbock County, Texas (O.P.R.L.C.T.), and the east corner of said R.A. Noret tract, being in the northwest right-of-way (ROW) line of Lubbock and Western Railway (100-foot wide ROW), conveyed by Texas Special Warranty Deed, filed August 13, 2015, from West Texas and Lubbock Railroad Company, Inc., a Texas corporation to Lubbock and Western Railway, L.L.C., a Texas limited liability company, recorded in Document Number 2015029381, O.P.R.L.C.T.;

THENCE, South 55 degrees 44 minutes 31 seconds West (CALLED South 53 degrees 47 minutes 58 seconds West), departing the southeast corner of said called 134.327 acre tract, along the southeast line of said R.A. Noret tract and the northwest ROW line of said Lubbock and Western Railway, a distance of 4,107.22 feet to a ** set 5/8 inch iron rod with a cap stamped "SHINE" for the **POINT OF BEGINNING** of the herein described parcel, being located 489.40 feet left of and perpendicular to proposed State Loop 88 (SL 88) baseline station 3,044+35.85, and having surface coordinates of N=7,245,461.46, E=889,082.65;

1. **THENCE**, South 55 degrees 44 minutes 31 seconds West (CALLED South 53 degrees 47 minutes 58 seconds West), continuing along the southeast line of said R.A. Noret tract and the northwest ROW line of said Lubbock and Western Railway, a distance of 299.22 feet, to a found 1/2" iron rod with cap stamped "H.R. and Assoc." on the existing north ROW line of Farm to Market 1585 (FM 1585) also known as 114th Street (100-foot wide ROW), being the northeast corner of a called 0.235 acre tract of land described as Tract B, conveyed by Right-of-Way Easement, filed August 25, 1958, from McClellan Farm & Ranch, Inc., a Texas corporation to the State of Texas, recorded in Volume 706, Page 23, of the Deed Records of Lubbock County, Texas (D.R.L.C.T.), the southeast corner of said R.A. Noret tract and the south corner of the herein described tract;
2. **THENCE**, North 88 degrees 13 minutes 09 seconds West (CALLED South 89 degrees 48 minutes 49 seconds West), departing the northwest ROW line of said Lubbock and Western Railway, along the north ROW line of said FM 1585 and the north line of said called 0.235 acre tract, passing at a distance of 239.04 feet a point for the northwest corner of said called 0.235 acre tract and the northeast corner of a called 6.063 acre tract of land described as Tract A, conveyed in said Right-of-Way Easement to the State of Texas, continuing a total distance of 2,396.62 feet to a **set 5/8-inch iron rod with a cap stamped "SHINE" for a point of curvature of the herein described tract at the beginning of a curve to the left having a radius of 1,463.00 feet, being located 1,747.99 feet right of and perpendicular to proposed SL 88 baseline station 3,030+26.18;

THENCE, departing the existing north ROW line of said FM 1585 and the north line of said 6.063 acre tract, over and across said R.A. Noret tract, in a northeasterly direction, along the proposed northwesterly ROW line of said FM 1585, the following two (2) courses and distances numbered three (3) through (4):

3. **THENCE**, Along said curve to the left, through a central angle of 27 degrees 38 minutes 32 seconds, a chord which bears North 69 degrees 34 minutes 19 seconds East, a distance of 698.99 feet, and an arc distance of 705.82 feet, to a **calculated point for the point of tangency of the herein described tract, being located 1,069.23 feet right of and perpendicular to proposed SL 88 baseline station 3,031+93.16;
4. **THENCE**, North 55 degrees 45 minutes 03 seconds East, passing at a distance of 424.21 feet a **calculated point for the beginning of a proposed access denial line by design (ADL) and continuing a total distance of 849.21 feet to a **calculated point in said proposed northwesterly ROW line of SL88, being an interior point of the herein described tract, also being located 220.00 feet right of and perpendicular to proposed SL 88 baseline station 3,031+93.16;

THENCE, departing said proposed northeasterly ROW line of FM 1585, continuing over and across said R.A. Noret tract, in a northwesterly direction, along the proposed northwesterly ROW line of said SL 88, the following three (3) courses and distances numbered five (5) through seven (7):

5. **THENCE**, North 10 degrees 45 minutes 03 seconds East, continuing along said proposed ADL, a distance of 28.32 feet to a **calculated point for an interior point of the herein described tract, being located 200.00 feet right of and perpendicular to proposed SL 88 baseline station 3,031+73.14;
6. **THENCE**, North 34 degrees 14 minutes 57 seconds West, continuing along said proposed ADL, passing at a distance of 425.00 feet a **calculated point for the end of said proposed ADL and continuing for a total distance of 1,947.00 feet to a **set 5/8-inch iron rod with cap stamped "SHINE" for a point of curvature of the herein described tract, at the beginning of a curve to the right having a radius of 5,419.99 feet, being located 200.00 feet right of and perpendicular to proposed SL 88 baseline station 3,012+26.13;
7. **THENCE**, Along said curve to the right, through a central angle of 32 degrees 37 minutes 39 seconds, a chord which bears North 17 degrees 56 minutes 07 seconds West, a distance of 3,044.92 feet, and passing at an arc distance of 1,626.13 feet a **set 5/8-inch iron rod with cap stamped "SHINE" and continuing an total arc distance of 3,086.45 feet to a **set 5/8-inch iron rod with cap stamped "SHINE" on the north line of said R.A. Noret tract, the south line that certain tract of land described as all of Section Twenty-Two (22), a part of Section Twenty-Three (23), and all of Section Twenty-Eight (28), Block D6, conveying an undivided one-sixth interest by Warranty Deed, filed February 23, 2018, from Cynthia Noret Ware, Trustee of the Cynthia Noret Ware 2018 Trust to CNW, LLC, A Texas Limited Liability Company, recorded in Document Number 2018006414, O.P.R.L.C.T., same being out of and a part of that certain called tract of land described as all of Section Twenty-Two (22), a part of Section Twenty-Three (23), and all of Section Twenty-Eight (28), Block D6, conveying an undivided one-half interest by Warranty Deed, filed February 23, 2018, from Sarah E. Noret, Linda Noret Smith, Nancy Noret Moore, Cynthia Noret Ware and Shelly Noret Scheduler, as Co-Trustees of The R.A. Noret Estate Trust to CNW, LLC, A Texas Limited Liability Company (receiving 2/8ths of Grantor's interest), to LNS, LLC, A Texas Limited Liability Company (receiving 3/8ths of Grantor's interest), and to NNM, LLC, A Texas Limited Liability Company (receiving 3/8ths of Grantor's interest), recorded in Document Number. 2018006416, O.P.R.L.C.T., for the northwest corner of the herein described tract, being located 200.00 feet right of and perpendicular to proposed SL 88 baseline station 2,982+53.57;

8. **THENCE**, South 88 degrees 13 minutes 30 seconds East, along the north line of said R.A. Noret tract and the south line of said CNW, LLC tract, a distance of 400.76 feet to a **set 5/8-inch iron rod with a cap stamped "SHINE" at a point of curvature of the herein described tract, being at the beginning of a curve to the left having a radius of 5,019.99 feet, being located 200.00 feet left of and perpendicular to proposed SL 88 baseline station 2,982+78.26;

THENCE, departing the south line of said CNW, LLC tract, over and across said R.A. Noret tract, in a southeasterly direction, along the proposed southeast ROW line of SL 88, the following three (3) courses and distances number nine (9) through eleven (11):

9. **THENCE**, Along said curve to the left, through a central angle of 32 degrees 21 minutes 23 seconds, a chord which bears South 18 degrees 04 minutes 15 seconds East, a distance of 2,797.40 feet, and an arc distance of 2,834.93 feet, to a **set 5/8-inch iron rod with cap stamped "SHINE" for a point of tangency of the herein described tract, being located 200.00 feet left of and perpendicular to proposed SL 88 baseline station 3,012+26.13;
10. **THENCE**, South 34 degrees 14 minutes 57 seconds East, passing at a distance of 2,067.03 feet a **calculated point for the beginning of a proposed ADL, being located 200.00 feet left of and perpendicular to proposed SL 88 baseline station 3,032+93.16, continuing along said proposed ADL for a total distance of 2,920.26 feet to a **calculated point for an interior point of the herein described tract being located 200.00 feet left of and perpendicular to proposed SL 88 baseline station 3,041+46.39;
11. **THENCE**, South 79 degrees 14 minutes 36 seconds East, continuing along said proposed ADL, a distance of 409.31 feet to the **POINT OF BEGINNING** and containing 71.28 acres (3,104,748 square feet) of land.

All bearings and coordinates are based on the Texas Coordinate System, North Central Zone, NAD 83 (2011 adjustment, Epoch 2010.00). All distances and coordinates shown are surface and may be converted to grid by dividing by a TxDOT surface adjustment factor of 1.0002452. US Survey Foot.

** The monument described as set or calculated 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.

Abstracting was completed in February 2025.

Field Surveys and Monumentation were completed in May 2025.

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

Access will be permitted to the northwest remainder abutting the highway facility from a point at the beginning of Call 3 of the foregoing property description to a point being North 55 degrees 45 minutes 03 seconds East a distance of 424.21 feet from the beginning of Call 4; and also from a point being North 34 degrees 14 minutes 57 seconds West a distance of 425.00 feet from the beginning of Call 6 to a point being at the end of Call 17; AND,

Access will be denied to the remainder abutting the highway facility for a distance of 803.32 feet from a point being North 55 degrees 45 minutes 03 seconds East a distance of 424.21 feet from the beginning of Call 4 of the foregoing property description to a point being North 34 degrees 14 minutes 57 seconds West a distance of 425.00 feet from the beginning of Call 6.

Access will be permitted to the southeast remainder abutting the highway facility from a point being the beginning of Call 9 of the foregoing property description to a point being South 34 degrees 14 minutes 57 seconds East a distance of 2,067.03 feet from the beginning of Call 10;

AND,

Access will be denied to the remainder abutting the highway facility for a distance of 1,262.54 feet from a point being South 34 degrees 14 minutes 57 seconds East a distance of 2,067.03 feet from the beginning of Call 10 of the foregoing property description to the end of Call 11.

Nedra Foster Townsend

Nedra Foster Townsend
Licensed State Land Surveyor
Registered Professional Land
Surveyor No. 5502

"SHINE" | DCCM
330 N 34th Street
Silsbee, TX 77656
(409) 385-9383
TxSurv File-10040800



7/20/25

DATE: 7/17/2025 9:28:30 PM
FILE: SL88 C5/1502-01-039 P00092304.001 SH08.dgn

MATCHLINE SHEET 22

**W.T.R.R. CO. SURVEY
SECTION 32, BLOCK D6,
ABSTRACT 887**

REMAINDER OF A CALLED 134.327 ACRE
FILED: JANUARY 6, 2020
DOC. NO. 2020000362, O.P.R.L.C.T.

R.A. NORET, TRUSTEE UNDER THE LAST WILL
AND TESTAMENT OF EDWARD ALBERT NORET, AND
R.A. NORET, TRUSTEE
UNDER THE LAST WILL AND TESTAMENT OF CLARA
J. NORET
A PART OF SECTION TWENTY-NINE (29) AND THE
NORTHWEST QUARTER
AND A PART OF THE SOUTH HALF OF SECTION
THIRTY-TWO (32), BLOCK D6
FILED: JANUARY 31, 1991
VOL. 3525, PG. 78, O.R.P.R.L.C.T.

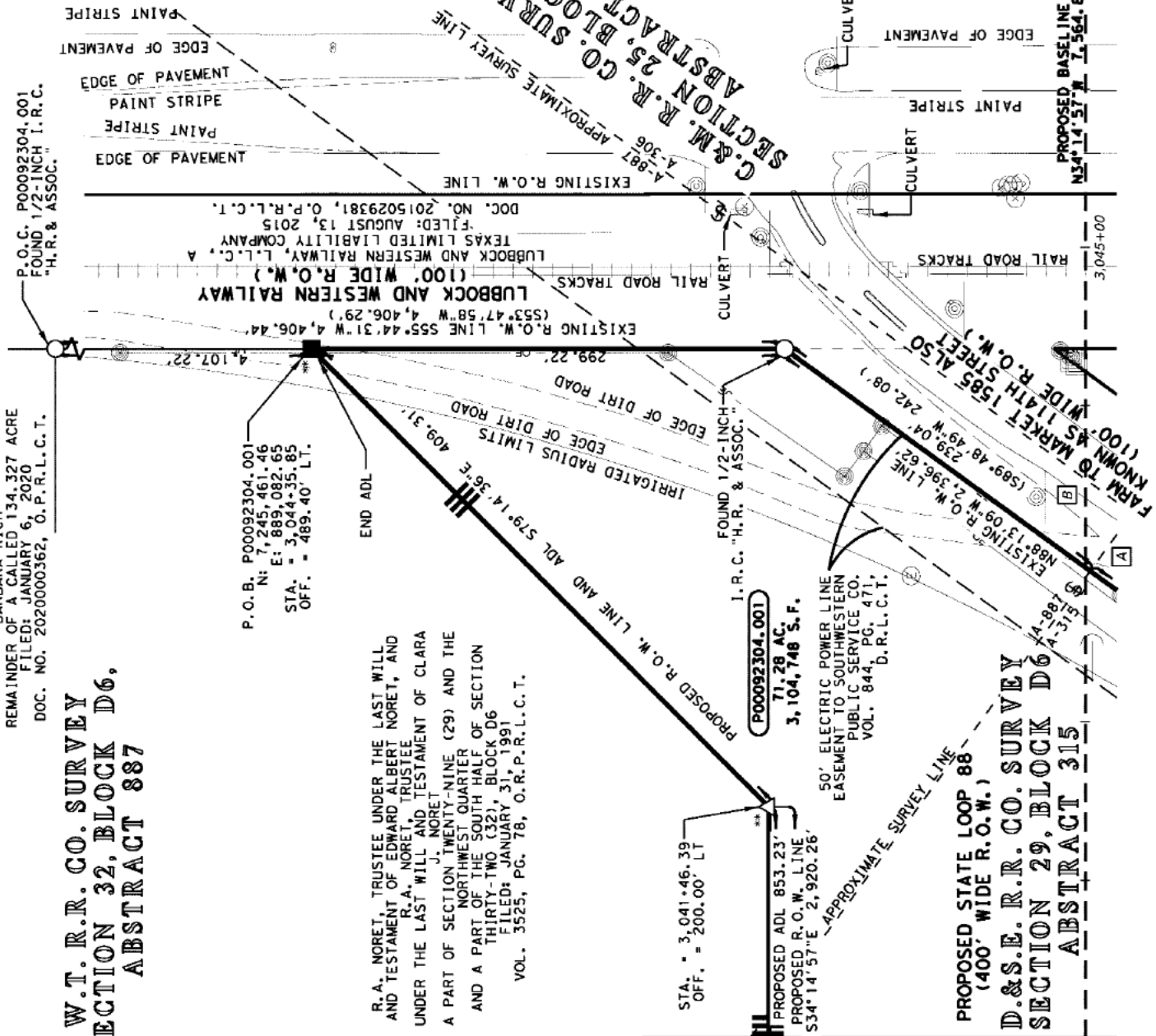
P.O.B. P00092304.001
N: 7,245.461.46
E: 889,082.65
STA. = 3,044-35.85
OFF. = 489.40' LT.

STA. = 3,041+46.39
OFF. = 200.00' LT

P00092304.001
71.28 AC.
3,104,748 S.F.

50' ELECTRIC POWER LINE
EASEMENT TO SOUTHWESTERN
PUBLIC SERVICE CO.
VOL. 844, PG. 471,
D.R.L.C.T.

**PROPOSED STATE LOOP 88
(400' WIDE R.O.W.)
D.&S.E. R.R. CO. SURVEY
SECTION 29, BLOCK D6
ABSTRACT 315**



EDGE OF PAVEMENT
PAINT STRIPE
PAINT STRIPE
EDGE OF PAVEMENT
PAINT STRIPE

**SECTION 25, BLOCK 306
C.&M. R.R. CO. SURVEY
ABSTRACT 306**

[B] STATE OF TEXAS
R.O.W. EASEMENT
TRACT A
CALLED 0.235 ACRES
FILED: AUGUST 25, 1958
VOL. 706, PG. 23, D.R.L.C.T.

[A] STATE OF TEXAS
R.O.W. EASEMENT
TRACT B
CALLED 6.063 ACRES
FILED: AUGUST 25, 1958
VOL. 706, PG. 23, D.R.L.C.T.



SCALE 1"=100' 8.5"X11"



Texas Department of Transportation



WGL Inc.
4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194-509

SHINE

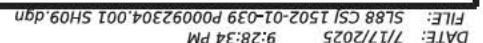
Shine | DCCM
TxSurv F-10040800
330 N 4th St
Silsbee, TX 77656

DCCM

ShineandDCCM.com

PARCEL PLAT SHOWING
PID P00092304.001

SL 88: LUBBOCK COUNTY: JULY 2025
RCSJ1 1502-01-039
TXC ROW PROJECT ID: R00004785
PAGE 8 OF 23 SCALE: 1"=100'

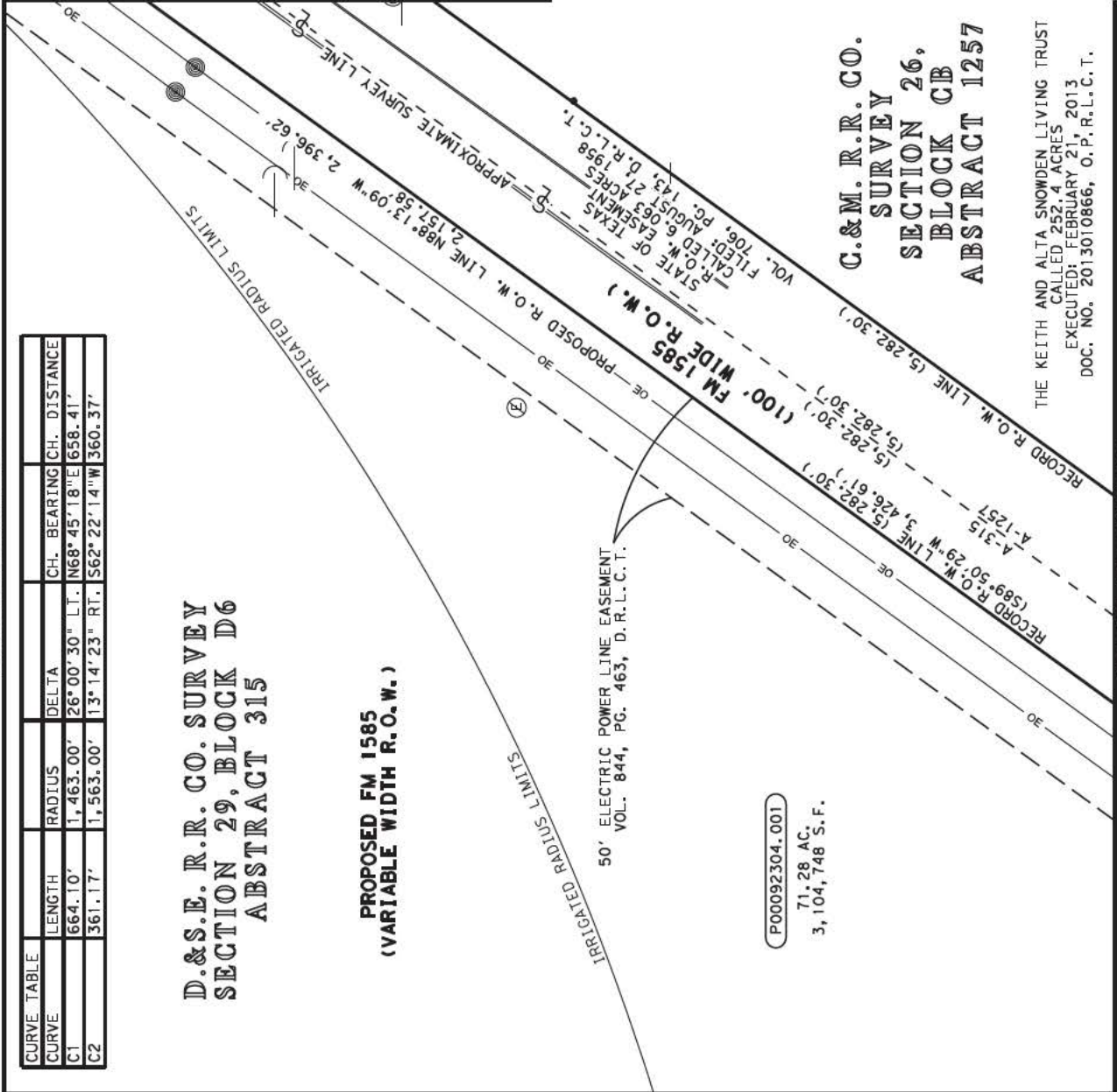




CURVE TABLE			
CURVE	LENGTH	RADIUS	CH. BEARING CH. DISTANCE
C1	664.10'	1,463.00'	26°00'30" L.T. N68°45'18"E 658.41'
C2	361.17'	1,563.00'	13°14'23" RT. S62°22'14"W 360.37'

D.&S.E. R.R. CO. SURVEY
SECTION 29, BLOCK D6
ABSTRACT 315

PROPOSED FM 1585
(VARIABLE WIDTH R.O.W.)



C.&M. R.R. CO.
SURVEY
SECTION 26,
BLOCK CB
ABSTRACT 1257

THE KEITH AND ALTA SNOWDEN LIVING TRUST
CALLED 252.4 ACRES
EXECUTED: FEBRUARY 21, 2013
DOC. NO. 2013010866, O.P.R.L.C.T.

P00092304.001
71.28 AC.
3,104,748 S.F.

Texas Department of Transportation

WGL
wglnc.com
4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509
© JULY, 2025

SHINE Shine | DCCM
TxSurv F-10040800
330 N 4th St
Silsbee, TX 77656
409.385.9383
ShineandAssociates.com

DCCM

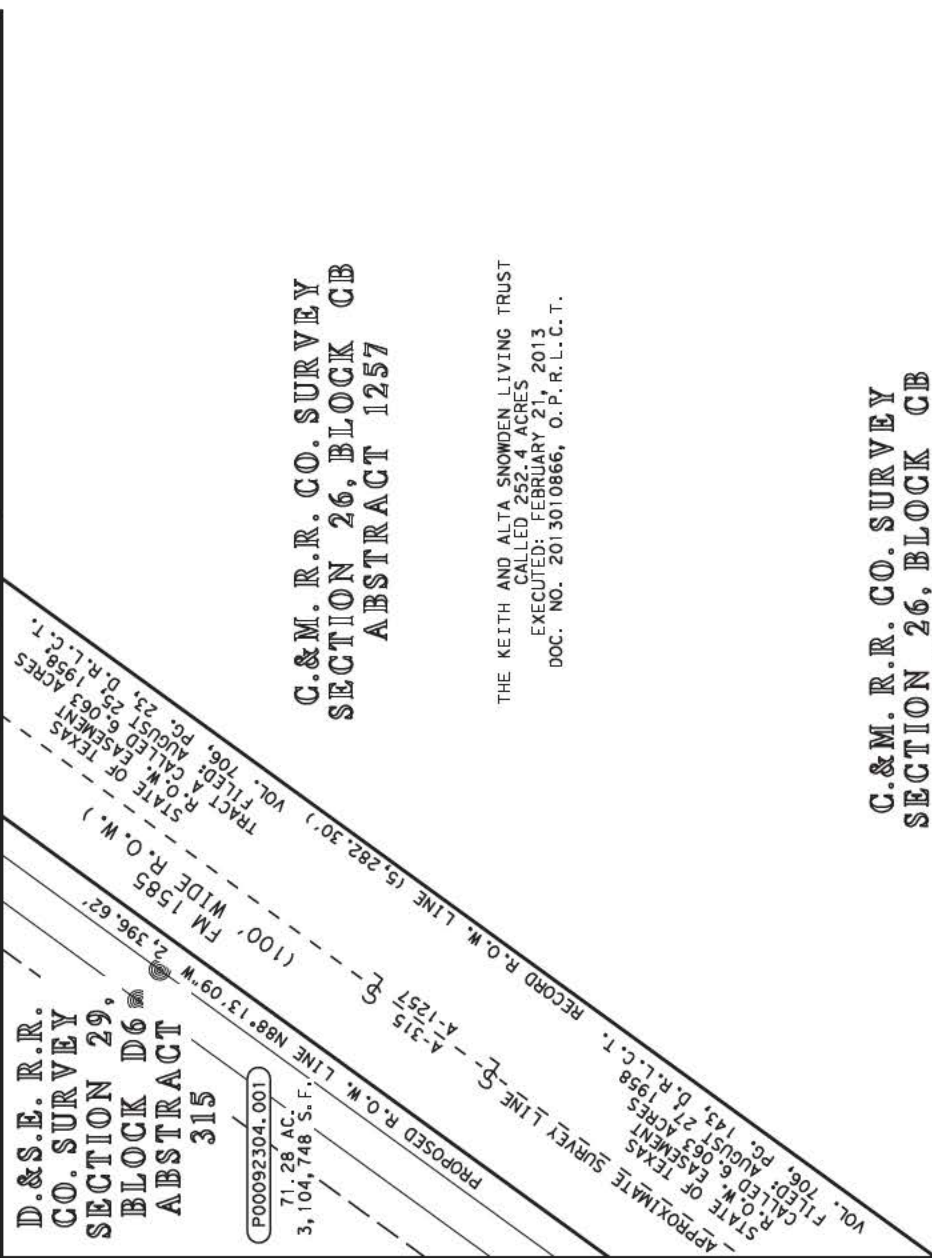
PARCEL PLAT SHOWING
PID P00092304.001

SL 88: LUBBOCK COUNTY : JULY 2025
RCSJs: 1502-01-039
TxC ROW PROJECT ID: R00004785
PAGE 10 OF 23 SCALE: 1"=100'

MATCHLINE SHEET 14 MATCHLINE SHEET 13 MATCHLINE SHEET 12 MATCHLINE SHEET 11



MATCHLINE SHEET 10



D.&S.E. R.R.
CO. SURVEY
SECTION 29,
BLOCK D6
ABSTRACT
315

P00092304.001

71.28 AC.
3,104,748 S.F.

C.&M. R.R. CO. SURVEY
SECTION 26, BLOCK CB
ABSTRACT 1257

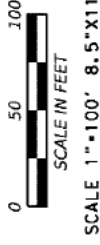
THE KEITH AND ALTA SNOWDEN LIVING TRUST
CALLED 252.4 ACRES
EXECUTED: FEBRUARY 21, 2013
DOC. NO. 2013010866, O.P.R.L.C.T.

C.&M. R.R. CO. SURVEY
SECTION 26, BLOCK CB
ABSTRACT 1257



Shine | DCCM
TxSurv F-10040800
330 N 4th St
Silsbee, TX 77656
409.385.9383
ShineandAssociates.com

SHINE
DCCM
PARCEL PLAT SHOWING
PID P00092304.001
SL 88: LUBBOCK COUNTY : JULY 2025
RCSJs: 1502-01-039
TxC ROW PROJECT ID: R00004785
PAGE 11 OF 23 SCALE: 1"=100'



MATCHLINE SHEET 13

STA. = 3,031+93.16
OFF. = 1,069.23' RT.

CURVE TABLE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C1	705.82'	1,463.00'	27°38'32" LT.	N69°34'19"E	698.99'
C2	377.85'	1,563.00'	13°51'03" RT.	S62°40'35"W	376.93'

D.&S.E. R.R. CO. SURVEY
SECTION 29, BLOCK D6
ABSTRACT 315

R. A. NORET, TRUSTEE UNDER THE LAST WILL
AND TESTAMENT OF EDWARD A. NORET AND TRUSTEE
UNDER THE LAST WILL AND TESTAMENT OF CLARA J. NORET
A PART OF SECTION 29 AND THE NORTHWEST QUARTER
AND A PART OF THE SOUTH HALF OF SECTION 32, BLOCK D6
FILED: JANUARY 31, 1991
VOL. 3525, PG. 82, O.R.P.R.L.C.T.

MATCHLINE SHEET 11

P00092304.001
71.28 AC.
3,104,748 S.F.

PROPOSED FARM TO MARKET 1585 ALSO
KNOWN AS 114TH STREET
(100' R.O.W.)

PROPOSED R.O.W. LINE C1

A-315
A-1257

PROPOSED R.O.W. LINE N88°13'09"W 2,396.62'

PROPOSED R.O.W. LINE (S. 282.30')

PROPOSED R.O.W. LINE (S. 282.30')

PROPOSED R.O.W. LINE (S. 282.30')

PROPOSED R.O.W. LINE (S. 282.30')

PROPOSED R.O.W. LINE (S. 282.30')

PROPOSED R.O.W. LINE (S. 282.30')

PROPOSED R.O.W. LINE (S. 282.30')

C.&M. R.R. CO.
SURVEY
SECTION 26,
BLOCK CB
ABSTRACT
1257

EXISTING R.O.W. LINE (S. 282.30')
APPROXIMATE SURVEY LINE

RECORD R.O.W. LINE (S. 282.30')

STA. = 3,030+26.18
OFF. = 1,747.99' RT



Texas Department of Transportation



WGLinc.com

4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194-509

© JULY, 2025

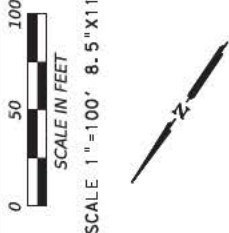
SHINE

Shine | DCCM
TxSurv F-10040800
330 N 4th St
Silsbee, TX 77656
409.385.9383
ShineandDCCM.com

DCCM

PARCEL PLAT SHOWING
PID P00092304.001

SL 88: LUBBOCK COUNTY : JULY 2025
RCSJ1 1502-01-039
TxC ROW PROJECT ID: R00004785
PAGE 12 OF 23 SCALE: 1"=100'



MATCHLINE SHEET 14

D.&S.E. R.R. CO. SURVEY
SECTION 29, BLOCK D6
ABSTRACT 315

BEGIN ADJ.
STA. = 3,031+93.16
OFF. = 645.02' RT.

IRRIGATED RADIUS LIMITS

PROPOSED R.O.W. LINE N55°45'03"E 849.21'
424.21'
PROPOSED FARM TO MARKET 1585
(100' R.O.W.)
ALSO KNOWN AS 114TH STREET
71.28 AC.
3,104,748 S.F.
P00092304.001

MATCHLINE SHEET 10 MATCHLINE SHEET 11

R. A. NORET, TRUSTEE UNDER THE LAST WILL
AND TESTAMENT OF EDWARD ALBERT NORET, AND R. A. NORET, TRUSTEE
UNDER THE LAST WILL AND TESTAMENT OF CLARA J. NORET
A PART OF SECTION TWENTY-NINE (29) AND THE NORTHWEST QUARTER
AND A PART OF THE SOUTH HALF OF SECTION THIRTY-TWO (32), BLOCK D6
FILED: JANUARY 31, 1991
VOL. 3525, PG. 82, O.R.P.R.L. C. T.

MATCHLINE SHEET 12



Texas Department of Transportation



WGL
wglnc.com
4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509

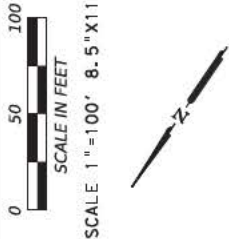
© JULY, 2025

SHINE Shine | DCCM
TxSurv F-10040800
330 N 4th St
Silsbee, TX 77656
409.385.9383
ShineandAssociates.com

DCCM

PARCEL PLAT SHOWING
PID P00092304.001

SL 88: LUBBOCK COUNTY : JULY 2025
RCSJs: 1502-01-039
TxC ROW PROJECT ID: R00004785
PAGE 13 OF 23 SCALE: 1"=100'



LINE	TABLE	BEARING	DISTANCE
L1		N10° 45' 03" E	28.32'
L2		N79° 14' 57" W	28.28'
L3		N34° 14' 57" W	838.67'





wglc.com
4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509

SHINE
Shine | DCCM
TxSurv F-10040800
330 N 4th St
Silsbee, TX 77656
409.385.9383
ShineandAssociates.com

DCCM

PARCEL PLAT SHOWING
PID P00092304.001
SL 88: LUBBOCK COUNTY : JULY 2025
RCSJs: 1502-01 - 039
TxC ROW PROJECT ID: R00004785
PAGE 14 OF 23 SCALE: 1"=100'

R. A. NORET, TRUSTEE UNDER THE LAST WILL
AND TESTAMENT OF EDWARD ALBERT NORET, AND R. A. NORET, TRUSTEE
UNDER THE LAST WILL AND TESTAMENT OF CLARA J. NORET
A PART OF SECTION TWENTY-NINE (29) AND THE NORTHWEST QUARTER
AND A PART OF THE SOUTH HALF OF SECTION THIRTY-TWO (32), BLOCK D6
FILED: JANUARY 31, 1991
VOL. 3525, PG. 82, O.R.P.R.L.C.T.

STA. = 3,032+93.16
OFF. = 200.00' LT.
2,067.03'
PROPOSED R.O.W. LINE S34°14'57"E 2,920.26'

P00092304.001
71.28 AC.
3,104,748 S.F.

PROPOSED BASELINE S34°14'57"E 7,564.84'
3,030+00

PROPOSED STATE LOOP 88
(400' WIDE R.O.W.)

D.&S.E. R.R. CO. SURVEY
SECTION 29, BLOCK D6
ABSTRACT 315

PROPOSED FARM TO MARKET 1585
(100' R.O.W.)
PROPOSED R.O.W. LINE N55°45'03"E 849.21'
PROPOSED ADL 425.00'

STA. = 3,031+73.14
OFF. = 200.00' RT.
STA. = 3,031+93.16
OFF. = 220.00' RT.

PROPOSED R.O.W. LINE N34°14'57"W 1,947.00'
PROPOSED ADL 425.00'

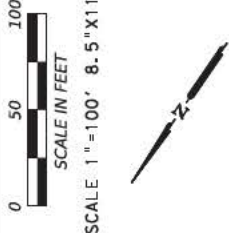
END ADL
STA. = 3,027+48.14
OFF. = 200.00' RT.

R. A. NORET, TRUSTEE UNDER THE LAST WILL
AND TESTAMENT OF EDWARD ALBERT NORET, AND R. A. NORET, TRUSTEE
UNDER THE LAST WILL AND TESTAMENT OF CLARA J. NORET
A PART OF SECTION TWENTY-NINE (29) AND THE NORTHWEST QUARTER
AND A PART OF THE SOUTH HALF OF SECTION THIRTY-TWO (32), BLOCK D6
FILED: JANUARY 31, 1991
VOL. 3525, PG. 82, O.R.P.R.L.C.T.

MATCHLINE SHEET 13

MATCHLINE SHEET 22

MATCHLINE SHEET 15



SCALE 1" = 100' 8.5" X 11"

R. A. NORET, TRUSTEE UNDER THE LAST WILL
AND TESTAMENT OF EDWARD ALBERT NORET, AND R. A. NORET, TRUSTEE
UNDER THE LAST WILL AND TESTAMENT OF CLARA J. NORET
A PART OF SECTION TWENTY-NINE (29) AND THE NORTHWEST QUARTER
AND A PART OF THE SOUTH HALF OF SECTION THIRTY-TWO (32), BLOCK D6
FILED: JANUARY 31, 1991
VOL. 3525, PG. 82, O.R.P.R.L.C.T.

2,067.03'
PROPOSED R.O.W. LINE S34°14'57"E 2,920.26'

P00092304.001
71.28 AC,
3,104,748 S.F.

PROPOSED BASELINE S34°14'57"E 7,564.84'
3,025+00

PROPOSED STATE LOOP 88
(400' WIDE R.O.W.)

D.&S.E. R.R. CO. SURVEY
SECTION 29, BLOCK D6
ABSTRACT 315

PROPOSED R.O.W. LINE N34°14'57"W 1,947.00'
1,522.00'

R. A. NORET, TRUSTEE UNDER THE LAST WILL
AND TESTAMENT OF EDWARD ALBERT NORET, AND R. A. NORET, TRUSTEE
UNDER THE LAST WILL AND TESTAMENT OF CLARA J. NORET
A PART OF SECTION TWENTY-NINE (29) AND THE NORTHWEST QUARTER
AND A PART OF THE SOUTH HALF OF SECTION THIRTY-TWO (32), BLOCK D6
FILED: JANUARY 31, 1991
VOL. 3525, PG. 82, O.R.P.R.L.C.T.

MATCHLINE SHEET 14

MATCHLINE SHEET 16



Texas Department of Transportation



WGLTM
wglnc.com

© JULY, 2025
4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509

SHINE
Shine | DCCM
TxSurv F-10040800
330 N 4th St
Silsbee, TX 77656
409.385.9383
ShineandAssociates.com

PARCEL PLAT SHOWING
PID P00092304.001
SL 88: LUBBOCK COUNTY : JULY 2025
RCSJs: 1502-01 - 039
TxC ROW PROJECT ID: R00004785
PAGE 15 OF 23 SCALE: 1" = 100'

0 50 100
SCALE IN FEET
SCALE 1" = 100' 8.5" X 11"



MATCHLINE SHEET 15

R.A. NORET, TRUSTEE UNDER THE LAST WILL
AND TESTAMENT OF EDWARD ALBERT NORET, AND R.A. NORET, TRUSTEE
UNDER THE LAST WILL AND TESTAMENT OF CLARA J. NORET
A PART OF SECTION TWENTY-NINE (29) AND THE NORTHWEST QUARTER
AND A PART OF THE SOUTH HALF OF SECTION THIRTY-TWO (32), BLOCK D6
FILED: JANUARY 31, 1991
VOL. 3525, PG. 82, O.R.P.R.L.C.T.

2,067.03'
PROPOSED R.O.W. LINE S34°14'57"E 2,920.26'

P00092304.001
71.28 AC.
3,104,748 S.F.

PROPOSED BASELINE S34°14'57"E 7,564.84'

PROPOSED STATE LOOP 88
(400' WIDE R.O.W.)

D.&S.E. R.R. CO. SURVEY
SECTION 29, BLOCK D6
ABSTRACT 315

PROPOSED R.O.W. LINE N34°14'57"W 1,947.00'
1,522.00'

R.A. NORET, TRUSTEE UNDER THE LAST WILL
AND TESTAMENT OF EDWARD ALBERT NORET, AND R.A. NORET, TRUSTEE
UNDER THE LAST WILL AND TESTAMENT OF CLARA J. NORET
A PART OF SECTION TWENTY-NINE (29) AND THE NORTHWEST QUARTER
AND A PART OF THE SOUTH HALF OF SECTION THIRTY-TWO (32), BLOCK D6
FILED: JANUARY 31, 1991
VOL. 3525, PG. 82, O.R.P.R.L.C.T.

MATCHLINE SHEET 17



4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509

© JULY, 2025

SHINE

Shine | DCCM
TxSurv F-10040800
330 N 4th St
Silsbee, TX 77656
409.385.9383
ShineandAssociates.com

DCCM

PARCEL PLAT SHOWING
PID P00092304.001

SL 88: LUBBOCK COUNTY : JULY 2025
RCSJs: 1502-01 -039
TxC ROW PROJECT ID: R00004785
PAGE 16 OF 23 SCALE: 1"=100'

0 50 100
SCALE IN FEET
SCALE 1" = 100' 8.5" X 11"



CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C3	2,834.93'	5,019.99'	32°21'23" L.T.	S18°04'15"E	2,797.40'
C4	3,086.45'	5,419.99'	32°37'39" R.T.	N17°56'07"W	3,044.92'

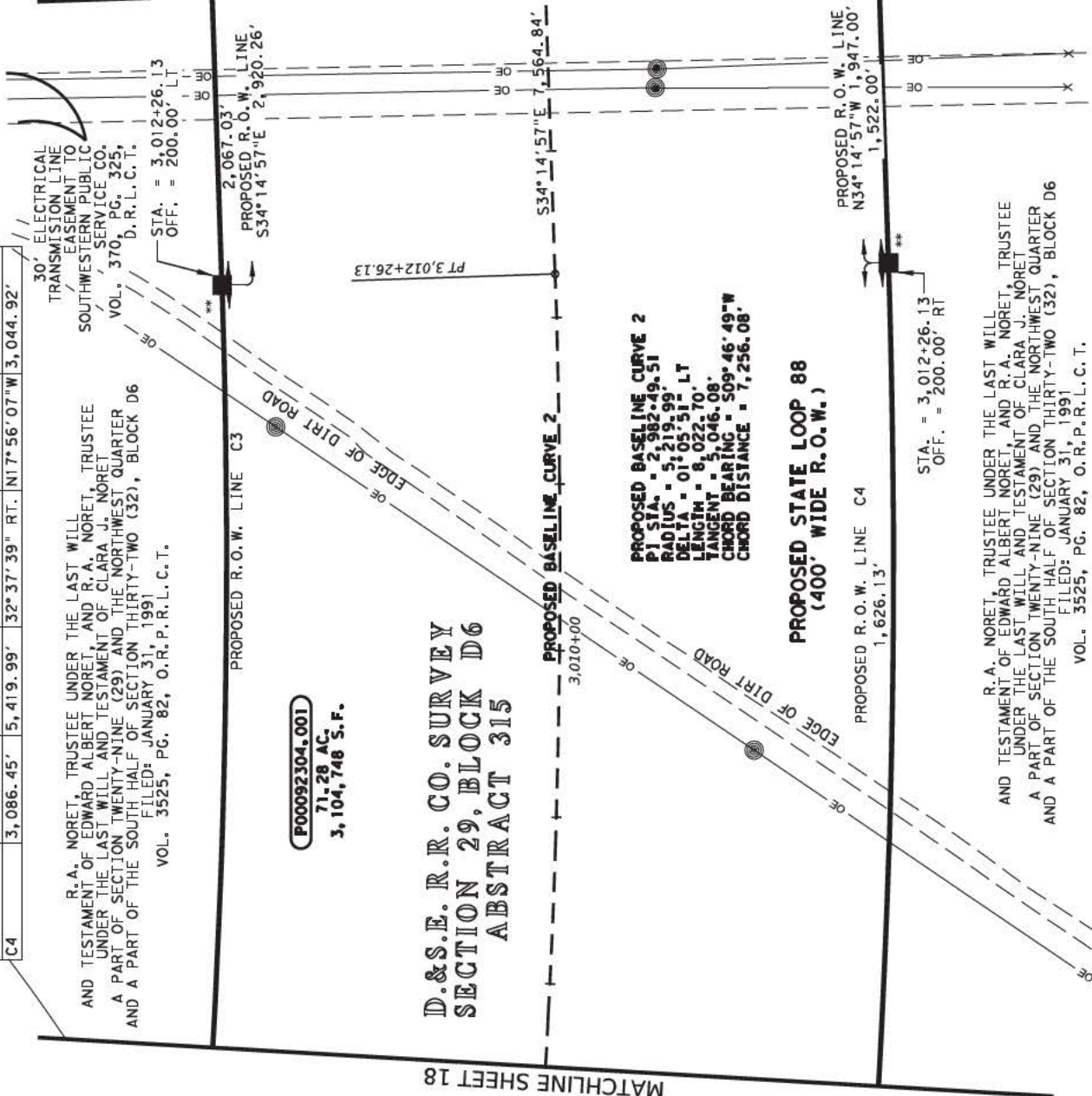
R.A. NORET, TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF EDWARD ALBERT NORET, AND R.A. NORET, TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF CLARA J. NORET, A PART OF SECTION TWENTY-NINE (29) AND THE NORTHWEST QUARTER AND A PART OF THE SOUTH HALF OF SECTION THIRTY-TWO (32), BLOCK D6 FILED: JANUARY 31, 1991
VOL. 3525, PG. 82, O.R.P.R.L.C.T.

P00092304.001
71.28 AC.
3,104,748 S.F.

**D.&S.E. R.R. CO. SURVEY
SECTION 29, BLOCK D6
ABSTRACT 315**

MATCHLINE SHEET 16

MATCHLINE SHEET 18



Texas Department of Transportation



4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509

© JULY, 2025

SHINE

Shine | DCCM
TxSurv F-10040800
330 N 4th St
Silsbee, TX 77656
409.385.9383
ShineandAssociates.com

DCCM

PARCEL PLAT SHOWING
PID P00092304.001

SL 88: LUBBOCK COUNTY : JULY 2025
RCSJs: 1502-01-039
TxC ROW PROJECT ID: R00004785
PAGE 17 OF 23 SCALE: 1"=100'

CURVE TABLE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C3	2,834.93'	5,019.99'	32°21'23" LT.	S18°04'15"E	2,797.40'
C4	3,086.45'	5,419.99'	32°37'39" RT.	N17°56'07"W	3,044.92'

R.A. NORET, TRUSTEE UNDER THE LAST WILL
AND TESTAMENT OF EDWARD ALBERT NORET, AND R.A. NORET, TRUSTEE
UNDER THE LAST WILL AND TESTAMENT OF CLARA J. NORET
A PART OF SECTION TWENTY-NINE (29) AND THE NORTHWEST QUARTER
AND A PART OF THE SOUTH HALF OF SECTION THIRTY-TWO (32), BLOCK D6
FILED: JANUARY 31, 1991
VOL. 3525, PG. 82, O.R.P.R.L.C.T.

PROPOSED R.O.W. LINE C3

P00092304.001
71.28 AC.
3,104,748 S.F.

PROPOSED BASELINE CURVE 2
P1 STA. = 2,982.49+51
RADIUS = 5,219.99'
DELTA = 01°05'51" LT
LENGTH = 8,022.70'
TANGENT = 5,046.08'
CHORD BEARING = S09°46'49"W
CHORD DISTANCE = 7,256.08'

IRRIGATED RADIUS LIMITS

PROPOSED BASELINE CURVE 2
3,005+00

D.&S.E. R.R. CO. SURVEY
SECTION 29, BLOCK D6
ABSTRACT 315

PROPOSED STATE LOOP 88
(400' WIDE R.O.W.)

PROPOSED R.O.W. LINE C4
1,626.13'

R.A. NORET, TRUSTEE UNDER THE LAST WILL
AND TESTAMENT OF EDWARD ALBERT NORET, AND R.A. NORET, TRUSTEE
UNDER THE LAST WILL AND TESTAMENT OF CLARA J. NORET
A PART OF SECTION TWENTY-NINE (29) AND THE NORTHWEST QUARTER
AND A PART OF THE SOUTH HALF OF SECTION THIRTY-TWO (32), BLOCK D6
FILED: JANUARY 31, 1991
VOL. 3525, PG. 82, O.R.P.R.L.C.T.

MATCHLINE SHEET 17

MATCHLINE SHEET 19



4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509

© JULY, 2025

SHINE

Shine | DCCM
TxSurv F-10040800

330 N 4th St
Silsbee, TX 77656
409.385.9383
ShineandAssociates.com

DCCM

PARCEL PLAT SHOWING
PID P00092304.001

SL 88: LUBBOCK COUNTY : JULY 2025
RCSJs: 1502-01-039
TxC ROW PROJECT ID: R00004785
PAGE 18 OF 23 SCALE: 1"=100'

CURVE TABLE	CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C3		2,834.93'	5,019.99'	32° 21' 23" LT.	S18° 04' 15" E	2,797.40'
C4		3,086.45'	5,419.99'	32° 37' 39" RT.	N17° 56' 07" W	3,044.92'

R. A. NORET, TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF EDWARD ALBERT NORET, AND R. A. NORET, TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF CLARA J. NORET, A PART OF SECTION TWENTY-NINE (29) AND THE NORTHWEST QUARTER AND A PART OF THE SOUTH HALF OF SECTION THIRTY-TWO (32), BLOCK D6 FILED: JANUARY 31, 1991 VOL. 3525, PG. 82, O.R.P.R.L.C.T.

PROPOSED BASELINE CURVE 2
PI STA. = 2,982.49+51
RADIUS = 5,219.99'
DELTA = 01° 04' 51" LT
LENGTH = 8,022.70'
TANGENT = 5,046.08'
CHORD BEARING = S09° 46' 49" W
CHORD DISTANCE = 7,256.08'

P00092304.001
59.54 AC.
2,593,556 S.F.

D.&S.E. R.R. CO. SURVEY
SECTION 29, BLOCK D6
ABSTRACT 315

PROPOSED STATE LOOP 88
(400' WIDE R.O.W.)

PROPOSED R.O.W. LINE C4
1,626.13'

STA. = 2,996+00.00
OFF. = 200.00' RT

R. A. NORET, TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF EDWARD ALBERT NORET, AND R. A. NORET, TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF CLARA J. NORET, A PART OF SECTION TWENTY-NINE (29) AND THE NORTHWEST QUARTER AND A PART OF THE SOUTH HALF OF SECTION THIRTY-TWO (32), BLOCK D6 FILED: JANUARY 31, 1991 VOL. 3525, PG. 82, O.R.P.R.L.C.T.

MATCHLINE SHEET 18

MATCHLINE SHEET 20



Texas Department of Transportation



WGL
wglnc.com

4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509
© JULY, 2025

SHINE
Shine | DCCM
TxSurv F-10040800
330 N 4th St
Silsbee, TX 77656
409.385.9383
ShineandAssociates.com

DCCM

PARCEL PLAT SHOWING
PID P00092304.001
SL 88: LUBBOCK COUNTY : JULY 2025
RCSJs: 1502-01 -039
TxC ROW PROJECT ID: R00004785
PAGE 19 OF 23 SCALE: 1"=100'





CURVE TABLE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C3	2,834.93'	5,019.99'	32° 21' 23" LT.	S18° 04' 15" E	2,797.40'
C4	3,086.45'	5,419.99'	32° 37' 39" RT.	N17° 56' 07" W	3,044.92'

R.A. NORET, TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF EDWARD ALBERT NORET, AND R.A. NORET, TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF CLARA J. NORET, A PART OF SECTION TWENTY-NINE (29) AND THE NORTHWEST QUARTER AND A PART OF THE SOUTH HALF OF SECTION THIRTY-TWO (32), BLOCK D6 FILED: JANUARY 31, 1991
VOL. 3525, PG. 82, O.R.P.R.L.C.T.

PROPOSED R.O.W. LINE C3

PROPOSED BASELINE CURVE 2
P1 STA = 2+982.49.51
RADIUS = 5,219.99'
DELTA = 01° 05' 51" LT
LENGTH = 8,022.70'
TANGENT = 5,046.08'
CHORD BEARING = S09° 46' 49" W
CHORD DISTANCE = 7,256.08'

P00092304.001
59.54 AC.
2,593,556 S.F.

MATCHLINE SHEET 19

MATCHLINE SHEET 21

**D.&S.E. R.R. CO. SURVEY
SECTION 29, BLOCK D6
ABSTRACT 315**

**PROPOSED STATE LOOP 88
(400' WIDE R.O.W.)**

PROPOSED R.O.W. LINE C4
1,460.32'

R.A. NORET, TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF EDWARD ALBERT NORET, AND R.A. NORET, TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF CLARA J. NORET, A PART OF SECTION TWENTY-NINE (29) AND THE NORTHWEST QUARTER AND A PART OF THE SOUTH HALF OF SECTION THIRTY-TWO (32), BLOCK D6 FILED: JANUARY 31, 1991
VOL. 3525, PG. 82, O.R.P.R.L.C.T.



Texas Department of Transportation



WGL
wglnc.com
4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509

© JULY, 2025

SHINE
Shine | DCCM
TxSurv F-10040800
330 N 4th St
Silsbee, TX 77656
409.385.9383
ShineandAssociates.com

DCCM

PARCEL PLAT SHOWING
PID P00092304.001

SL 88: LUBBOCK COUNTY : JULY 2025
RCSJs: 1502-01-039
TxC ROW PROJECT ID: R00004785
PAGE 20 OF 23 SCALE: 1"=100'

SCALE 1"=100' 8.5"X11"

N

① CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY
UNDIVIDED ONE-SIXTH (1/6TH) INTEREST
IN ALL OF SECTION 22 AND PART OF SECTION 23
AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006414, O.P.R. L.C.T.

CNW, LLC, A TEXAS LIMITED LIABILITY COMPANY
(RECEIVING 2/8THS OF GRANTOR'S INTEREST),
LNS, LLC, A TEXAS LIMITED LIABILITY COMPANY
(RECEIVING 3/8THS OF GRANTOR'S INTEREST),
AND
NNM, LLC, A TEXAS LIMITED LIABILITY COMPANY
(RECEIVING 3/8THS OF GRANTOR'S INTEREST)
UNDIVIDED ONE-HALF (1/2) INTEREST
IN ALL OF SECTION 22, A PART OF SECTION 23
AND ALL OF SECTION 28, BLOCK D6
FILED: FEBRUARY 23, 2018
DOC. NO. 2018006416, O.P.-L.L.C.T.



Texas Department of Transportation



WGLInc.com

4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509

אמנון וזמרה

SHINE

Shine | DCCM
TxSurv F-100408

GLM

Silsbee, TX 77655
409.385.9383
ShineandAssociates.com

PARCEL PLAT SHOWING
PID P00092304.001

SL 88: LUBBOCK COUNTY : JULY 2025
RCSJ: 1502-01-039
TxC ROW PROJECT ID: R00004785
PAGE 21 OF 23 SCALE: 1"=100'

CURVE	TABLE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C3		2,834.93'	5,019.99'	32°21'23" LT.	S18°04'15"E	2,797.40'
C4		3,086.45'	5,419.99'	32°37'39" RT.	N17°56'07"W	3,044.92'

R. A. NORET, TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF EDWARD ALBERT NORET, AND R. A. NORET, TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF CLARA J. NORET, A PART OF SECTION TWENTY-NINE (29) AND THE NORTHWEST QUARTER AND A PART OF THE SOUTH HALF OF SECTION THIRTY-TWO (32), BLOCK D66, TOWNSHIP 36 NORTH, RANGE 12 EAST, COUNTY OF SHERBORN, ILLINOIS, FILED: JANUARY 31, 1991 VOL. 3525, PG. 82, O.R.P.R.L.C.T.

IRRIGATED RADIUS LIMITS:

STA. = 2,982+78.26
OFF. = 200.00' LT

PROPOSED R.O.W. LINE C3

**PROPOSED STATE LOOP 88
(400' WIDE R.O.W.)**

P00092304.001
59.54 AC,
2.593.556 S.F.

PROPOSED BASELINE CURVE 2
2,985+00

PROPOSED BASELINE CURVE 2
 P1 STA. = 2,982.49, 51
 RADIUS = 5,219.99'
 DELTA = 01° 05' 51" LT
 LENGTH = 8,022.70'
 TANGENT = 5,046.08'
 CHORD BEARING = S09° 46' 49" E
 CHORD DISTANCE = 7,256.08'

D.&S.E. R.R. CO. SURVEY
SECTION 29, BLOCK D6
ABSTRACT 315

PROPOSED R.O.W. LINE C4
1' 460' 32'

$$\begin{aligned} \text{STA}_0 &= 2,982 + 53.57 \\ \text{OFF}_0 &= 200.00' \text{ RT} \end{aligned}$$

R. A. NORET, TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF EDWARD ALBERT NORET, AND R. A. NORET, TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF CLARA J. NORET A PART OF SECTION TWENTY-NINE (29) AND THE NORTHWEST QUARTER AND A PART OF THE SOUTH HALF OF SECTION THIRTY-TWO (32), BLOCK C FILED: JANUARY 31, 1991
VOL. 3525, PG. 82. O.R.P.-L.C.T.

D.&S.E. R.R. CO. SURVEY
SECTION 28, BLOCK D6,
ABSTRACT 881

DATE: 7/17/2025 9:29:24 PM
FILE: 5L88 CS/1502-01-039 P00092304.001 SH21.dgn

0 50 100
SCALE IN FEET
SCALE 1" = 100' 8.5" X 11"



R. A. NORET, TRUSTEE UNDER THE LAST WILL
AND TESTAMENT OF EDWARD ALBERT NORET, AND R. A. NORET, TRUSTEE
UNDER THE LAST WILL AND TESTAMENT OF CLARA J. NORET
A PART OF SECTION TWENTY-NINE (29) AND THE NORTHWEST QUARTER
AND A PART OF THE SOUTH HALF OF SECTION THIRTY-TWO (32), BLOCK D6
FILED: JANUARY 31, 1991
VOL. 3525, PG. 82, O.R.P.R.L.C.T.

PROPOSED ADL 853.23'
PROPOSED R.O.W. LINE S34°14'57"E 2,920.26'

P00092304.001
71.28 AC.
3,104,748 S.F.

EDGE OF DIRT ROAD
EDGE OF DIRT ROAD

PROPOSED BASELINE S34°14'57"E 7,564.84'

3,035+00

PROPOSED STATE LOOP 88
(VARIABLE WIDTH R.O.W.)

D.&S.E. R.R. CO. SURVEY
SECTION 29, BLOCK D6
ABSTRACT 315

MATCHLINE SHEET 10

MATCHLINE SHEET 14

MATCHLINE SHEET 8

MATCHLINE SHEET 9



Texas Department of Transportation



WGL
wglnc.com

© JULY, 2025
4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509

Shine | DCCM
TxSurv F-10040800
330 N 4th St
Silsbee, TX 77656
409.385.9383
ShineandAssociates.com

SHINE
DCCM

PARCEL PLAT SHOWING
PID P00092304.001
SL 88: LUBBOCK COUNTY : JULY 2025
RCSJs: 1502-01 - 039
TxC ROW PROJECT ID: R00004785
PAGE 22 OF 23 SCALE: 1" = 100'

NOTES

ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, EPOCH 2010.00.

COORDINATES AND DISTANCE ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT SURFACE ADJUSTMENT FACTOR OF 1.0002452.

ABSTRACTING WAS COMPLETED IN FEBRUARY, 2025. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST THAT ARE NOT SHOWN.

FIELD SURVEYS AND MONUMENTATION WERE COMPLETED IN MAY 2025.

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

"**" THE MONUMENT DESCRIBED AND SET OR CALCULATED 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 BY OR RETAINED BY TXDOT.

TOPOGRAPHIC/PLANIMETRIC ELEMENTS PROVIDED BY TXDOT AND UPDATED BY SHINE AND RECEIVED IN JANUARY & FEBRUARY OF 2025.

ACCESS WILL BE PERMITTED TO THE NORTHWEST REMAINDER ABUTTING THE HIGHWAY FACILITY FROM A POINT BEING THE BEGINNING OF CALL 6 OF THE FOREGOING PROPERTY DESCRIPTION TO A POINT BEING AT THE END OF CALL 11; AND ALSO FROM A POINT BEING NORTH 34 DEGREES 14 MINUTES 57 SECONDS WEST A DISTANCE OF 425.00 FEET FROM THE BEGINNING OF CALL 12 TO A POINT BEING AT THE END OF CALL 13;

AND, ACCESS WILL BE DENIED TO THE REMAINDER ABUTTING THE HIGHWAY FACILITY FOR A DISTANCE OF 867.17 FEET FROM A POINT BEING THE BEGINNING OF CALL 3 OF THE FOREGOING PROPERTY DESCRIPTION TO THE END OF CALL 5; AND ALSO FOR A DISTANCE OF 425.00 FEET FROM THE BEGINNING OF CALL 12 TO A POINT BEING NORTH 34 DEGREES 14 MINUTES 57 SECONDS WEST A DISTANCE OF 425.00 FEET FROM THE BEGINNING OF CALL 12.

ACCESS WILL BE PERMITTED TO THE SOUTHEAST REMAINDER ABUTTING THE HIGHWAY FACILITY FROM A POINT BEING THE BEGINNING OF CALL 15 OF THE FOREGOING PROPERTY DESCRIPTION TO A POINT BEING SOUTH 34 DEGREES 14 MINUTES 57 SECONDS EAST A DISTANCE OF 2,067.03 FEET FROM THE BEGINNING OF CALL 16;

AND, ACCESS WILL BE DENIED TO THE REMAINDER ABUTTING THE HIGHWAY FACILITY FOR A DISTANCE OF 1,262.54 FEET FROM A POINT BEING SOUTH 34 DEGREES 14 MINUTES 57 SECONDS EAST A DISTANCE OF 2,067.03 FEET FROM THE BEGINNING OF CALL 16 OF THE FOREGOING PROPERTY DESCRIPTION TO THE END OF CALL 17.

LEGEND

EXISTING RIGHT-OF-WAY (R.O.W.) LINE	X	IRRIGATION PIVOT	[T]	TELEPHONE PEDESTAL
PROPOSED PARCEL ACQUISITION	⊙	SIGN	[E]	CABLE PEDESTAL
PROPOSED ACCESS DENIAL LINE (ADL)	⊗	ELECTRIC METER	⊗	WATER VALVE
PROPERTY LINE	●	POWER POLE	⊙	IRRIGATION STAND PIPE
SURVEY LINE	(XX)	RECORD		
LAND HOOKS	DOC.	NO. DOCUMENT NUMBER		
DISTANCE NOT TO SCALE	S.F.	SQUARE FEET		
EASEMENT/BUILDING LINE (AS NOTED)	I.R.	IRON ROD		
EXISTING PARCEL ACQUISITION	I.R.C.	IRON ROD WITH CAP		
OVERHEAD ELECTRIC LINE	I.P.	IRON PIPE		
UNDERGROUND GAS LINE	R.R.SP.	RAILROAD SPIKE		
FOUND MONUMENT (AS NOTED)	N.T.S.	NOT TO SCALE		
5/8 INCH IRON ROD WITH CAP STAMPED "SHINE"	D.R.L.C.T.	DEED RECORDS LUBBOCK COUNTY, TEXAS		
CALCULATED POINT	O.P.R.L.C.T.	OFFICIAL PUBLIC RECORDS LUBBOCK COUNTY, TEXAS		
PROPOSED ACQUISITION PARCEL	O.R.P.R.L.C.T.	OFFICIAL REAL PROPERTY RECORDS LUBBOCK COUNTY, TEXAS		



Texas Department of Transportation



WGL
wglnc.com

4700 Mueller Boulevard, Suite 300
Austin, TX 78723
Survey Firm No. 10194509

© JULY, 2025

Shine | DCCM
TxSurv F-10040800
330 N 4th St
Silsbee, TX 77656
409.385.9383
ShineandAssociates.com

SHINE

DCCM

PARCEL PLAT SHOWING
PID P00092304.001

SL 88: LUBBOCK COUNTY : JULY 2025
RCSJs: 1502-01 -039
TxC ROW PROJECT ID: R00004785
PAGE 23 OF 23 SCALE: 1" = 100'

County: Lubbock
Highway: SL 88
RCSJ: 1502-01-039
Parcel: P00092304.001
Project Limits: From 0.5 MI East of FM 179 to Quincy Ave

Access Addendum

AND IN ADDITION THERETO:

Access is prohibited across the Access Denial Line to the highway facility from the abutting remainder property as described in the Property Description (plat showing access denial line).

January 19, 2026
P00093412.001
Page 1 of 6

County: El Paso
Highway: IH 10
Limits: From SS 1966 to 0.5 miles East of Campbell St
R.O.W. Project ID: R00017891
RCSJ: 2121-02-187
CCSJ: 2121-02-186

Property Description for P00093412.001

Being a 0.0925 of an acre (4,030 square feet) parcel of land situated in the J. Barker Survey No. 9, Abstract No. 8, El Paso County, Texas; said parcel being a portion of a called 1.213 acre tract of land conveyed from El Paso Holocaust Museum and Study Center to Yandell Tower and Horizon Properties, LLC by deed recorded under Document Number 20070047878 of the Official Public Records of Real Property, El Paso County, Texas (O.P.R.E.P.C.T.), executed May 18, 2007; said tract described as a portion of Lots 17 through 23, inclusive and Lots 90, 91 and part of 92, Block 8, Sunset Heights Second Revised Map, as shown on the map or plat recorded in Volume 10, Page 47 of the Map and Plat records of El Paso County, Texas (M.P.R.E.P.C.T.), as well as a portion of the adjacent 20 foot wide alley within said Block 8, said portion of alley vacated by City of El Paso Ordinance 7009 on September 16, 1980 said 0.0925 of an acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a City of El Paso monument, a 1-inch bolt set flush with concrete and etched with an "+" found in the intersection of Santa Fe Street (70 feet wide) with Yandell Drive (70 feet wide) both of record per plat of said Sunset Heights Second Revision, from which a City of El Paso monument described as a 1-inch bolt set flush with concrete and etched with an "+" found in the intersection of said Yandell Drive with Corto Way (70 feet wide per plat of said Sunset Heights Second Revision, bears North 60° 18' 51" W, a distance of 501.59 feet;

THENCE, South 07° 26' 34" East, across said Yandell Drive and said 1.213 acre tract, a distance of 147.04 feet to a TxDOT Type II monument set at the point of intersection of the existing northerly right-of-way line of Interstate Highway (IH 10) (variable width) with the proposed southwesterly right-of-way line of said IH 10 (variable width), said monument being 210.15 feet left from the proposed IH 10 baseline station 453+42.98, being at the southwestern corner of the herein described tract and being the **POINT OF BEGINNING** (having coordinates of N = 10,659,868.20, E=382,955.13, U.S. Survey Feet, Surface Coordinates);

January 19, 2026
P00093412.001
Page 2 of 6

- 1) **THENCE**, North 33° 48' 38" West, along the proposed southwesterly right-of-way line of said IH 10, a distance of 128.80 feet to a TxDOT Type II monument set for the beginning of a tangent curve to the left, said monument being 338.56 feet left from the proposed IH 10 baseline station 453+52.85;
- 2) **THENCE**, Northwesterly, continuing along the proposed southwesterly right-of-way line of said IH 10 and along the arc of said curve to the left, having a Radius of 178.00 feet, a Delta of 26° 28' 18", and a Chord Bearing and Distance of North 47° 02' 47" West, 81.51 feet, an arc distance of 82.24 feet to a TxDOT Type II monument set for a point of tangency, said monument being 419.10 feet left from the proposed IH 10 baseline station 453+40.32;
- 3) **THENCE**, North 60° 16' 55" West, continuing along the proposed southwesterly right-of-way line of said IH 10, a distance of 27.26 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for corner in the line common to said 1.213 acre Yandell Tower and Horizon Properties, LLC tract and a tract of land (described as Parcel 3), being Lots 24 and 25, Block 8 of said Second Revised Sunset Heights, conveyed to Sunset Heights, LLC by deed recorded under Document Number 20190073966 of said O.P.R.E.P.C.T, being an angle point in said proposed southwesterly right-of-way line of said IH 10, said rod being 444.36 feet left from the proposed IH 10 baseline station 453+30.07, for the northwest corner of the herein described parcel; **
- 4) **THENCE**, North 29° 41' 03" East, continuing along the proposed southwesterly right-of-way line of said IH 10, also the line common to said 1.213 acre Yandell Tower and Horizon Properties, LLC tract and said Sunset Heights, LLC tract, a distance of 6.04 feet to a Magnail found in rock wall face at the point of intersection with the existing southwesterly right-of-way line of said Yandell Drive, being the beginning of a non-tangent curve to the right, for the northeastern corner of the herein described parcel said nail being 446.64 feet left from the proposed IH 10 baseline station 453+35.66;
- 5) **THENCE**, Southeasterly, along the existing southwesterly right-of-way line of said Yandell Drive, and along the arc of said curve to the right, having a Radius of 522.15 feet, a Delta of 26° 45' 52", and a Chord Bearing and Distance of South 47° 08' 19" East, 241.70 feet, an arc distance of 243.91 feet to the point of intersection with the aforesaid existing northerly right-of-way line of IH 10, said point being 207.87 feet left from the proposed IH 10 baseline station 453+73.20, for the southeastern corner of the herein described parcel, from which a found TxDOT Type II monument bears North 47° 09' 47" East, 1.39 feet;

January 19, 2026
P00093412.001
Page 3 of 6

- 6) **THENCE**, South 56° 06' 15" West, along the existing northerly right-of-way line of said IH 10, a distance of 30.31 feet to the **POINT OF BEGINNING**, containing 0.0925 of an acre (4,030 square feet) of land.

Notes:

All bearings and distances are referenced to grid north and based on the Texas Coordinate System, Central Zone 4203, North American Datum 1983 (NAD83) (2011 ADJ), Epoch 2010.00.

All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.000231. All measurements are in U.S. Survey Feet.

Abstracting was performed from January 2024 to August 2024.

Field surveys were performed from January 2024 to August 2024.

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

This survey does not reflect a title search and is not a guarantee of title. The surveyor is not responsible for any facts, conditions, covenants, or restrictions not readily apparent on the surface of the subject property or otherwise disclosed to the surveyor at the time of the survey. The information regarding easement and other restrictions to subject property shown hereon was provided by First American Title Guaranty Company, GF NO. 241382-7, with an effective date of July 11, 2024.

Any monument called as set will be set during or after ROW acquisition.

** The monument described and set in this call may be replaced with a TxDOT Type II ROW Marker upon the completion of the highway construction project under the supervision of a Registered Professional

I, Abner Abraham Martinez, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the property description and plat represent an actual survey made on the ground under my supervision.

Abner Abraham Martinez, R.P.L.S.
Texas Registration No. 7085

Date

Lina T. Ramey & Associates, Inc.
3320 Belt Line Road
Farmers Branch, Texas 75234
Ph. 214-979-1144
TBPELS FIRM NO. F-782, 10140700

ACQUISITION TABLE			
ACQUISITION AREA		REMAINING ACRES	
ACRES	SQUARE FEET	LT	RT
0.0925	4,030	1.120	0.0000

H.T. & B. RR. C.O. SURVEY NO. 269
ABSTRACT NO. 47

REFERENCE MON.

N60°18'51"W 501.59'
 YANDELL DRIVE
 (70' RIGHT OF WAY)
 VOL. 10, PG. 47, M.P.R.E.P.C.T.
 EXIST

A-47 APPROXIMATE ORIGINAL
A-08 SURVEY LINE

EXISTING R.O.W.
YANDELL DRIVE
(70' RIGHT OF WAY)
(VOL. 1, PG. 44, M.P.R.E.P.C.T.)
EXISTING YANDELL DR R.O.W.
20' ALLEY

N. T. S.

P00093412.001

J.BARKER SURVEY NO.09
ABSTRACT NO.08

EXISTING R.O.W.
SANTA FE ST.
(70' RIGHT OF WAY)
(VOL. 1, PG. 44, M.P.R.

EXISTING IH 10 R.O.W.
INTERSTATE HIGHWAY NO. 10
(VARIABLE WIDTH RIGHT OF WAY)
IH 10 BASELINE
455+00
IH 10 BASELINE
CURVE 10

IH 10 BASELINE	
CURVE 10	
PI STATION	
PI COORDINATES	= N 10,659,884.52
	E 383,315.66
DELTA	= 04°23'35.8"
DEGREE OF CURVE	= 01°00'03.1"
TANGENT	= 219.58'
LENGTH	= 438.94'
RADIUS	= 5,724.58'
CHORD BEARING	= N53°59'34"E
CHORD DISTANCE	= 438.84'
PC STATION	= 454+16.81
PT STATION	= 458+55.75

PARENT TRACT INSET FOR
PARCEL P00093412.001
N.T.S.

P00093412.001

0.0925 ACRES (4,030 SQUARE FT)

**YANDELL TOWER AND HORIZON PROPERTIES, LLC
PORTION OF LOTS 17 - 23, INCLUSIVE, AND LOTS 90 &
91, A PORTION OF LOT 92, & A VACATED 20' WIDE
ALLEY CLOSED BY CITY ORDINANCE #7009, DATED
9/16/80, ALL IN BLOCK 8, SUNSET HEIGHTS (2ND
REVISED MAP), VOL. 10, PG. 47, M.P.R.E.P.C.T.
DOC. NO. 20070047878, O.P.R.E.P.C.T.
EXECUTED: MAY 18, 2007**

NOTES:

THE BASIS OF BEARING IS GRID NORTH

ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.000231.

ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

ABSTRACTING WAS COMPLETED FROM JANUARY, 2024, THROUGH AUGUST, 2024.

FIELD SURVEYS WERE COMPLETED FROM JANUARY, 2024, THROUGH AUGUST, 2024.

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

ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.

ANY MONUMENT CALLED AS SET WILL BE SET DURING OR AFTER ROW ACQUISITION.

****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 LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.**

THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS NOT A GUARANTEE OF TITLE. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY FACTS, CONDITIONS, COVENANTS, OR RESTRICTIONS NOT READILY APPARENT ON THE SURFACE OF THE SUBJECT PROPERTY OR OTHERWISE DISCLOSED TO THE SURVEYOR AT THE TIME OF THE SURVEY. THE INFORMATION REGARDING EASEMENT AND OTHER RESTRICTIONS TO SUBJECT PROPERTY SHOWN HEREON WAS PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY, GF NO. 241382-7, WITH AN EFFECTIVE DATE OF JULY 11, 2024.



ABNER ABRAHAM MARTINEZ - R.P.L.S. NO. 7085 01/19/2026

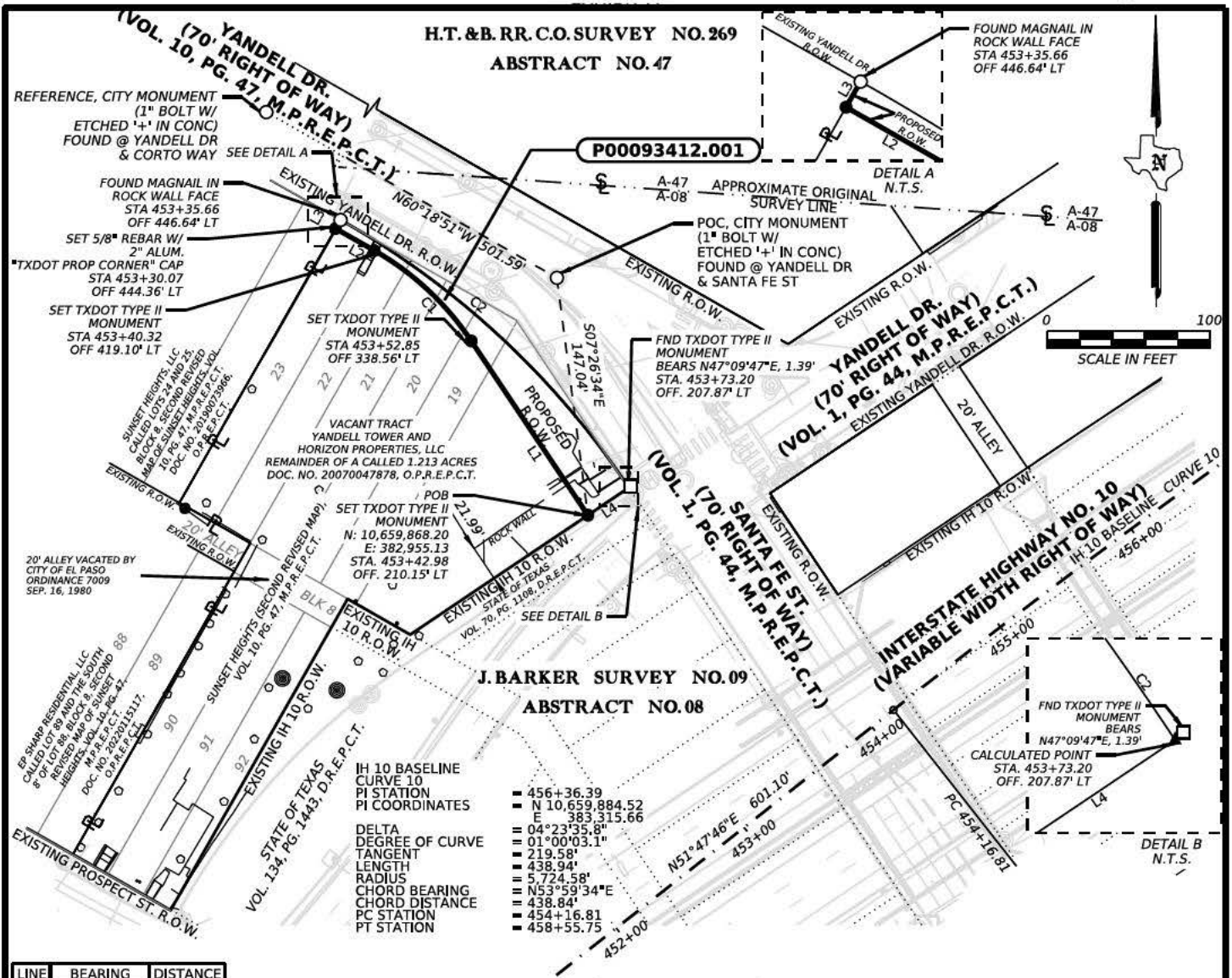
REVISIONS

LTRA LINA T. RAMEY & ASSOCIATES, INC.
3320 BELTLINE ROAD
FARMERS BRANCH, TEXAS 75234
214-979-1144
FIRM REGISTRATION NO. F-782
TBPELS REGISTRATION NO. 10140700

Texas Department of Transportation

PARCEL PLAT SHOWING PARCEL
P00093412.001

C-2026							N.T.S.	
ROW PROJECT ID				FEDERAL AID PROJECT NO.		FEDERAL ROAD DIVISION NO.		
R00017891						6		
CCSJ	CONT	SECT	JOB	RCSJ	CONT	SECT	JOB	
	2121	02	186		2121	02	187	
COUNTY			HIGHWAY		DISTRICT		SHEET	
EL PASO			RH 10		24		5 OF 6	



LINE	BEARING	DISTANCE
L1	N33°48'38"W	128.80'
L2	N60°16'55"W	27.26'
L3	N29°41'03"E	6.04'
L4	S56°06'15"W	30.31'

CURVE TABLE					
CURVE	CHORD BEARING	CHORD DISTANCE	DELTA	RADIUS	ARC LENGTH
C1	N47°02'47"W	81.51'	26°28'18"	178.00'	82.24'
C2	S47°08'19"E	241.70'	26°45'52"	522.15'	243.91'

LEGEND:

- FOUND TXDOT MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- FOUND MONUMENT (AS NOTED)
- ▲ CALCULATED POINT
- EXISTING RIGHT-OF-WAY (R.O.W.) LINE
- - - PROPOSED RIGHT-OF-WAY (R.O.W.) LINE
- PROPERTY LINE
- LAND HOOK (IDENTICAL OWNERS)
- - - EXISTING RIGHT-OF-WAY PARCELS
- - - EASEMENT LINE
- - - SURVEY LINE (APPROXIMATE)
- - - REFERENCE LINE
- N.T.S. NOT TO SCALE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- () RECORD
- O.P.R.E.P.C.T. OFFICIAL PUBLIC RECORDS, EL PASO COUNTY, TEXAS
- D.R.E.P.C.T. DEED RECORDS EL PASO COUNTY, TEXAS
- M.P.R.E.P.C.T. MAP AND PLAT RECORDS EL PASO COUNTY, TEXAS

- TREE
- MARKER POST
- MAILBOX
- HISTORICAL MARKER
- SIGN
- POWER POLE
- GAS METER
- GAS VALVE
- GUY WIRE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- IRRIGATION STAND PIPE
- WIRE FENCE
- OVERHEAD ELECTRIC
- FIBER OPTIC CABLE
- - - UNDERGROUND TELEPHONE

P00093412.001

0.0925 ACRES (4,030 SQUARE FT)

YANDELL TOWER AND HORIZON PROPERTIES, LLC

PORTION OF LOTS 17 - 23, INCLUSIVE, AND LOTS 90 & 91, A PORTION OF LOT 92, & A VACATED 20' WIDE ALLEY CLOSED BY CITY ORDINANCE #7009, DATED 9/16/80, ALL IN BLOCK 8, SUNSET HEIGHTS (2ND REVISED MAP), VOL. 10, PG. 47, M.P.R.E.P.C.T. DOC. NO. 20070047878, O.P.R.E.P.C.T. EXECUTED: MAY 18, 2007

REVISIONS											
LINA T. RAMEY & ASSOCIATES, INC. 3320 BELTLINE ROAD FARMERS BRANCH, TEXAS 75234 214-979-1144 FIRM REGISTRATION NO. F-782 TBPPLS REGISTRATION NO. 10140700											
Texas Department of Transportation											
PARCEL PLAT SHOWING PARCEL P00093412.001											
©2026 1" = 100'											
ROW PROJECT ID R00017891				FEDERAL AID PROJECT NO.				FEDERAL ROAD DIVISION NO. 6			
CCSJ 2121		CONT 02		SECT 186		RCSJ 2121		CONT 02		JOB 187	
COUNTY EL PASO				HIGHWAY RH 10				DISTRICT 24			
SHEET 6 OF 6											

Revised: June 2, 2026
January 19, 2026
P00093414.001
Page 1 of 5

County: El Paso
Highway: IH 10
Limits: From SS 1966 To 0.5 Miles East of Campbell St.
ROW Project ID: R00017891
RCSJ: 2121-02-187
CCSJ: 2121-02-186

Property Description for P00093414.001

Being a 0.0359 of an acre (1,563 square feet) parcel of land situated in the J. Barker Survey No. 9, Abstract No. 8, El Paso County, Texas; said parcel being a portion of the residue of a tract of land conveyed from The Scottish Rite Benevolent Association of El Paso to El Paso Scottish Rite Historical Library and Museum Foundation by deed recorded under Document Number 98076368 of the Official Public Records of Real Property, El Paso County, Texas (O.P.R.E.P.C.T.), effective August 10, 1998, said tract described as Lots 1, 2, 3, and 4, Block 8, Satterthwaite Addition in the City of El Paso, Texas, according to the plat of said addition on file in the office of the City Engineer, El Paso, Texas (a.k.a. Block 8, Second Revised Map of Sunset Heights Addition, as shown on the map or plat recorded in Volume 10, Page 47, M.P.R.E.P.C.T.); said 0.0359 of an acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a City of El Paso monument, a 1-inch iron bolt set flush with concrete and etched with an "+", found in the intersection of Santa Fe Street (70 feet wide) of record per plat of said Satterthwaite Addition with Prospect Street (70 feet wide) of record per plat of said Satterthwaite Addition, from which a City of El Paso monument, a 3-1/4 inch brass disk stamped "City of El Paso" in concrete found in the intersection of said Santa Fe Street with Missouri Avenue (70 feet wide) of record per plat of said Satterthwaite Addition, bears South 33° 48' 45" East, a distance of 114.15 feet;

THENCE, North 70° 41' 25" West, across said Prospect Street, a distance of 99.57 feet to a TxDOT Type II monument set at the point of intersection of the existing northern right-of-way line of said Prospect Street with the proposed southwest right-of-way line of Interstate Highway 10 (IH 10) (variable width), being the southwest corner of the herein described parcel, and being the **POINT OF BEGINNING**, (having coordinates of N=10,659,484.94, E=383,230.54, U.S. Survey Feet, Surface Coordinates), said monument being 261.36 feet right from the proposed IH10 baseline station 453+22.37;

Revised: June 2, 2026
January 19, 2026
P00093414.001
Page 2 of 5

- 1) **THENCE**, North 39°32' 00" West, along said proposed southwest right-of-way line of IH 10 a distance of 33.32 feet to a TxDOT Type II monument set for the beginning of a non-tangent curve to the right, said monument being 228.04 feet right from the proposed IH 10 baseline station 453+21.60;
- 2) **THENCE**, Northwesterly, continuing along said proposed southwest right-of-way line of IH10, along the arc of said curve to the right, having a radius of 376.00 feet, a Delta of 5° 45' 01", an Arc length of 37.74 feet, and a Chord Bearing and Distance of North 36° 39' 29" West, 37.72 feet to a TxDOT Type II monument set for a point of tangency, said monument being 190.34 feet right from the proposed IH 10 baseline station 453+22.61;
- 3) **THENCE**, North 33°46' 59" West, continuing along said proposed southwest right-of-way line of IH 10, a distance of 10.49 feet to a TxDOT Type II monument set for corner of the herein described parcel, being at the intersection with the existing southerly right-of-way line of said IH 10, said monument being 179.88 feet right from the proposed IH 10 baseline station 453+23.42;
- 4) **THENCE**, North 56°11' 10" East, along the existing southerly right-of-way line of said IH 10, a distance of 20.07 feet to a TxDOT Type II monument found at the point of intersection with the existing southwesterly right-of-way line of said Santa Fe Street, being 181.41 feet right from the proposed IH 10 baseline station 453+43.43;
- 5) **THENCE**, South 33° 48' 50" East, along the existing southerly right-of-way line of said Santa Fe Street, a distance of 90.80 feet to the calculated point of intersection with the aforementioned northerly right-of-way line of said Prospect Street, being 271.95 feet right from the proposed IH 10 baseline station 453+36.48;
- 6) **THENCE**, South 88° 41' 10" West, along the existing northerly right-of-way line of said Prospect Street, a distance of 17.65 feet to the **POINT OF BEGINNING**, containing 0.0359 of an acre (1,563 square feet) of land.

Revised: June 2, 2026
January 19, 2026
P00093414.001
Page 3 of 5

Notes:

All bearings and distances are referenced to grid north and based on the Texas Coordinate System, Central Zone 4203, North American Datum 1983 (NAD83) (2011 ADJ), Epoch 2010.00.

All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.000231. All measurements are in U.S. Survey Feet.

Abstracting was performed from January 2024 to August 2024.

Field surveys were performed from January 2024 to August 2024.

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

Any monument called as set will be set during or after ROW Acquisition.

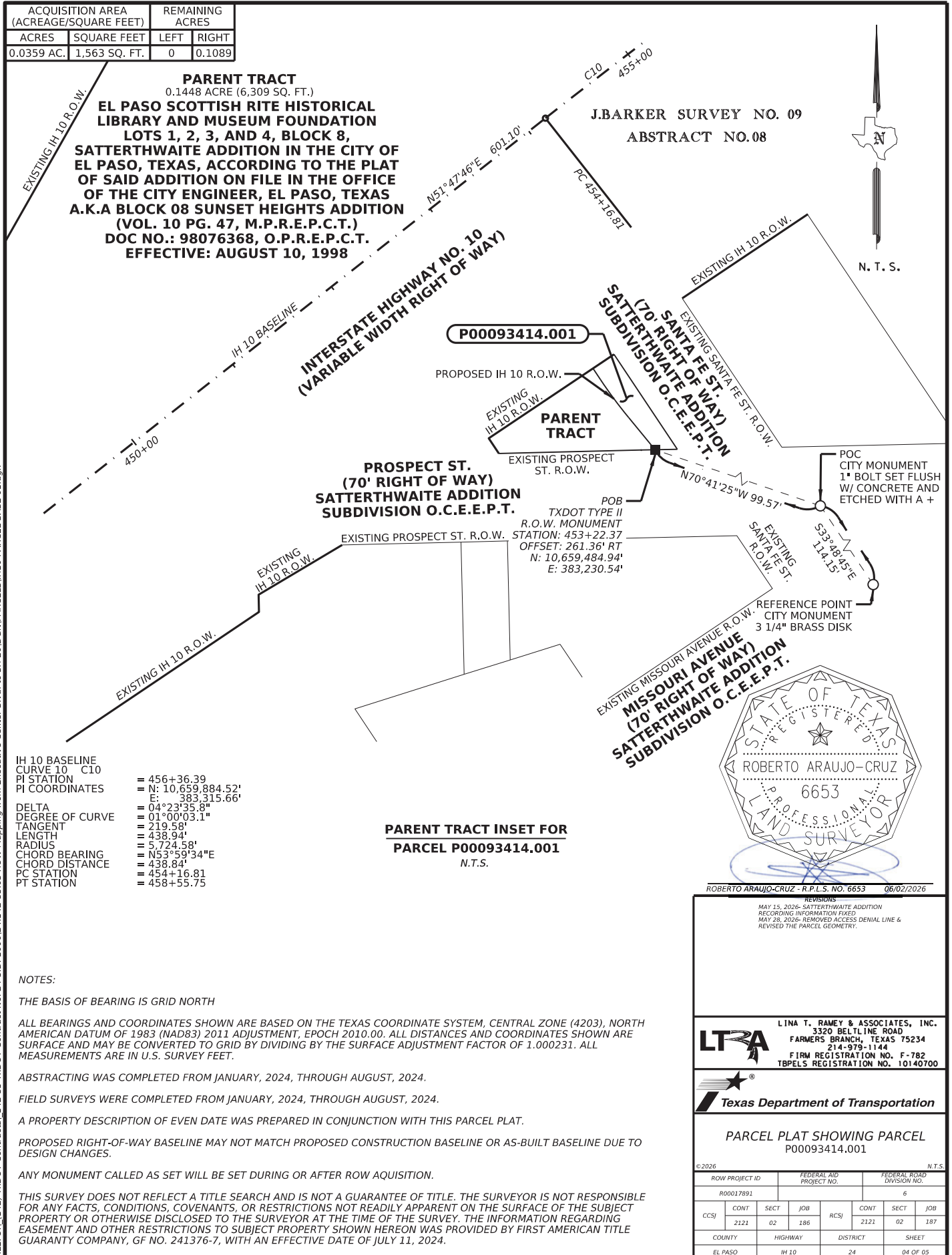
This survey does not reflect a title search and is not a guarantee of title. The surveyor is not responsible for any facts, conditions, covenants, or restrictions not readily apparent on the surface of the subject property or otherwise disclosed to the surveyor at the time of the survey. The information regarding easement and other restrictions to subject property shown hereon was provided by First American Title Guaranty Company, GF NO. 241376-7, with an effective date of July 11, 2024.

I, Roberto Araujo-Cruz, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the property description and plat represent an actual survey made on the ground under my supervision.



6/2/2026

Roberto Araujo-Cruz, R.P.L.S.
Texas Registration No. 6653
Lina T. Ramey & Associates, Inc.
3320 Belt Line Road
Farmers Branch, Texas 75234 Ph. 214-979-1144
TBPELS FIRM NO. F-782, 10140700



NOTES:

THE BASIS OF BEARING IS GRID NORTH

ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.000231. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

ABSTRACTING WAS COMPLETED FROM JANUARY, 2024, THROUGH AUGUST, 2024.

FIELD SURVEYS WERE COMPLETED FROM JANUARY, 2024, THROUGH AUGUST, 2024.

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

PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.

ANY MONUMENT CALLED AS SET WILL BE SET DURING OR AFTER ROW ACQUISITION.

THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS NOT A GUARANTEE OF TITLE. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY FACTS, CONDITIONS, COVENANTS, OR RESTRICTIONS NOT READILY APPARENT ON THE SURFACE OF THE SUBJECT PROPERTY OR OTHERWISE DISCLOSED TO THE SURVEYOR AT THE TIME OF THE SURVEY. THE INFORMATION REGARDING EASEMENT AND OTHER RESTRICTIONS TO SUBJECT PROPERTY SHOWN HEREON WAS PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY, GF NO. 241376-7, WITH AN EFFECTIVE DATE OF JULY 11, 2024.

ROW PROJECT ID		FEDERAL AID PROJECT NO.		FEDERAL ROAD DIVISION NO.	
R00017891				6	
CCSJ	CONT	SECT	JOB	RCSJ	CONT
	2121	02	186		2121
COUNTY		HIGHWAY		DISTRICT	
EL PASO		IH 10		24	
				SHEET	
				04 OF 05	



Revised: May 15, 2026
January 19, 2026
P00093415.001
Page 1 of 5

County: El Paso
Highway: IH 10
Limits: From SS 1966 to 0.5 miles East of Campbell St.
R.O.W. Project ID: R00017891
RCSJ: 2121-02-187
CCSJ: 2121-02-186

Property Description for P00093415.001

Being a 0.2066 of an acre (9,000 square feet) parcel of land situated in the J. Barker Survey No. 9, Abstract No. 8, El Paso County, Texas; said parcel being all of a calculated 0.2066 acre tract of land conveyed from Harold M. Block and Jennie M. Block, trustees to Pilap, LLC by deed recorded under Document Number 20150020496 of the Official Public Records of El Paso County, Texas (O.P.R.E.P.C.T.), executed effective January 1, 2015, said tract described as Tract 1, being Lots 24, 25, and 26, Block 5, Satterthwaite Addition in the City of El Paso, Texas, according to the plat of said addition on file in the office of the City Engineer, El Paso, Texas said 0.2066 of an acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a City of El Paso monument, a 1-inch bolt set flush with concrete and etched with an "+" found in the intersection of Santa Fe Street (70 feet wide) with Yandell Drive (70 feet wide) both of record per plat of said Satterthwaite Addition, from which a City of El Paso monument described as a 1-inch bolt set flush with concrete and etched with an "+" found in the intersection of said Yandell Drive with Corto Way (70 feet wide per plat of Sunset Heights Second Revision, as shown on the map or plat recorded in Volume 10, Page 47 of said M.P.R.E.P.C.T.), bears North 60° 18' 51" West, a distance of 501.59 feet;

THENCE, South 44° 41' 08" East, across said Yandell Street, a distance of 186.15 feet to a 5/8-inch iron rod with pink LTRA cap set at the point of intersection of the existing southeastern right-of-way line of said Yandell Drive with the existing northeastern right-of-way line of said Santa Fe Street, being at the western corner of Lot 24 Block 5 of said Satterthwaite Addition, and the western corner of the herein described tract and being the **POINT OF BEGINNING** (having coordinates of N = 10,659,881.65, E=383,066.99 U.S. Survey Feet, Surface Coordinates), said rod being 151.58 feet left of proposed IH 10 Baseline Station 454+38.62; **

Revised: May 15, 2026
January 19, 2026
P00093415.001
Page 2 of 5

- 1) **THENCE**, North 56° 11' 10" East, along the existing southeastern right-of-way line of said Yandell Drive, a distance of 120.00 feet to a 5/8-inch iron rod with pink LTRA cap set at the point of intersection with the existing southwestern right-of-way line of a 20-foot wide alley, of record per plat of said Satterthwaite Addition, being at the northern corner of said Lot 24, and the northern corner of the herein described tract; said rod being 144.07 feet left of proposed IH 10 Baseline Station 455+55.37; **
- 2) **THENCE**, South 33° 48' 50" East, along the existing southwestern right-of-way line of said 20-foot wide alley, a distance of 75.00 feet to a TxDOT Type II monument found at the intersection with the existing northerly right-of-way line of Interstate Highway 10 (IH 10) (variable width), said monument being 69.17 feet left from the proposed IH 10 baseline station 455+51.49, and being at the eastern corner of Lot 26, Block 5 of said Satterthwaite Addition, and the eastern corner of the herein described tract;
- 3) **THENCE**, South 56° 11' 10" West, along the existing northerly right-of-way line of said IH 10, a distance of 120.00 feet to a TxDOT Type II monument found at the point of intersection with the existing northeastern right-of-way line of said Santa Fe Street, and being at the southern corner of said Lot 26, for the southern corner of the herein described tract; said monument being 76.78 feet left from the proposed IH 10 baseline station 454+33.24;
- 4) **THENCE**, North 33° 48' 50" West, along the existing northeast right-of-way line of said Santa Fe Street, a distance of 75.00 feet to the **POINT OF BEGINNING**, containing 0.2066 of an acre (9,000 square feet) of land.

Revised: May 15, 2026
January 19, 2026
P00093415.001
Page 3 of 5

Notes:

All bearings and distances are referenced to grid north and based on the Texas Coordinate System, Central Zone 4203, North American Datum 1983 (NAD83) (2011 ADJ), Epoch 2010.00.

All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.000231. All measurements are in U.S. Survey Feet.

Abstracting was performed from January 2024 to August 2024.

Field surveys were performed from January 2024 to August 2024.

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

Any monument called as set will be set during or after ROW acquisition.

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

This survey does not reflect a title search and is not a guarantee of title. The surveyor is not responsible for any facts, conditions, covenants, or restrictions not readily apparent on the surface of the subject property or otherwise disclosed to the surveyor at the time of the survey. The information regarding easement and other restrictions to subject property shown hereon was provided by First American Title Guaranty Company, GF NO. 241363-7, with an effective date of July 11, 2024.

I, Roberto Araujo-Cruz, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the property description and plat represent an actual survey made on the ground under my supervision.



Roberto Araujo-Cruz, R.P.L.S.
Texas Registration No. 6653

Date 5/15/2026

Lina T. Ramey & Associates, Inc.
3320 Belt Line Road
Farmers Branch, Texas 75234
Ph. 214-979-1144
TBPELS FIRM NO. F-782, 10140700

6/2026										N.T.S.									
ROW PROJECT ID					FEDERAL AID PROJECT NO.					FEDERAL ROAD DIVISION NO.									
R00017891										6									
CCSJ		CONT		SECT		JOB		RCS		CONT		SECT		JOB					
		2121		02		186				2121		02		187					
COUNTY					HIGHWAY					DISTRICT					SHEET				
EL PASO					RM 10					24					4 OF 5				

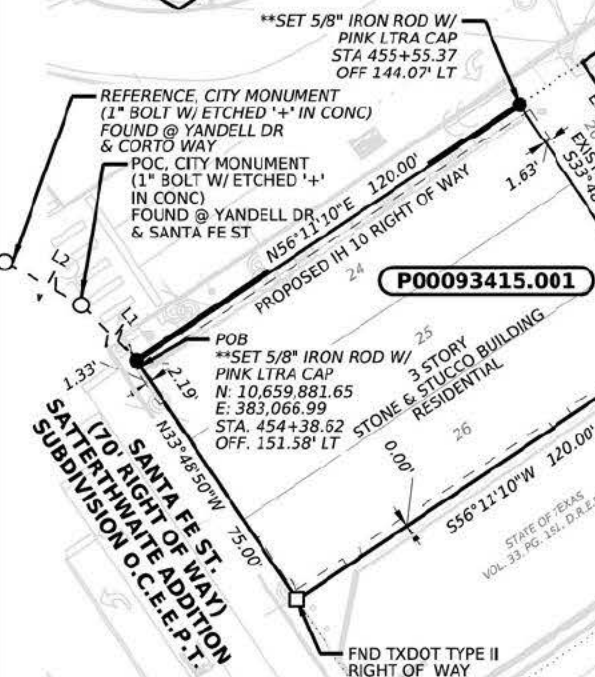
P00093415.001
0.2066 ACRES (9,000 SQUARE FT)
PILAP, LLC
CALLED LOTS 24, 25, AND 26, BLOCK 5,
SATTERTHWAITE ADDITION IN THE
CITY OF EL PASO, TEXAS, ACCORDING
TO THE PLAT OF SAID ADDITION ON
FILE IN THE OFFICE OF THE CITY
ENGINEER, EL PASO, TEXAS
DOCUMENT NO. 20150020496,
O.P.R.E.P.C.T.
EFFECTIVE: JANUARY 1, 2015

H.T. & B. RR. CO. SURVEY NO. 269
ABSTRACT NO. 47

J.BARKER SURVEY NO. 09
ABSTRACT NO. 08

(70' EL PASO ST. WAY)
SATTERTHWAITE ADDITION
O.C.E.E.P.T.

YANDELL DRIVE
(70' RIGHT OF WAY)
SATTERTHWAITE ADDITION
O.C.E.E.P.T.



LINE	BEARING	DISTANCE
L1	S44°41'08"E	186.15'
L2	N60°18'51"W	501.59'

IH 10 BASELINE CURVE 10 PI STATION PI COORDINATES DELTA DEGREE OF CURVE TANGENT LENGTH RADIUS CHORD BEARING CHORD DISTANCE PC STATION PT STATION	= 456+36.39 = N 10.659 884.52 E 383.315.66 = 04°23'35.8" = 01°00'03.1" = 219.58' = 438.94' = 5724.58' = N53°59'34"E = 438.84' = 454+16.81 = 458+55.75
--	--

LEGEND:

- FOUND TXDOT MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- FOUND MONUMENT (AS NOTED)
- ▲ CALCULATED POINT
- EXISTING RIGHT-OF-WAY (R.O.W.) LINE
- - - PROPOSED RIGHT-OF-WAY (R.O.W.) LINE
- PROPERTY LINE
- LAND HOOK (IDENTICAL OWNERS)
- EXISTING RIGHT-OF-WAY PARCELS
- EASEMENT LINE
- - - SURVEY LINE (APPROXIMATE)
- REFERENCE LINE
- BUILDING LINE
- N.T.S. NOT TO SCALE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- () RECORD
- O.P.R.E.P.C.T. OFFICIAL PUBLIC RECORDS, EL PASO COUNTY, TEXAS
- D.R.E.P.C.T. DEED RECORDS EL PASO COUNTY, TEXAS
- M.P.R.E.P.C.T. MAP AND PLAT RECORDS EL PASO COUNTY, TEXAS

- O.C.E.E.P.T. OFFICE OF THE CITY ENGINEER, EL PASO TEXAS
- TREE
- MARKER POST
- MAILBOX
- HISTORICAL MARKER
- SIGN
- POWER POLE
- GAS METER
- GAS VALVE
- GUY WIRE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- IRRIGATION STAND PIPE
- WIRE FENCE
- OVERHEAD ELECTRIC
- FIBER OPTIC CABLE
- UNDERGROUND TELEPHONE

REVISIONS
MAY 15, 2020: SATTERTHWAITE ADDITION
RECORDING INFORMATION FIXED

LTRA
LINA T. RAMEY & ASSOCIATES, INC.
3320 BELTLINE ROAD
FARMERS BRANCH, TEXAS 75234
214-979-1144
FIRM REGISTRATION NO. F-782
TPELS REGISTRATION NO. 10140700

Texas Department of Transportation

PARCEL PLAT SHOWING PARCEL
P00093415.001

ROW PROJECT ID	FEDERAL AID PROJECT NO.	FEDERAL ROAD DIVISION NO.
R0001789		6
CONTRACT NO.	SECTION	JOB
CCS	1144	1144
COUNTY	HIGHWAY	DISTRICT
EL PASO	10	24

SCALE 1" = 50'

3 OF 3

DATE: 1/15/2026 3:44:21 PM
FILE: 01_1142 TXDOT Contract 142-53 TXDOT Contract No. 24-3(DP1066)24.142-53 ROW Mapping from Executive Center Blvd. to SH 2010 IN PARCELS (Abner Parcel Plats Drawing) 110 PARCEL BASE 02.dgn

Revised: May 15, 2026
January 19, 2026
P00093416.001
Page 1 of 5

County: El Paso
Highway: IH 10
Limits: From SS 1966 to 0.5 miles East of Campbell St.
R.O.W. Project ID: R00017891
RCSJ: 2121-02-187
CCSJ: 2121-02-186

Property Description for P00093416.001

Being a 0.2066 of an acre (9,000 square feet) parcel of land situated in the J. Barker Survey No. 9, Abstract No. 8, El Paso County, Texas; said parcel being all of a calculated 0.2066 acre tract of land conveyed to Sumie Guerrero by three deeds: 1/3 interest by deed from William W. Browning Jr., et al to Alex Guerrero, Jr. and wife, Sumie Tanizaki Guerrero, and Maria Elena Guerrero, recorded under Volume 309, Page 330 of the Deed Records of El Paso County, Texas (D.R.E.P.C.T.) executed on August 20, 1970; 1/6 interest by deed from Maria Elena Guerrero to Alejandro Guerrero and Sumie Guerrero, recorded in Volume 1929, Page 437 of said D.R.E.P.C.T., executed November 29, 1982, and 1/2 interest by correction deed from Sumie Guerrero and Jessica Guerrero, co-executors of Alejandro Guerrero Estate, to Sumie Guerrero, recorded under Document Number 20060090581 of the Official Public Records of El Paso County, Texas (O.P.R.E.P.C.T.), executed March 29, 2006, said tract described as Lots 21, 22, and 23, Block 5, Satterthwaite Addition in the City of El Paso, Texas, according to the plat of said addition on file in the office of the City Engineer, El Paso, Texas said 0.2066 of an acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a City of El Paso monument, a 1-inch bolt set flush with concrete and etched with an "+" found in the intersection of Santa Fe Street (70 feet wide) with Yandell Drive (70 feet wide) both of record per plat of said Satterthwaite Addition, from which a City of El Paso monument described as a 1-inch bolt set flush with concrete and etched with an "+" found in the intersection of said Yandell Drive with Corto Way (70 feet wide per plat of Sunset Heights Second Revision, as shown on the map or plat recorded in Volume 10, Page 47 of said M.P.R.E.P.C.T.), bears North 60° 18' 51" W, a distance of 501.59 feet;

Revised: May 15, 2026
January 19, 2026
P00093416.001
Page 2 of 5

THENCE, North 87° 57' 48" East, across said Yandell Street, a distance of 347.15 feet to a 5/8-inch iron rod with pink LTRA cap set at the point of intersection of the existing southeastern right-of-way line of said Yandell Drive with the existing southwestern right-of-way line of El Paso Street (70 feet wide) per plat of said Satterthwaite Addition, being at the northern corner of Lot 23 Block 5 of said Satterthwaite Addition and the northern corner of the herein described parcel, and being the **POINT OF BEGINNING** (having coordinates of N =10,660,026.34, E=383,283.01, U.S. Survey Feet, Surface Coordinates), said rod being 138.40 feet left from the proposed IH10 baseline station 456+91.89; **

- 1) **THENCE**, South 33° 48' 50" East, along the existing southwestern right-of-way line of said El Paso Street, a distance of 75.00 feet to a TxDOT Type II monument found at the intersection with the existing northerly right-of-way line of Interstate Highway 10 (IH 10) (variable width), said monument being 63.43 feet left from the proposed IH 10 baseline station 456+89.78, and being at the eastern corner of Lot 21, Block 5 of said Satterthwaite Addition, and the eastern corner of the herein described parcel;
- 2) **THENCE**, South 56° 11' 10" West, along the existing northerly right-of-way line of said IH 10, a distance of 120.00 feet to a TxDOT Type II monument found at the intersection with the existing northeast right-of-way line of a called 20-foot wide alley, as shown on said plat of Satterthwaite Addition, and being at the southern corner of said Lot 21, Block 5 of said Satterthwaite Addition, and the southern corner of the herein described parcel, said monument being 68.15 feet left from the proposed IH10 baseline station 455+71.23;
- 3) **THENCE**, North 33° 48' 50" West, along the existing northeastern right-of-way line of said 20-foot wide alley, a distance of 75.00 feet to a 5/8-inch iron rod with pink LTRA cap set the point of intersection with the existing southeastern right-of-way line of said Yandell Drive, and being at the western corner of said Lot 23, Block 5 of said Satterthwaite Addition, and the western corner of the herein described parcel, said rod being 143.06 feet left from the proposed IH10 baseline station 455+74.86; **
- 4) **THENCE**, North 56° 11' 10" East, along the existing southeastern right-of-way line of said Yandell Drive, a distance of 120.00 feet to the **POINT OF BEGINNING**, containing 0.2066 of an acre (9,000 square feet) of land.

Revised: May 15, 2026
January 19, 2026
P00093416.001
Page 3 of 5

Notes:

All bearings and distances are referenced to grid north and based on the Texas Coordinate System, Central Zone 4203, North American Datum 1983 (NAD83) (2011 ADJ), Epoch 2010.00.

All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.000231. All measurements are in U.S. Survey Feet.

Abstracting was performed from January 2024 to August 2025.

Field surveys were performed from January 2024 to August 2024.

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

This survey does not reflect a title search and is not a guarantee of title. The surveyor is not responsible for any facts, conditions, covenants, or restrictions not readily apparent on the surface of the subject property or otherwise disclosed to the surveyor at the time of the survey. The information regarding easement and other restrictions to subject property shown hereon was provided by First American Title Guaranty Company, GF NO. 241368-7, with an effective date of July 11, 2024.

Any monument called as set will be set during or after ROW acquisition.

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

I, Roberto Araujo-Cruz, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the property description and plat represent an actual survey made on the ground under my supervision.


Roberto Araujo-Cruz, R.P.L.S.
Texas Registration No. 6653

Date 5/15/2026

Lina T. Ramey & Associates, Inc.
3320 Belt Line Road
Farmers Branch, Texas 75234
Ph. 214-979-1144
TBPELS FIRM NO. F-782, 10140700



ACQUISITION TABLE			
ACQUISITION AREA		REMAINING ACRES	
ACRES	SQUARE FEET	LT	RT
0.2066	9,000	0.0000	0.0000

P00093416.001

0.2066 ACRES (9,000 SQ FT)

SUMIE GUERRERO

CALLS LOTS 21 THROUGH 23 BLOCK 5
SATTERTHWAITE ADDITION IN THE CITY OF
EL PASO, TEXAS, ACCORDING TO THE PLAT
OF SAID ADDITION ON FILE IN THE OFFICE
OF THE CITY ENGINEER, EL PASO, TEXAS
1/3 INT. : VOL. 309 PG. 330 D.R.E.P.C.T.
EXECUTED: AUGUST 20, 1970
1/6 INT.: VOL. 1929 PG. 437 D.R.E.P.C.T.
EXECUTED: NOVEMBER 29, 1982
1/2 INT.: DOC. NO. 20060090581
O.P.R.E.P.C.T.
EXECUTED: MARCH 29, 2006

H.T. & B. RR. C.O. SURVEY NO. 269

ABSTRACT NO. 47

A-47

A-08

N87°57'48"E 347.15'

EXISTING YANDELL DR. R.O.W.
YANDELL DRIVE
(70' RIGHT OF WAY)
SATTERTHWAITE ADDITION
SUBDIVISION O.C.E.E.P.T.
EXISTING YANDELL DR. R.O.W.
PROPOSED IN 10 R.O.W.
P00093416.001
20' ALLEY
EXISTING IH 10 R.O.W.

EXISTING R.O.W.
SANTA FE ST.
(70' RIGHT OF WAY)
SATTERTHWAITE ADDITION
SUBDIVISION O.C.E.E.P.T.
EXISTING R.O.W.

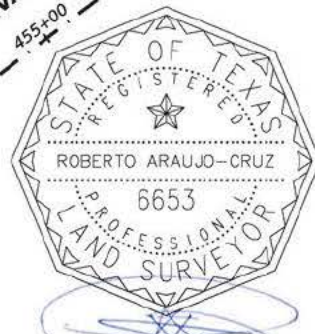
J. BARKER SURVEY NO. 09

ABSTRACT NO. 08

IH 10 BASELINE
CURVE 10
PI STATION = 456+36.39
PI COORDINATES = N 10,659,884.52
E 383,315.66
DELTA = 04°23'35.8"
DEGREE OF CURVE = 01°00'03.1"
TANGENT = 219.58'
LENGTH = 438.94'
RADIUS = 5,724.58'
CHORD BEARING = N53°59'34"E
CHORD DISTANCE = 438.84'
PC STATION = 454+16.81
PT STATION = 458+55.75

PARENT TRACT INSET FOR
PARCEL P00093416.001

N.T.S.



ROBERTO ARAUJO-CRUZ, P.L.S. NO. 6653 05/15/2026

MAY 15, 2026 SATTERTHWAITE ADDITION
RECORDING INFORMATION (FEE)

NOTES:

THE BASIS OF BEARING IS GRID NORTH

ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.000231.

ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

ABSTRACTING WAS COMPLETED FROM JANUARY, 2024, THROUGH AUGUST, 2024.

FIELD SURVEYS WERE COMPLETED FROM JANUARY, 2024, THROUGH AUGUST, 2024.

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

PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.

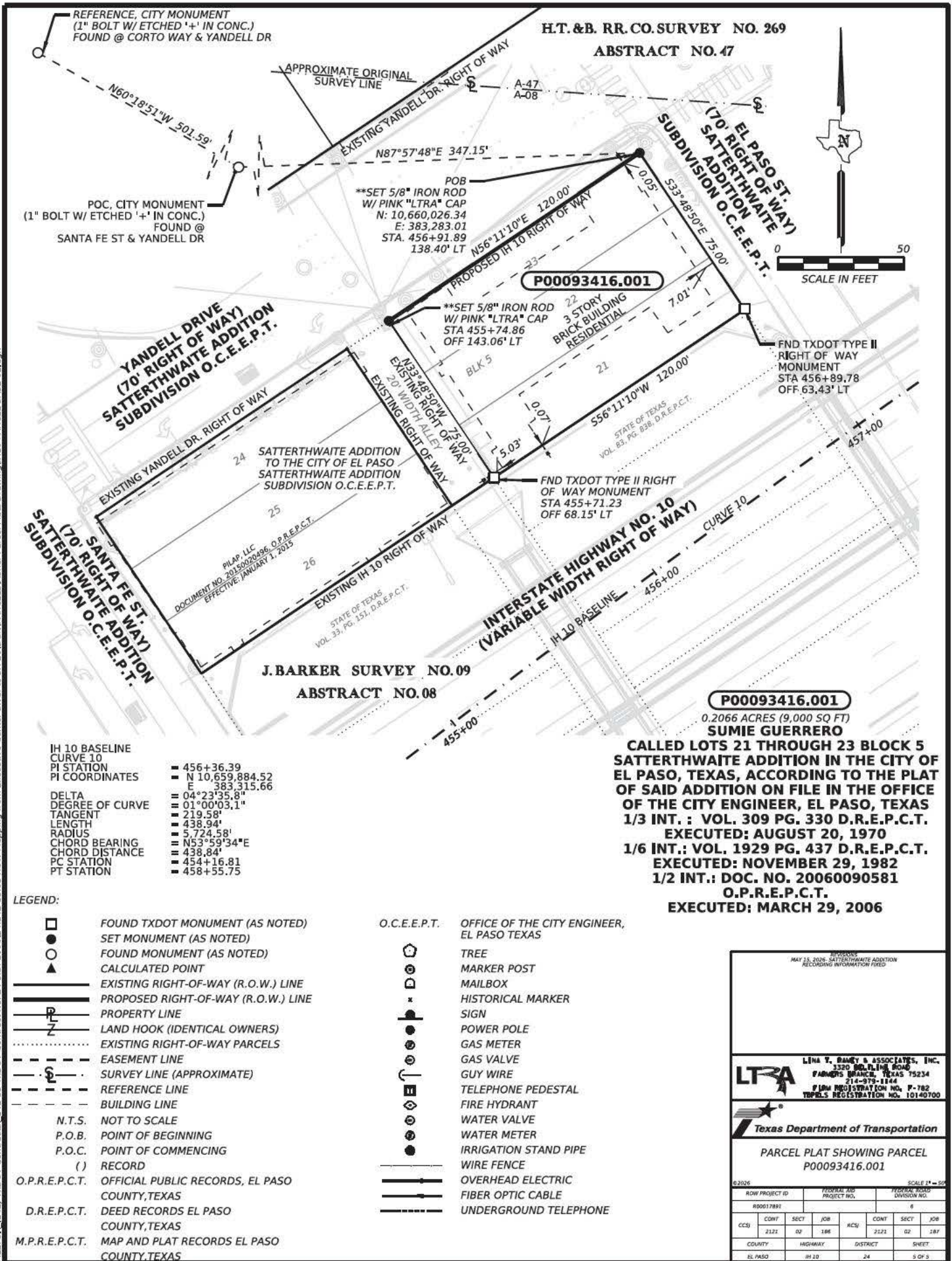
ANY MONUMENT CALLED AS SET WILL BE SET DURING OR AFTER ROW ACQUISITION.

**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 LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS NOT A GUARANTEE OF TITLE. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY FACTS, CONDITIONS, COVENANTS, OR RESTRICTIONS NOT READILY APPARENT ON THE SURFACE OF THE SUBJECT PROPERTY OR OTHERWISE DISCLOSED TO THE SURVEYOR AT THE TIME OF THE SURVEY. THE INFORMATION REGARDING EASEMENT AND OTHER RESTRICTIONS TO SUBJECT PROPERTY SHOWN HEREON WAS PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY, GF NO. 241368-7, WITH AN EFFECTIVE DATE OF JULY 11, 2024.

02/2026				N.T.S.			
ROW PROJECT ID			FEDERAL AID PROJECT NO.		FEDERAL ROAD DIVISION NO.		
R00017891					6		
CCS	CONT	SECT	JOB	RCS	CONT	SECT	JOB
	2121	02	185		2121	02	187
COUNTY		HIGHWAY		DISTRICT		SHEET	
EL PASO		IH 10		24		4 OF 5	

DATE: 5/15/2026 2:20:53 PM
FILE: C:\142\TXDOT\Contract\142-53\TXDOT\Contract\142-53\ROW Mapping from Executive Center Blvd. to SH 201\DWG\PARCELS\Abner Parcel Plats Drawing\H1D PARCEL BASE 02.dgn



Revised: May 15, 2026
January 19, 2026
P00093417.001
Page 1 of 6

County: El Paso
Highway: IH 10
Limits: From SS 1966 To 0.5 Miles East of Campbell St.
ROW Project ID: R00017891
RCSJ: 2121-02-187
CCSJ: 2121-02-186

Property Description for P00093417.001

Being a 0.4477 of an acre (19,500 square feet) parcel of land situated in the H.T.&B. R.R. Survey, Abstract No. 47, and the J. Barker Survey No. 9, Abstract No. 8, El Paso County, Texas; said parcel being all of a calculated 0.4477 acre tract of conveyed from El Paso L & B Realty, L.P. to El Paso Holocaust Museum and Study Center by deed recorded under Document Number 20050063070 of the Official Public Records of El Paso County, Texas (O.P.R.E.P.C.T.), executed July 15, 2005, said tract described as Lots 21 through 26, all inclusive of Block 1, Satterthwaite Addition in the City of El Paso, Texas, according to the plat of said addition on file in the office of the City Engineer, El Paso, Texas and the adjacent 20-foot wide alley (closed per City of El Paso Engineering Department Satterthwaite Drawing No. 9166), said 0.4477 of an acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a City of El Paso monument described as a 1-inch iron bolt set flush with concrete and etched with an "+" found in the intersection of Santa Fe Street (70 feet wide) with Yandell Drive (70 feet wide) both per plat of said Satterthwaite Addition, from which a City of El Paso monument described as a 1-inch iron bolt set flush with concrete and etched with an "+" found in the intersection of said Yandell Drive with Corto Way (70 feet wide per plat of Sunset Heights Second Revision, as shown on the map or plat recorded in Volume 10, Page 47 of said M.P.R.E.P.C.T.), bears North 60° 18' 51" West, a distance of 501.59 feet;

THENCE, North 82° 47' 01" East, across said Yandell Drive, a distance of 408.32 feet to an iron rod with yellow cap found at the intersection of the existing southeastern right-of-way line of said Yandell Drive with the existing northeastern right-of-way line of El Paso Street (70 feet wide) per plat of said Satterthwaite Addition, being the western corner of Lot 24 Block 1 of said Satterthwaite Addition and the western corner of the herein described parcel, and being the **POINT OF BEGINNING** (having coordinates of N = 10,660,065.29, E=383,341.17, U.S. Survey Feet, Surface Coordinates) said point being 136.82 feet left from the proposed IH 10 baseline station 457+60.23; **

Revised: May 15, 2026
January 19, 2026
P00093417.001
Page 2 of 6

- 1) **THENCE**, North $56^{\circ} 11' 10''$ East, along the existing southeastern right-of-way line of said Yandell Drive, passing at a distance of 97.80 feet a 5/8-inch iron rod with pink "LTRA" cap set 136.01 feet left from the proposed IH 10 baseline station 458+55.75, continuing along the existing southeastern right-of-way line of said Yandell Drive, passing at a distance of 120.00 feet the calculated point of intersection with the southwest line of said 20-foot-wide alley, also being the northern corner of said Lot 24, continuing along the existing southeastern right-of-way line of said Yandell Drive, passing at a distance of 140.00 feet the calculated point of intersection with the northeastern line of said 20-foot wide alley, also being the western corner of Lot 23, Block 1 of said Satterthwaite Addition, continuing along the existing southeastern right-of-way line of said Yandell Drive for a total distance of 260.00 feet to a set 5/8-inch iron rod with pink "LTRA" cap at the point of intersection with the existing southwestern right-of-way line of Oregon Street (70 feet wide), per plat of said Satterthwaite Addition, and being the northern corner of said Lot 23 and the northern corner of the herein described parcel, said point being 136.02 feet left from the proposed IH 10 baseline station 460+17.96; **
- 2) **THENCE**, South $33^{\circ} 48' 50''$ East, along said existing southwestern right-of-way line of Oregon Street, a distance of 75.00 feet to a calculated point for corner in the existing northerly right-of-way line of Interstate Highway 10 (IH 10) (variable width), and being the eastern corner of Lot 21, Block 1 of said Satterthwaite Addition and the eastern corner of the herein described parcel, said point being 61.02 feet left from the proposed IH 10 baseline station 460+17.96; **
- 3) **THENCE**, South $56^{\circ} 11' 10''$ West, along the existing northerly right-of-way line of said IH 10, passing at a distance of 120.00 feet the calculated point of intersection with the northeastern line of said 20-foot wide alley, being the southern corner of said Lot 21, continuing along the existing northerly right-of-way line of said IH 10, passing at a distance of 140.00 feet the calculated point of intersection with the southwestern line of said 20-foot wide alley, being the eastern line of Lot 26, Block 1 of said Satterthwaite Addition, continuing along the existing northerly right-of-way line of said IH 10 for a total distance of 260.00 feet to a TxDOT Type II monument found at the intersection with the existing northeastern right-of-way line of said El Paso Street, being the southern corner of said Lot 26 and the southern corner of the herein described parcel, said point being 61.83 feet left from the proposed IH 10 baseline station 457+59.00;

Revised: May 15, 2026
January 19, 2026
P00093417.001
Page 3 of 6

- 4) **THENCE**, North 33° 48' 50" West, along the existing northeastern right-of-way line of said El Paso Street, a distance of 75.00 feet to the **POINT OF BEGINNING**, containing a 0.4477 of an acre (19,500 square feet) of land.

Revised: May 15, 2026
January 19, 2026
P00093417.001
Page 4 of 6

Notes:

All bearings and distances are referenced to grid north and based on the Texas Coordinate System, Central Zone 4203, North American Datum 1983 (NAD83) (2011 ADJ), Epoch 2010.00.

All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.000231. All measurements are in U.S. Survey Feet.

Abstracting was performed from January 2024 to August 2024.

Field surveys were performed from January 2024 to August 2024.

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

This survey does not reflect a title search and is not a guarantee of title. The surveyor is not responsible for any facts, conditions, covenants, or restrictions not readily apparent on the surface of the subject property or otherwise disclosed to the surveyor at the time of the survey. The information regarding easement and other restrictions to subject property shown hereon was provided by First American Title Guaranty Company, GF NO. 241369-7, with an effective date of July 11, 2024.

Any monument called as set will be set during or after ROW acquisition.

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

I, Roberto Araujo-Cruz, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the property description and plat represent an actual survey made on the ground under my supervision.



Roberto Araujo-Cruz, R.P.L.S.
Texas Registration No. 6653

Date 5/15/2026

Lina T. Ramey & Associates, Inc.
3320 Belt Line Road
Farmers Branch, Texas 75234
Ph. 214-979-1144
TBPELS FIRM NO. F-782, 10140700

ACQUISITION AREA (ACREAGE/SQUARE FEET)		REMAINING ACRES	
ACRES	SQUARE FEET	LEFT	RIGHT
0.4477	19,500	0.0000	0.0000

P00093417.001
0.4477 ACRE (19,500 SQ. FT)
**EL PASO HOLOCAUST
MUSEUM AND STUDY CENTER
LOTS 21 THROUGH 26
BLOCK 1 SATTERTHWAITE ADDITION IN
THE CITY OF EL PASO, TEXAS,
ACCORDING TO THE PLAT OF SAID
ADDITION ON FILE IN THE OFFICE OF
THE CITY ENGINEER, EL PASO, TEXAS
DOCUMENT NO. 20050063070,
O.P.R.E.P.C.T.
EXECUTED: JULY 15, 2005**

H.T.&B. RR. CO. SURVEY NO.269
ABSTRACT NO. 47

OREGON ST. WAY
(70' RIGHT OF WAY)
SATTERTHWAITE ADDITION
O.C.E.E.P.T.

EL PASO ST. WAY
(70' RIGHT OF WAY)
SATTERTHWAITE ADDITION
O.C.E.E.P.T.

EXISTING YANDELL DR. R.O.W.
(70' RIGHT OF WAY)
SATTERTHWAITE ADDITION
O.C.E.E.P.T.

REFERENCE POINT
CITY MONUMENT

N60°18'51"W
501.59'

POB
N82°47'01"E 408.32'
POC
CITY MONUMENT

EXISTING R.O.W.
EXISTING YANDELL DR. R.O.W.
EXISTING IH 10 R.O.W.

P00093417.001

IH 10 BASELINE
CURVE 10
PI STATION
PI COORDINATES
DELTA
DEGREE OF CURVE
TANGENT
LENGTH
RADIUS
CHORD BEARING
CHORD DISTANCE
PC STATION
PT STATION

= 456+36.39
= N 10,659,884.52
= E 383,315.66
= 04°23'35.8"
= 01°00'03.1"
= 219.58'
= 438.94'
= 5,724.58'
= N53°59'34"E
= 438.84'
= 454+16.81
= 458+55.75

INTERSTATE HIGHWAY NO. 10
(VARIABLE WIDTH RIGHT OF WAY)

J.BARKER SURVEY NO.09
ABSTRACT NO.08

**PARENT TRACT INSET FOR
PARCEL P00093417.001
N.T.S.**

APPROXIMATE ORIGINAL
SURVEY LINE



ROBERTO ARAUJO-CRUZ - R.P.L.S. NO. 6653 05/15/2026

NOTES:

- THE BASIS OF BEARING IS GRID NORTH
- ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 NAD83) 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.000231. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
- ABSTRACTING WAS COMPLETED FROM JANUARY, 2024, THROUGH AUGUST, 2024.
- FIELD SURVEYS WERE COMPLETED FROM JANUARY, 2024, THROUGH AUGUST, 2024.
- A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.
- ANY MONUMENT CALLED AS SET WILL BE SET DURING OR AFTER ROW ACQUISITION.
- ** 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.

THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS NOT A GUARANTEE OF TITLE. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY FACTS, CONDITIONS, COVENANTS, OR RESTRICTIONS NOT READILY APPARENT ON THE SURFACE OF THE SUBJECT PROPERTY OR OTHERWISE DISCLOSED TO THE SURVEYOR AT THE TIME OF THE SURVEY. THE INFORMATION REGARDING EASEMENT AND OTHER RESTRICTIONS TO SUBJECT PROPERTY SHOWN HEREON WAS PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY, GF NO. 241369-7, WITH AN EFFECTIVE DATE OF JULY 11, 2024.

REVISIONS
MAY 15, 2026- SATTERTHWAITE ADDITION
RECORDING INFORMATION FIXED

LTRA
LINA T. RAMEY & ASSOCIATES, INC.
3320 BELTLINE ROAD
FARMERS BRANCH, TEXAS 75234
214-979-1144
FIRM REGISTRATION NO. F-782
TBPELS REGISTRATION NO. 10140100

Texas Department of Transportation

**PARCEL PLAT SHOWING PARCEL
P00093417.001**

C 2026								N T	
ROW PROJECT ID		FEDERAL AID PROJECT NO.			FEDERAL ROAD DIVISION NO.				
R00017891					6				
CCSI	CONT	SECT	JOB	RCS	CONT	SECT	JOB		
	2121	02	186		2121	02	187		
COUNTY			HIGHWAY		DISTRICT			SHEET	
EL PASO			IH 10		24			05 OF 06	

DATE: 5/14/2026 5:24:29 PM
FILE: 01_1121 TXDOT Contracts 142-53 TXDOT Contract No. 24-3(DP106)24.142-53.03 ROW Mapping from Executive Center Blvd. to SH 20(DNPARCELS)IH10 PARCEL BASE 01.dgn

H.T.&B. RR. CO. SURVEY NO. 269

ABSTRACT NO. 47

P00093417.001

0.4477 ACRE (19,500 SQ. FT)

**EL PASO HOLOCAUST
MUSEUM AND STUDY CENTER
LOTS 21 THROUGH 26**

**BLOCK 1 SATTERTHWAITE ADDITION
IN THE CITY OF EL PASO, TEXAS,
ACCORDING TO THE PLAT OF SAID
ADDITION ON FILE IN THE OFFICE OF
THE CITY ENGINEER, EL PASO, TEXAS
DOCUMENT NO. 20050063070,
O.P.R.E.P.C.T.**

EXECUTED: JULY 15, 2005

**OREGON ST.
ADDITION
(70' RIGHT OF WAY)
SATTERTHWAITE ADDITION
O.C.E.E.P.T.**

**YANDELL DRIVE
(70' RIGHT OF WAY)
SATTERTHWAITE ADDITION
SUBDIVISION O.C.E.E.P.T.**



50
SCALE IN FEET

REFERENCE POINT
CITY MONUMENT
1" BOLT WITH ETCHED
"+ IN CONCRETE
LOCATED AT THE
INTERSECTION OF YANDELL
DR. AND CORTO WAY

POC
CITY MONUMENT
1" BOLT WITH ETCHED
"+ IN CONCRETE
LOCATED AT THE
INTERSECTION OF YANDELL
DR. AND SANTA FE ST.

STATION: 458+98.24
OFFSET: 136.01' LT

**SET 5/8" IRON ROD
W/ PINK LTRA CAP
STA. 458+55.75
OFF. 136.01' LT

P00093417.001

POB
FND IRON ROD
W/YELLOW CAP
N: 10,660,065.29
E: 383,341.17
STA. 457+60.23
OFF. 136.82' LT

STATION: 458+78.24
OFFSET: 61.01' LT

**SET 5/8" IRON ROD
W/ PINK LTRA CAP
STA. 460+17.96
OFF. 136.02' LT

STA. 460+17.96
OFF. 61.02' LT

**INTERSTATE HIGHWAY NO. 10
(VARIABLE WIDTH RIGHT OF WAY)**

**J.BARKER SURVEY NO.09
ABSTRACT NO.08**

LINE	BEARING	DISTANCE
L1	N82°47'01"E	408.32'
L2	N60°18'51"W	501.59'

IH 10 BASELINE
 CURVE 10
 PI STATION
 PI COORDINATES
 DELTA
 DEGREE OF CURVE
 TANGENT
 LENGTH
 RADIUS
 CHORD BEARING
 CHORD DISTANCE
 PC STATION
 PT STATION

= 456+36.39
 = N 10,659,884.52
 E 383,315.66
 = 04°23'35.8"
 = 01°00'03.1"
 = 219.58'
 = 438.94'
 = 5,724.58'
 = N53°59'34"E
 = 438.84'
 = 454+16.81
 = 458+55.75

LEGEND:

- FOUND TXDOT MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- FOUND MONUMENT (AS NOTED)
- ▲ CALCULATED POINT
- EXISTING RIGHT-OF-WAY (R.O.W.) LINE
- PROPOSED RIGHT-OF-WAY (R.O.W.) LINE
- PROPERTY LINE
- LAND HOOK (IDENTICAL OWNERS)
- EXISTING RIGHT-OF-WAY PARCELS
- EASEMENT LINE
- SURVEY LINE (APPROXIMATE)
- REFERENCE LINE
- NOT TO SCALE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- () RECORD
- O.P.R.E.P.C.T. OFFICIAL PUBLIC RECORDS, EL PASO COUNTY, TEXAS
- D.R.E.P.C.T. DEED RECORDS EL PASO COUNTY, TEXAS
- M.P.R.E.P.C.T. MAP AND PLAT RECORDS EL PASO COUNTY, TEXAS

- O.C.E.E.P.T. OFFICE OF THE CITY ENGINEER, EL PASO TEXAS
- TREE
- MARKER POST
- MAILBOX
- × HISTORICAL MARKER
- SIGN
- POWER POLE
- GAS METER
- GAS VALVE
- GUY WIRE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- IRRIGATION STAND PIPE
- WIRE FENCE
- OVERHEAD ELECTRIC
- FIBER OPTIC CABLE
- UNDERGROUND TELEPHONE

REVISIONS
MAY 11, 2026 SATTERTHWAITE ADDITION
RECORDING INFORMATION FIXED

LTRA
LINA T. RAMEY & ASSOCIATES, INC.
3320 BELTLINE ROAD
FARMERS BRANCH, TEXAS 75234
214-979-1144
FIRM REGISTRATION NO. F-702
TBPELS REGISTRATION NO. 10140100

Texas Department of Transportation

**PARCEL PLAT SHOWING PARCEL
P00093417.001**

ROW PROJECT ID				FEDERAL AID PROJECT NO.				FEDERAL ROAD DIVISION NO.			
R00017891								E			
CCS	CON1	SECT	JOB	RCS	CON1	SECT	ROW	2121	02	186	187
COUNTY				HIGHWAY				DISTRICT			
EL PASO				94 10				24			

Revised: May 15, 2026
January 19, 2026
P00093418.001
Page 1 of 5

County: El Paso
Highway: IH 10
Limits: From SS 1966 To 0.5 Miles East of Campbell St.
ROW Project ID: R00017891
RCSJ: 2121-02-187
CCSJ: 2121-02-186

Property Description for Parcel P00093418.001

Being a 0.2328 of an acre (10,140 square feet) parcel of land situated in the J. Barker Survey No. 9, Abstract No. 8, El Paso County, Texas, said parcel being all of a calculated 0.2328 acre tract of land conveyed from Mike Dipp, Sr. and Mary H. Dipp to El Paso Management Group, Ltd. by deed recorded under Document Number 99095764 of the Official Public Records of El Paso County, Texas (O.P.R.E.P.C.T.), executed December 23, 1999, said tract described as Lots 11, 12 and 13, Block 23, Hart's Survey No.9, an addition to the city of El Paso, as shown on the map or plat recorded in Book A4, No. 1,2 of City Block Map in the office of the County Clerk El Paso County, Texas; and as the west half of the adjacent closed (vacated) 20 foot wide alley, (originally of record per plat of Satterthwaite Addition in the City of El Paso, Texas, according to the plat of said addition on file in the office of the City Engineer, El Paso, Texas, subsequently quitclaimed from the City of El Paso in deed recorded in Volume 257, Page 991, Deed Records of El Paso County, Texas (D.R.E.P.C.T.), said 0.2328 of an acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a 3-1/4-inch Brass Cap in concrete stamped "City of El Paso" found in the intersection of Mesa Street, (originally platted as Utah Street) (70 feet wide) of record per plat of Campbell's Addition to the city of El Paso, as shown on the map or plat recorded in Volume 2, Page 68 of said M.P.R.E.P.C.T., with Yandell Drive (originally platted as Idaho St.) (70 feet wide) of record per plat of said Campbell's Addition, from which a City of El Paso monument, a 1-inch iron rod set in concrete, damaged, found in the intersection of said Mesa Street with Montana Avenue (70 feet wide) of record per plat of said Satterthwaite Addition, bears North 33° 47' 30" W, a distance of 325.22 feet;

THENCE, South 40° 08' 58" West, across said Yandell Drive, a distance of 182.27 feet to a 5/8-inch iron rod with pink LTRA cap set in the centerline of said vacated 20 foot wide alley, being in the existing southeast right-of-way line of said Yandell Drive and for the northern corner of the herein described parcel, for the **POINT OF BEGINNING** (having coordinates of N=10,660,321.28, E=383,723.36, U.S. Survey Feet, Surface Coordinates) said point being 136.03 feet left from the proposed IH 10 baseline station 462+17.96;

Revised: May 15, 2026
January 19, 2026
P00093418.001
Page 2 of 5

- 1) **THENCE**, South 33° 48' 50" East, along the centerline of said 20 foot wide vacated alley, a distance of 78.00 feet to a calculated point for corner in the existing northerly right-of-way line of Interstate Highway 10 (IH 10) (variable width), and for the eastern corner of the herein described parcel, from which a TxDOT Type II monument found at the intersection of said existing northerly right-of-way line of said IH 10 with the existing northeastern line of said 20 foot wide vacated alley bears North 56°11'10" East, 10.00 feet, said monument being 58.03 feet left of proposed IH 10 Baseline Station 462+27.92;
- 2) **THENCE**, South 56° 11' 10" West, along the existing northerly right-of-way line of said IH 10, and across said vacated alley, passing at a distance of 10.00 feet the point of intersection with the southwest line of said 20 foot wide vacated alley, and at the eastern corner of Lot 13, Block 23 of said Hart's Survey, continuing along the existing northerly right-of-way line of said IH 10 for a total distance of 130.00 feet to a TxDOT Type II monument found at the intersection with the existing northeastern right-of-way line of Oregon Street (70 feet wide) per plat of said Campbell's Addition, being the southern corner of said Lot 13, and for the southern corner of the herein described parcel, said monument being 58.02 feet left from the proposed IH 10 baseline station 460+87.96;
- 3) **THENCE**, North 33° 48' 50" West, along the existing northeastern right-of-way line of said Oregon Street, a distance of 78.00 feet to a 5/8-inch iron rod with pink LTRA cap set at the point of intersection with the existing southeastern right-of-way line of said Yandell Drive, and being at the western corner of Lot 11, Block 23 of said Hart's Survey No. 9, and the western corner of the herein described parcel, said rod being 136.02 feet left from the proposed IH 10 baseline station 460+87.96; **
- 4) **THENCE**, North 56° 11' 10" East, along the existing southeastern right-of-way line of said Yandell Drive, passing at a distance of 120.00 feet a point for the northern corner of said Lot 11, also a point in the existing southwestern line of the aforesaid vacated 20 feet wide alley, continuing along the existing southeastern right-of-way line of said Yandell Drive and across said vacated alley for a total distance of 130.00 feet to the **POINT OF BEGINNING**, containing 0.2328 of an acre (10,140 square feet) of land.

Revised: May 15, 2026
January 19, 2026
P00093418.001
Page 3 of 5

Notes:

All bearings and distances are referenced to grid north and based on the Texas Coordinate System, Central Zone 4203, North American Datum 1983 (NAD83) (2011 ADJ), Epoch 2010.00.

All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.000231. All measurements are in U.S. Survey Feet.

Abstracting was performed from January 2024 to August 2024.

Field surveys were performed from January 2024 to August 2024.

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

This survey does not reflect a title search and is not a guarantee of title. The surveyor is not responsible for any facts, conditions, covenants, or restrictions not readily apparent on the surface of the subject property or otherwise disclosed to the surveyor at the time of the survey. The information regarding easement and other restrictions to subject property shown hereon was provided by First American Title Guaranty Company, GF NO. 241377-7, with an effective date of July 11, 2024.

Any monument called as set will be set during or after ROW acquisition.

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

I, Roberto Araujo-Cruz, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the property description and plat represent an actual survey made on the ground under my supervision.

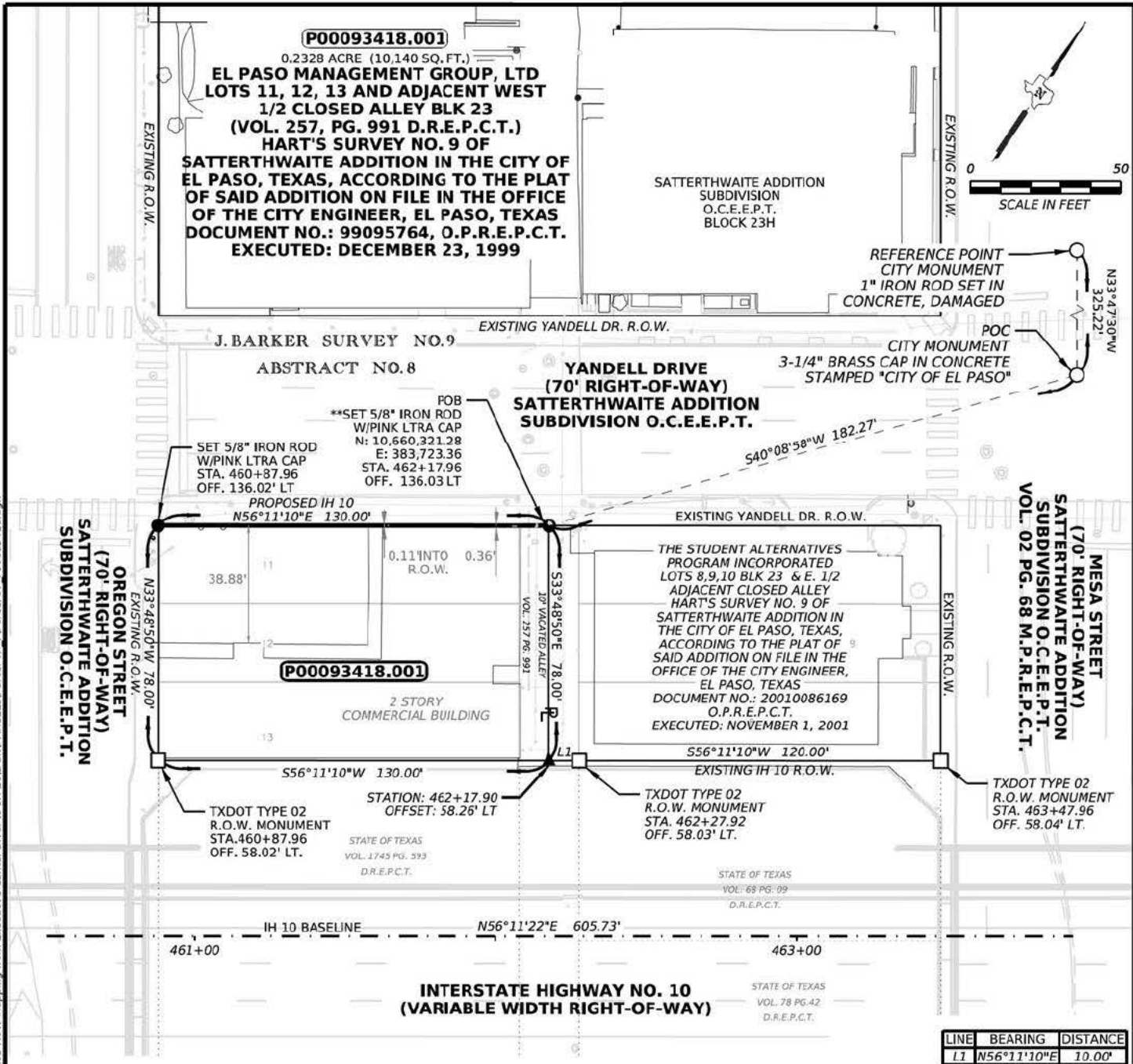


Roberto Araujo-Cruz, R.P.L.S.
Texas Registration No. 6653

Date 5/15/2026

Lina T. Ramey & Associates, Inc.
3320 Belt Line Road
Farmers Branch, Texas 75234
Ph. 214-979-1144
TBPELS FIRM NO. F-782, 10140700

20206						N.T.S.			
ROW PROJECT ID				FEDERAL AID PROJECT NO.		FEDERAL AID DIVISION NO.			
R00017891						6			
CCSJ	CONT	SECT	JOB	RCSJ	CONT	SECT	JOB		
	2121	02	186		2121	02	187		
COUNTY			HIGHWAY		DISTRICT		SHEET		
BL PASO			RM 10		24		01 OF 05		



LEGEND:

- FOUND TXDOT MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- FOUND MONUMENT (AS NOTED)
- CALCULATED POINT
- EXISTING RIGHT-OF-WAY (R.O.W.) LINE
- PROPOSED RIGHT-OF-WAY (R.O.W.) LINE
- PROPERTY LINE
- LAND HOOK (IDENTICAL OWNERS)
- EXISTING RIGHT-OF-WAY PARCELS
- EASEMENT LINE
- SURVEY LINE (APPROXIMATE)
- REFERENCE LINE
- N.T.S. NOT TO SCALE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- () RECORD
- O.P.R.E.P.C.T. OFFICIAL PUBLIC RECORDS, EL PASO COUNTY, TEXAS
- D.R.E.P.C.T. DEED RECORDS EL PASO COUNTY, TEXAS
- M.P.R.E.P.C.T. MAP AND PLAT RECORDS EL PASO COUNTY, TEXAS

- O.C.E.E.P.T. OFFICE OF THE CITY ENGINEER, EL PASO TEXAS
- TREE
- MARKER POST
- MAILBOX
- HISTORICAL MARKER
- SIGN
- POWER POLE
- GAS METER
- GAS VALVE
- GUY WIRE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- IRRIGATION STAND PIPE
- WIRE FENCE
- OVERHEAD ELECTRIC
- FIBER OPTIC CABLE
- UNDERGROUND TELEPHONE

LINE	BEARING	DISTANCE
L1	N56°11'10"E	10.00'

REVISIONS
MAY 15, 2020: SATTERTHWAITE ADDITION
RECORDING INFORMATION FIXED

LINA T. RAMEY & ASSOCIATES, INC.
3320 BELTLINE ROAD
FARMERS BRANCH, TEXAS 75234
214-979-1144
FIRM REGISTRATION NO. F-782
TBPELS REGISTRATION NO. 10140700

LTRA

Texas Department of Transportation

PARCEL PLAT SHOWING PARCEL
P00093418.001

62026

ROW PROJECT ID	FEDERAL AID PROJECT NO.	PROVIDED ROAD DIVISION NO.
R0001789		6
CCS	CONF	SECT
EL PASO	HW	100
COUNTY	RIGHTWAY	DISTRICT
EL PASO	HW 10	24

SCALE 1" = 50'

03 OF 05

DATE: 11/15/2026 11:12:43 AM
FILE: 01_11421 TXDOT Contract 142-53 ROW Mapping from Executive Center Blvd. to SH 2010 IN PARCELS Parcel TX 71 Parcel 07 P00093418.dgn

Revised: May 15, 2026
January 19, 2026
P00093419.001
Page 1 of 5

County: El Paso
Highway: IH 10
Limits: From SS 1966 To 0.5 Miles East of Campbell St.
ROW Project ID: R00017891
RCSJ: 2121-02-187
CCSJ: 2121-02-186

Property Description for P00093419.001

Being a 0.2328 of an acre (10,140 square feet) parcel of land situated in the J. Barker Survey No. 9, Abstract No. 8, El Paso County, Texas; said parcel being all of a calculated 0.2328 acre tract of land conveyed from Clarence Petersen 1993 Living Trust to The Student Alternatives Program Incorporated by deed recorded under Document Number 20010086169 of the Official Public Records of El Paso County, Texas (O.P.R.E.P.C.T.), executed November 01, 2001, said tract described as Lots 8, 9 and 10, Block 23 of Hart's Survey No.9 of the Satterthwaite Addition in the City of El Paso, Texas, according to the plat of said addition on file in the office of the City Engineer, El Paso, Texas, and the east half of the adjacent closed (vacated) 20 foot wide alley, quitclaimed from the City of El Paso in deed recorded in Volume 257, Page 994, Deed Records of El Paso County, Texas (D.R.E.P.C.T.), said 0.2328 of an acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a 3-1/4-inch Brass Cap in concrete stamped "City of El Paso" found in the intersection of Mesa Street (70 feet wide) of record per plat of said Satterthwaite Addition, and Yandell Drive (70 feet wide) of record per plat of said Satterthwaite Addition, from which a City of El Paso monument, a 1-inch iron rod set in concrete, damaged, found in the intersection of said Mesa Street with Montana Avenue (70 feet wide) of record per plat of said Satterthwaite Addition, bears North 33° 47' 30" West, a distance of 325.22 feet;

THENCE, South 08° 05' 01" West, across said Yandell Drive, a distance of 67.65 feet to a 5/8-inch iron rod with pink LTRA cap set at the point of intersection of the existing southeast right-of-way line of said Yandell Drive with the existing southwestern right-of-way line of said Mesa Street, being at the northern corner of said Lot 10, and for the northern corner of the herein described parcel, for the **POINT OF BEGINNING** (having coordinates of N = 10,660,393.63, E = 383,831.37, U.S. Survey Feet, Surface Coordinates); said point being 136.04 feet left from the proposed IH 10 baseline station 463+47.96; **

Revised: May 15, 2026
January 19, 2026
P00093419.001
Page 2 of 5

- 1) **THENCE**, South 33° 48' 50" East, along said existing southwestern right-of-way line of Mesa Street, a distance of 78.00 feet to a TxDOT Type II R.O.W. monument found for corner in the existing northerly right-of-way line of Interstate Highway 10 (IH 10) (variable width), and for the eastern corner of the herein described parcel, said monument being 58.04 feet left from the proposed IH 10 baseline station 463+47.96;
- 2) **THENCE**, South 56° 11' 10" West, along the existing northerly right-of-way line of said IH 10, passing at a distance of 120.00 feet a TxDOT Type II R.O.W. monument found at the intersection with the northeast line of the aforementioned vacated 20 foot wide alley, and being at the southern corner of Lot 8, Block 23 of said Satterthwaite Addition, said monument being 58.03 feet left from the proposed IH 10 baseline station 462+27.92, continuing along the existing northerly right-of-way line of said IH 10 and across said vacated 20 foot wide alley for a total a distance of 130.00 feet to a calculated point for corner in the centerline of said vacated 20 foot wide alley, and for the southern corner of the herein described parcel, from which a found TxDOT Type II R.O.W. monument bears South 56° 11' 10" West, 130.00 feet, said monument being 58.02 feet left from proposed IH 10 Baseline Station 460+87.96;
- 3) **THENCE**, North 33° 48' 50" West, along the centerline of said 20 foot wide vacated alley, a distance of 78.00 feet to a 5/8-inch iron rod with pink LTRA cap set at the point of intersection with the existing southeastern right-of-way line of said Yandell Drive, for the western corner of the herein described parcel, said rod being 136.03 feet left of Baseline Station 462+17.96; **
- 4) **THENCE**, North 56° 11' 10" East, along the existing southeastern right-of-way line of said Yandell Drive, passing at 10.00 feet a calculated point for the western corner of Lot 10 Block 23 of said Satterthwaite Addition, continuing along the existing southeastern right-of-way line of said Yandell Drive for a total distance of 130.00 feet to the **POINT OF BEGINNING**, containing 0.2328 of an acre (10,140 square feet) of land.

Revised: May 15, 2026
January 19, 2026
P00093419.001
Page 3 of 5

Notes:

All bearings and distances are referenced to grid north and based on the Texas Coordinate System, Central Zone 4203, North American Datum 1983 (NAD83) (2011 ADJ), Epoch 2010.00.

All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.000231. All measurements are in U.S. Survey Feet.

Abstracting was performed from January 2024 to August 2024.

Field surveys were performed from January 2024 to August 2024.

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

This survey does not reflect a title search and is not a guarantee of title. The surveyor is not responsible for any facts, conditions, covenants, or restrictions not readily apparent on the surface of the subject property or otherwise disclosed to the surveyor at the time of the survey. The information regarding easement and other restrictions to subject property shown hereon was provided by First American Title Guaranty Company, GF NO. 241378-7, with an effective date of July 11, 2024.

Any monument called as set will be set during or after ROW acquisition.

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

I, Roberto Araujo-Cruz, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the property description and plat represent an actual survey made on the ground under my supervision.

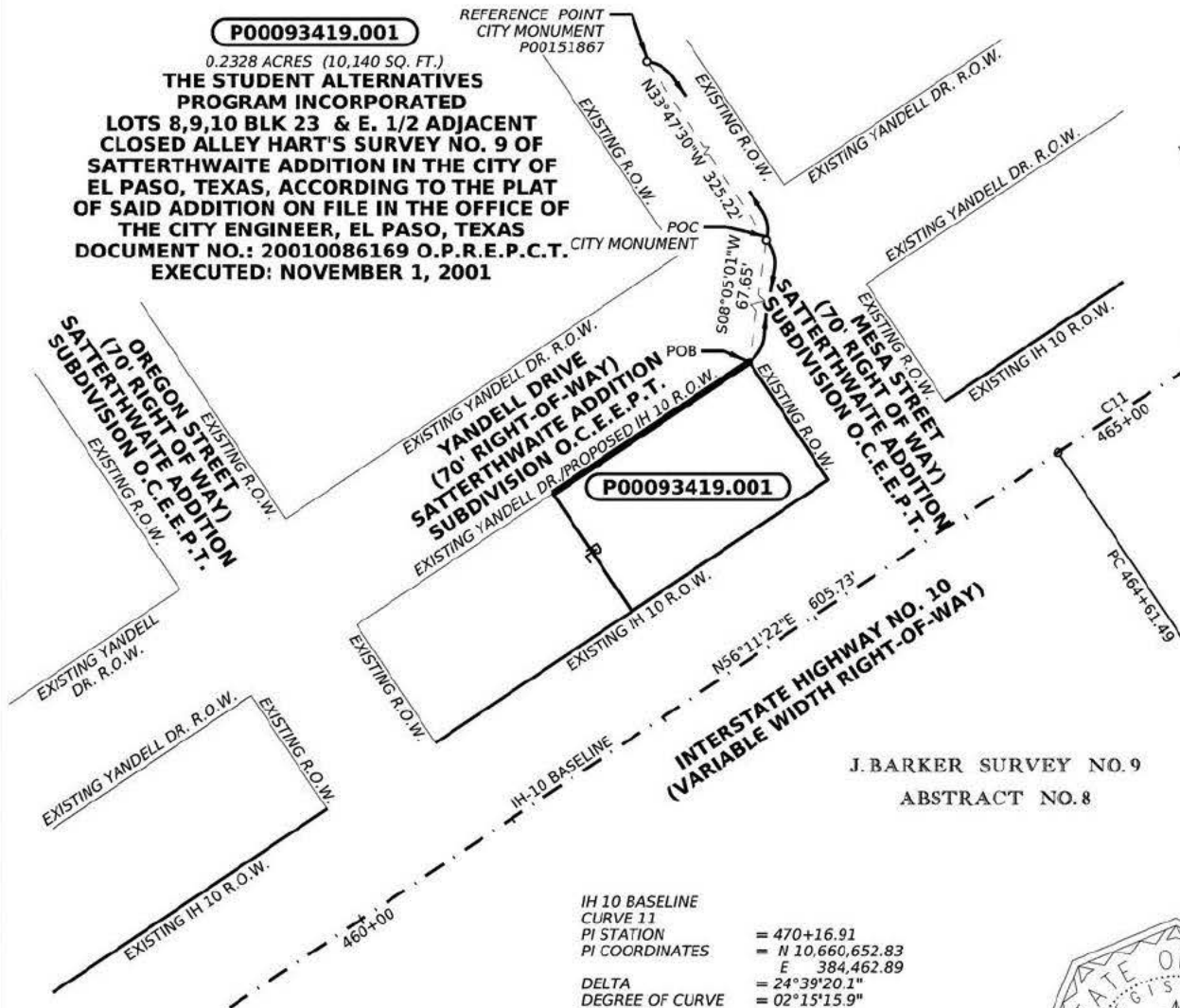


Roberto Araujo-Cruz, R.P.L.S.
Texas Registration No. 6653

Date 5/15/2026

Lina T. Ramey & Associates, Inc.
3320 Belt Line Road
Farmers Branch, Texas 75234
Ph. 214-979-1144
TBPELS FIRM NO. F-782, 10140700

P00093419.001
0.2328 ACRES (10,140 SQ. FT.)
**THE STUDENT ALTERNATIVES
PROGRAM INCORPORATED**
**LOTS 8,9,10 BLK 23 & E. 1/2 ADJACENT
CLOSED ALLEY HART'S SURVEY NO. 9 OF
SATTERTHWAITE ADDITION IN THE CITY OF
EL PASO, TEXAS, ACCORDING TO THE PLAT
OF SAID ADDITION ON FILE IN THE OFFICE OF
THE CITY ENGINEER, EL PASO, TEXAS**
DOCUMENT NO.: 20010086169 O.P.R.E.P.C.T.
EXECUTED: NOVEMBER 1, 2001



IH 10 BASELINE
CURVE 11
PI STATION = 470+16.91
PI COORDINATES = N 10,660,652.83
 = E 384,462.89
DELTA = 24°39'20.1"
DEGREE OF CURVE = 02°15'15.9"
TANGENT = 555.42'
LENGTH = 1,093.65'
RADIUS = 2,541.48'
CHORD BEARING = N68°31'02"E
CHORD DISTANCE = 1,085.23'
PC STATION = 464+61.49
PT STATION = 475+55.14

J. BARKER SURVEY NO. 9
ABSTRACT NO. 8



**PARENT TRACT INSET FOR
PARCEL P00093419.001**
N.T.S.

ACQUISITION AREA (ACREAGE/SQUARE FEET)		REMAINING ACRES	
ACRES	SQUARE FEET	LEFT	RIGHT
0.2328	10,140	0.0000	0.0000

NOTES:

THE BASIS OF BEARING IS GRID NORTH

ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.000231. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

ABSTRACTING WAS COMPLETED FROM JANUARY, 2024, THROUGH AUGUST, 2024.

FIELD SURVEYS WERE COMPLETED FROM JANUARY, 2024, THROUGH AUGUST, 2024.

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

PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.

ANY MONUMENT CALLED AS SET WILL BE SET DURING OR AFTER ROW ACQUISITION.

** 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.

THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS NOT A GUARANTEE OF TITLE. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY FACTS, CONDITIONS, COVENANTS, OR RESTRICTIONS NOT READILY APPARENT ON THE SURFACE OF THE SUBJECT PROPERTY OR OTHERWISE DISCLOSED TO THE SURVEYOR AT THE TIME OF THE SURVEY. THE INFORMATION REGARDING EASEMENT AND OTHER RESTRICTIONS TO SUBJECT PROPERTY SHOWN HEREON WAS PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY, GF NO. 241378-7, WITH AN EFFECTIVE DATE OF JULY 11, 2024.

ROBERTO ARAUJO-CRUZ - R.P.L.S. NO. 6653 05/15/2026

REVISIONS
MAY 15, 2024: SATTERTHWAITE ADDITION
RECORDING INFORMATION FILED

LTRA
LINA T. RAMEY & ASSOCIATES, INC.
3520 BELLINE ROAD
FARMERS BRANCH, TEXAS 75234
214-979-1144
FIRM REGISTRATION NO. F-782
TBPELS REGISTRATION NO. 10140100

Texas Department of Transportation

**PARCEL PLAT SHOWING PARCEL
P00093419.001**

©2026 N.T.S.

ROW PROJECT ID		FEDERAL AID PROJECT NO.		FEDERAL AID DIVISION NO.			
R00017891				E			
CCS	CONT	SECT	JOB	RCS	CONT	SECT	JOB
	2121	02	186		2121	02	187
COUNTY		HIGHWAY		DISTRICT		SHEET	
EL PASO		IH 10		24		04 OF 05	

DATE: 5/14/2026 6:13:40 PM
FILE: 01_11421 TXDOT Contracts 142-53 TxDOT Contract No. 24-3(DP106)24.142-53.03 ROW Mapping from Executive Center Blvd. to SH 20(DGN)PARCELS Parcel TX 8(PARCEL 08-P00151867 Parent.dgn

P00093419.001

0.2328 ACRES (10,140 SQ. FT.)

J.BARKER SURVEY NO.9

ABSTRACT NO.8

**THE STUDENT ALTERNATIVES PROGRAM
INCORPORATED LOTS 8,9,10 BLK 23 & E. 1/2
ADJACENT CLOSED ALLEY HART'S SURVEY NO. 9
OF SATTERTHWAITE ADDITION IN THE CITY
OF EL PASO, TEXAS, ACCORDING TO THE PLAT
OF SAID ADDITION ON FILE IN THE OFFICE OF
THE CITY ENGINEER, EL PASO, TEXAS
DOCUMENT NO.: 20010086169 O.P.R.E.P.C.T.
EXECUTED: NOVEMBER 1, 2001**

EXISTING R.O.W.

EXISTING YANDELL DR. R.O.W.

**YANDELL DRIVE
(70' RIGHT-OF-WAY)
SATTERTHWAITE ADDITION
SUBDIVISION O.C.E.E.P.T.**

**SET 5/8" IRON ROD
W/ PINK LTRA CAP
STA. 462+17.96
OFF. 136.03 LT

CALCULATED POINT
STA. 462+27.90
OFF. 136.25' LT.

POB
**SET 5/8" IRON ROD
W/ PINK LTRA CAP
N: 10,660,393.63'
E: 383,831.37'
STA. 463+47.96
OFF. 136.04' LT

REFERENCE POINT
CITY MONUMENT
1" IRON ROD SET
IN CONCRETE, DAMAGED

SCALE IN FEET
0 50

POC
CITY MONUMENT
3-1/4" BRASS CAP
IN CONC. STAMPED
"CITY OF EL PASO"

EXISTING YANDELL DR. R.O.W.

N56°11'10"E 130.00'
PROPOSED IH 10

EL PASO MANAGEMENT GROUP, LTD
CALLED LOTS 11, 12, 13 AND E. ADJACENT 1/2
CLOSED ALLEY BLK 23 HART'S SURVEY NO. 9 OF
SATTERTHWAITE ADDITION IN THE CITY OF EL
PASO, TEXAS, ACCORDING TO THE PLAT OF SAID
ADDITION ON FILE IN THE OFFICE OF THE CITY
ENGINEER, EL PASO, TEXAS
DOCUMENT NO.: 99095764, O.P.R.E.P.C.T.
EXECUTED: DECEMBER 23, 1999

SATTERTHWAITE ADDITION
SUBDIVISION
O.C.E.E.P.T.

(S56°11'10"W 130.00')
EXISTING IH 10 R.O.W.

TXDOT TYPE II
R.O.W. MONUMENT
STA.460+87.96
OFF. 58.02' LT.

STATE OF TEXAS
VOL. 1745 PG. 593
D.R.E.P.C.T.

CALCULATED POINT
STA. 462+07.90
OFF. 58.25' LT.

S56°11'10"W 130.00'
TXDOT TYPE II
R.O.W. MONUMENT
STA. 462+27.92
OFF. 58.03' LT.

STATE OF TEXAS
VOL. 68 PG. 09
D.R.E.P.C.T.

**MESA STREET
(70' RIGHT-OF-WAY)
SATTERTHWAITE ADDITION
SUBDIVISION O.C.E.E.P.T.**

TXDOT TYPE II
R.O.W. MONUMENT
STA. 463+47.96
OFF. 58.04' LT.

N56°11'22"E 605.73'

N56°11'22"E 605.73'

**INTERSTATE HIGHWAY NO. 10
(VARIABLE WIDTH RIGHT-OF-WAY)**

STATE OF TEXAS
VOL. 78 PG. 42
D.R.E.P.C.T.

LEGEND:

- FOUND TXDOT MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- FOUND MONUMENT (AS NOTED)
- ▲ CALCULATED POINT
- EXISTING RIGHT-OF-WAY (R.O.W.) LINE
- PROPOSED RIGHT-OF-WAY (R.O.W.) LINE
- PROPERTY LINE
- LAND HOOK (IDENTICAL OWNERS)
- EXISTING RIGHT-OF-WAY PARCELS
- EASEMENT LINE
- SURVEY LINE (APPROXIMATE)
- REFERENCE LINE
- N.T.S. NOT TO SCALE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- () RECORD
- O.P.R.E.P.C.T. OFFICIAL PUBLIC RECORDS, EL PASO COUNTY, TEXAS
- D.R.E.P.C.T. DEED RECORDS EL PASO COUNTY, TEXAS
- M.P.R.E.P.C.T. MAP AND PLAT RECORDS EL PASO COUNTY, TEXAS

- O.C.E.E.P.T. OFFICE OF THE CITY ENGINEER, EL PASO TEXAS
- TREE
- MARKER POST
- MAILBOX
- × HISTORICAL MARKER
- SIGN
- POWER POLE
- GAS METER
- GAS VALVE
- GUY WIRE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- IRRIGATION STAND PIPE
- WIRE FENCE
- OVERHEAD ELECTRIC
- FIBER OPTIC CABLE
- UNDERGROUND TELEPHONE

REVISED
MAY 15, 2009 SATTERTHWAITE ADDITION
RECORDING INFORMATION FIXED

LINA T. RAMEY & ASSOCIATES, INC.
3320 BELTLINE ROAD
FARMERS BRANCH, TEXAS 75234
214-979-1144
FIRM REGISTRATION NO. F-782
TPELS REGISTRATION NO. 10140700

Texas Department of Transportation

PARCEL PLAT SHOWING PARCEL
P00093419.001

62026	ROW PROJECT ID	FEDERAL AID PROJECT NO.	FEDERAL ROAD DIVISION NO.
R0001789			6
CCS	CONF	SECT	JOB
EL PASO	100	100	100
COUNTY	HIGHWAY	DISTRICT	SHEET
EL PASO	10	24	03 OF 45

Revised: May 15, 2026
January 19, 2026
P00093420.001
Page 1 of 5

County: El Paso
Highway: IH 10
Limits: From SS 1966 To 0.5 Miles East of Campbell St.
ROW Project ID: R00017891
RCSJ: 2121-02-187
CCSJ: 2121-02-186

Property Description for P00093420.001

Being a 0.4656 of an acre (20,280 square feet) parcel of land situated in the J. Barker Survey No. 9, Abstract No. 8, El Paso County, Texas; said parcel being all of a calculated 0.4656 acre tract of land conveyed from Henry B. Ellis, Inc. et al to CARRO Properties, L.P. by deed recorded under Document Number 99076450 of the Official Records of El Paso County, Texas (O.R.E.P.C.T.), effective October 08, 1999, said tract described as Lots 8 through 13, inclusive, of Block 249, Campbell's Addition to the city of El Paso, as shown on the map or plat recorded in Volume 2, Page 68 of the Map and Plat Records of El Paso County, Texas (M.P.R.E.P.C.T.), plus the adjacent closed (vacated) 20 foot wide alley quitclaimed from the City of El Paso in deed recorded in Volume 257, Page 994, Deed Records of El Paso County, Texas (D.R.E.P.C.T.), said 0.4656 of an acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a 3-1/4-inch Brass Cap in concrete stamped "City of El Paso" found in the intersection of Mesa Street (70 feet wide) of record per plat of said Campbell's Addition and Yandell Drive (originally platted as Idaho St.) (70 feet wide) of record per plat of said Campbell's Addition, from which a City of El Paso monument, a 1-inch iron rod set in concrete, damaged, found in the intersection of said Mesa Street with Montana Avenue (70 feet wide) of record per plat of Satterthwaite Addition, an addition to the city of El Paso, according to the plat of said addition on file in the office of the City Engineer, El Paso, Texas bears North 33° 47' 30" W, a distance of 325.22 feet;

THENCE, North 66° 12' 41" East, across said Yandell Drive, a distance of 289.24 feet to the a 5/8-inch iron rod with yellow cap found at the point of intersection of the existing southeastern right-of-way line of said Yandell Drive with the existing southwestern right-of-way line of Stanton Street (70 feet wide) of record per plat of said Campbell's Addition, being the northern corner of Lot 10, Block 249 of said Campbell's Addition and the northern corner of the herein described parcel, for the **POINT OF BEGINNING**, (having coordinates of N = 10,660,577.27, E = 384,105.55, U.S. Survey Feet, Surface Coordinates); said point being 144.79 feet left from the proposed IH 10 baseline station 466+66.51; **

Revised: May 15, 2026
January 19, 2026
P00093420.001
Page 2 of 5

- 1) **THENCE**, South 33° 48' 50" East, along said existing southwestern right-of-way line of Stanton Street, a distance of 78.00 feet to a TxDOT Type II monument found at the intersection with the existing northerly right-of-way line of Interstate Highway 10 (IH 10) (variable width), and being the eastern corner of Lot 8, Block 249 of said Campbell's Addition, and the eastern corner of the herein described parcel, said monument being 67.28 feet left from the proposed IH 10 baseline station 466+72.61;
- 2) **THENCE**, South 56° 11' 10" West, along the existing northerly right-of-way line of said IH 10, a distance of 260.00 feet to a TxDOT Type II monument found at the intersection with the existing northeastern right-of-way line of Mesa Street, for the southern corner of Lot 13, Block 249 of said Campbell's Addition, and the southern corner of the herein described parcel, said monument being 58.23 feet left from the proposed IH 10 baseline station 464+17.95;
- 3) **THENCE**, North 33° 48' 50" West, along the existing northeastern right-of-way line of said Mesa Road, a distance of 78.00 feet to a 5/8-inch iron rod with pink LTRA cap set at the point of intersection with the existing southeastern right-of-way line of the aforementioned Yandell Drive, being the western corner of Lot 11, Block 249 of said Campbell's Addition and the western corner of the herein described parcel, said monument being 136.04 feet left from the proposed IH 10 baseline station 464+17.96;**
- 4) **THENCE**, North 56° 11' 10" East, along the existing southeastern right-of-way line of said Yandell Drive, a distance of 260.00 feet to the **POINT OF BEGINNING** and containing 0.4656 of an acre (20,280 square feet) of land. **

Revised: May 15, 2026
January 19, 2026
P00093420.001
Page 3 of 5

Notes:

All bearings and distances are referenced to grid north and based on the Texas Coordinate System, Central Zone 4203, North American Datum 1983 (NAD83) (2011 ADJ), Epoch 2010.00.

All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.000231. All measurements are in U.S. Survey Feet.

Abstracting was performed from January 2024 to August 2024.

Field surveys were performed from January 2024 to August 2024.

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

This survey does not reflect a title search and is not a guarantee of title. The surveyor is not responsible for any facts, conditions, covenants, or restrictions not readily apparent on the surface of the subject property or otherwise disclosed to the surveyor at the time of the survey. The information regarding easement and other restrictions to subject property shown hereon was provided by First American Title Guaranty Company, GF NO. 241379-7, with an effective date of July 11, 2024.

Any monument called as set will be set during or after ROW acquisition.

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

I, Roberto Araujo-Cruz, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the property description and plat represent an actual survey made on the ground under my supervision.



Roberto Araujo-Cruz, R.P.L.S.
Texas Registration No. 6653

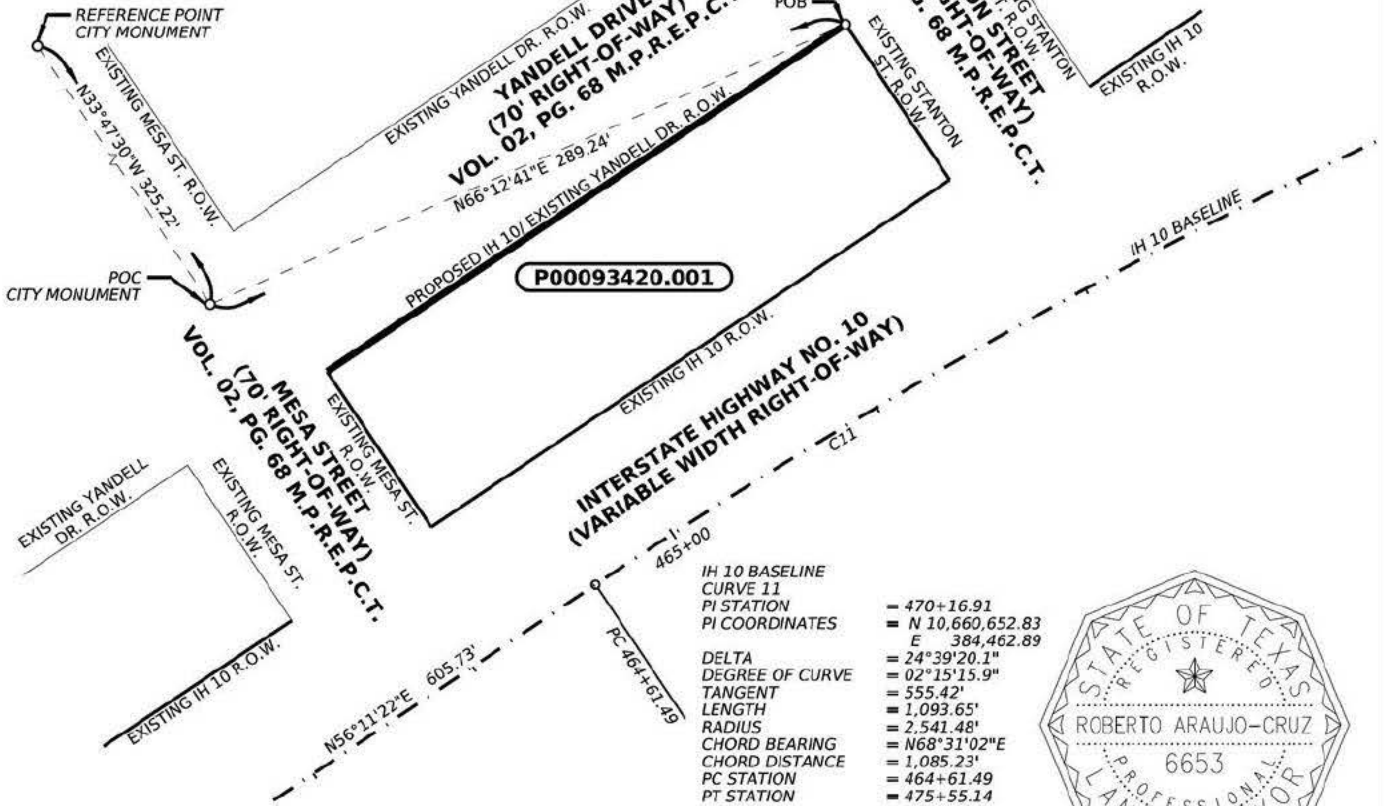
Date 5/15/2026

Lina T. Ramey & Associates, Inc.
3320 Belt Line Road
Farmers Branch, Texas 75234
Ph. 214-979-1144
TBPELS FIRM NO. F-782, 10140700

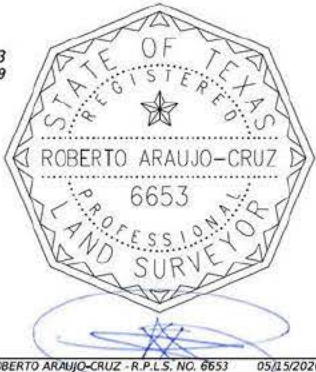
ACQUISITION AREA (ACREAGE/SQUARE FEET)		REMAINING ACRES	
ACRES	SQUARE FEET	LEFT	RIGHT
0.4656 ACRES	20,280 SQ. FT.	0.0000	0.0000

P00093420.001
0.4656 ACRES (20,280 SQ. FT.)
CARRO PROPERTIES, LP
LOTS 8 THROUGH 13
VOL. 257, PG. 994, O.P.R.E.P.C.T.
PLUS VACATED 20 FT ALLEY
BLOCK 249
CAMPBELL'S ADDITION
VOL. 02, PG. 68 M.P.R.E.P.C.T.
DOCUMENT NO. : 99076450 O.P.R.E.P.C.T.
EFFECTIVE: OCTOBER 8, 1999

J. BARKER SURVEY NO. 09
ABSTRACT NO. 08



PARENT TRACT INSET FOR
P00093420.001
N.T.S.



ROBERTO ARAUJO-CRUZ - R.P.L.S. NO. 6653 05/15/2026

NOTES:

THE BASIS OF BEARING IS GRID NORTH

ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.000231. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

ABSTRACTING WAS COMPLETED FROM JANUARY, 2024, THROUGH AUGUST, 2024.

FIELD SURVEYS WERE COMPLETED FROM JANUARY, 2024, THROUGH AUGUST, 2024.

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

ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.

ANY MONUMENT CALLED AS SET WILL BE SET DURING OR AFTER ROW ACQUISITION.

** 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.

THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS NOT A GUARANTEE OF TITLE. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY FACTS, CONDITIONS, COVENANTS, OR RESTRICTIONS NOT READILY APPARENT ON THE SURFACE OF THE SUBJECT PROPERTY OR OTHERWISE DISCLOSED TO THE SURVEYOR AT THE TIME OF THE SURVEY. THE INFORMATION REGARDING EASEMENT AND OTHER RESTRICTIONS TO SUBJECT PROPERTY SHOWN HEREON WAS PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY, GF NO. 241379-7, WITH AN EFFECTIVE DATE OF JULY 11, 2024.

REVISIONS
MAY 15, 2025: SATISFACTORY ADDITION
RECORDING INFORMATION FIXED

LTRA
LINA T. RAMEY & ASSOCIATES, INC.
3520 BELTLINE ROAD
FARMERS BRANCH, TEXAS 75234
214-979-1144
FIRM REGISTRATION NO. F-782
TBPELS REGISTRATION NO. 10140100

Texas Department of Transportation

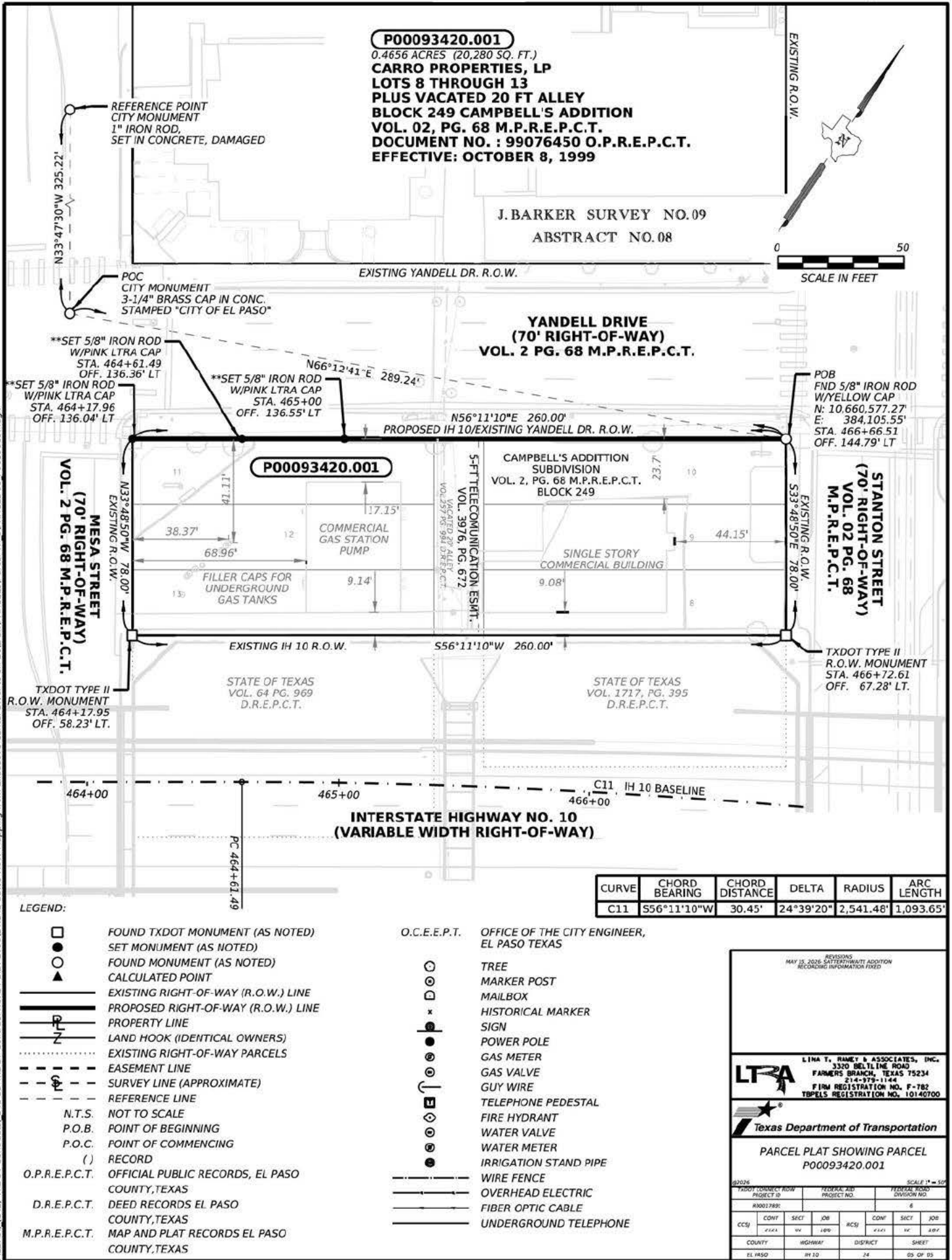
PARCEL PLAT SHOWING PARCEL
P00093420.001

© 2026

ROW PROJECT ID	FEDERAL AID PROJECT NO.	FEDERAL FUND DIVISION NO.
R00017891		6
CCS	CONT	SECT
	2121	02
COUNTY	HIGHWAY	DISTRICT
EL PASO	94 10	24

JOB	RCS	CONT
186		2121
SECT		02
187		
SHEET		
04 OF 05		

DATE: 5/14/2026 6:23:57 PM
FILE: 01_11421 TXDOT Contracts 142-53 TXDOT Contract No. 24-3(DP106)24.142-53.03 ROW Mapping from Executive Center Blvd. to SH 201(DGN)PARCELS\Parcel TX 9\PARCEL 09 Parent: P00190857.dgn



Revised: May 15, 2026
January 19, 2026
P00093421.001
Page 1 of 5

County: El Paso
Highway: IH 10
Limits: From SS 1966 To 0.5 Miles East of Campbell St.
ROW Project ID: R00017891
RCSJ: 2121-02-187
CCSJ: 2121-02-186

Property Description for P00093421.001

Being a 0.4661 of an acre (20,302 square feet) parcel of land situated in the P. Finley Survey No.146, Abstract No. 37, El Paso County, Texas, also being situated in the J. Barker Survey No. 9, Abstract No. 8, El Paso County, Texas; said parcel being all of a calculated 0.4661 acre tract of land conveyed from Sara Blaugrund to Recon Building, LLC by deed recorded under Document Number 20210031792 of the Official Public Records of El Paso County, Texas (O.P.R.E.P.C.T.), executed on April 7, 2021, said tract described as two parcels: Parcel 1, being Lots 8 through 13, inclusive of Block 250 of Campbell's Addition to the city of El Paso, as shown on the map or plat recorded in Volume 2, Page 68 of the Map and Plat Records of El Paso County, Texas (M.P.R.E.P.C.) (a/k/a Block 21, Hart's Survey No. 9, an addition to the city of El Paso, as shown on the map or plat recorded in Book A4, No. 1,2 of the City Block Map in the office of the County Clerk, El Paso County, Texas,) and Parcel 2, described as being the adjacent alley within said Block 250, said alley was vacated by City of El Paso Ordinance 8351 on May 01, 1985 as referenced in Quit Claim deed recorded in Volume 1580, Page 49 of the Deed Records of El Paso County, Texas (D.R.E.P.C.T.), said 0.4661 of an acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a 3-1/4-inch Brass Cap in concrete stamped "City of El Paso" found in the intersection of Mesa Street (originally platted as Utah St.) (70 feet wide) of record per plat of said Campbell's Addition with Yandell Drive (originally platted as Idaho St.) (70 feet wide) of record per plat of said Campbell's Addition, from which a City of El Paso monument, a 1-inch iron rod set in concrete, damaged, found in the intersection of said Mesa Street with Montana Avenue (70 feet wide) of record per plat of Satterthwaite Addition, an addition to the city of El Paso, according to the plat of said addition on file in the office of the City Engineer, El Paso, Texas, bears North 33° 47' 30" West, a distance of 325.22 feet;

Revised: May 15, 2026
January 19, 2026
P00093421.001
Page 2 of 5

THENCE, North $64^{\circ} 15' 46''$ East, across said Yandell Drive, a distance of 358.38 feet to a 5/8-inch iron rod with pink cap stamped "LTRA" set at the point of intersection of the existing southeastern right-of-way line of said Yandell Drive with the existing northeastern right-of-way line of Stanton Street, being the western corner of Lot 11, Block 250 of said Campbell's Addition and for the western corner of the herein described parcel, for the **POINT OF BEGINNING**, (having coordinates of N = 10,660,616.23, E = 384,163.71, U.S. Survey Feet, Surface Coordinates); said point being 151.34 feet left from the proposed IH 10 baseline station 467+32.37; **

- 1) **THENCE**, North $56^{\circ} 11' 10''$ East, along the existing southeastern right-of-way line of said Yandell Drive, a distance of 260.28 feet to a 5/8-inch iron rod with pink LTRA cap set at the point of intersection with the existing southwestern right-of-way line of Kansas Street (70 feet wide) of record per plat of said Campbell's Addition, being at the northern corner of Lot 10, Block 250 of said Campbell's Addition, and for the northern corner of the herein described parcel, said rod being 191.33 feet left from the proposed IH 10 baseline station 469+73.41; **
- 2) **THENCE**, South $33^{\circ} 48' 50''$ East, along the existing southwestern right-of-way line of said Kansas Street, a distance of 78.00 feet to the calculated point of intersection with the existing northerly right-of-way line of Interstate Highway 10 (IH 10) (variable width), being at the eastern corner of Lot 8, Block 250 of said Campbell's Addition, and for the eastern corner of the herein described parcel, said corner being 114.95 feet left from the proposed IH 10 baseline station 469+88.35;
- 3) **THENCE**, South $56^{\circ} 11' 10''$ West, along the existing northerly right-of-way line of said IH 10, a distance of 260.28 feet to a TxDOT Type II monument found at the intersection with the existing northeastern right-of-way line of said Stanton Street, being at the southern corner of Lot 13, Block 250 of said Campbell's Addition, and for the southern corner of the herein described parcel, said monument being 73.80 feet left from the proposed IH 10 baseline station 467+40.44;
- 4) **THENCE**, North $33^{\circ} 48' 50''$ West, along the existing northeastern right-of-way line of said Stanton Street, a distance of 78.00 feet to the **POINT OF BEGINNING**, containing 0.4661 of an acre (20,302 square feet) of land.

Revised: May 15, 2026
January 19, 2026
P00093421.001
Page 3 of 5

Notes:

All bearings and distances are referenced to grid north and based on the Texas Coordinate System, Central Zone 4203, North American Datum 1983 (NAD83) (2011 ADJ), Epoch 2010.00.

All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.000231. All measurements are in U.S. Survey Feet.

Abstracting was performed from January 2024 to August 2024.

Field surveys were performed from January 2024 to August 2024.

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

This survey does not reflect a title search and is not a guarantee of title. The surveyor is not responsible for any facts, conditions, covenants, or restrictions not readily apparent on the surface of the subject property or otherwise disclosed to the surveyor at the time of the survey. The information regarding easement and other restrictions to subject property shown hereon was provided by First American Title Guaranty Company, GF NO. 241371-7, with an effective date of July 11, 2024.

Any monument called as set will be set during or after ROW acquisition.

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

I, Roberto Araujo-Cruz, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the property description and plat represent an actual survey made on the ground under my supervision.

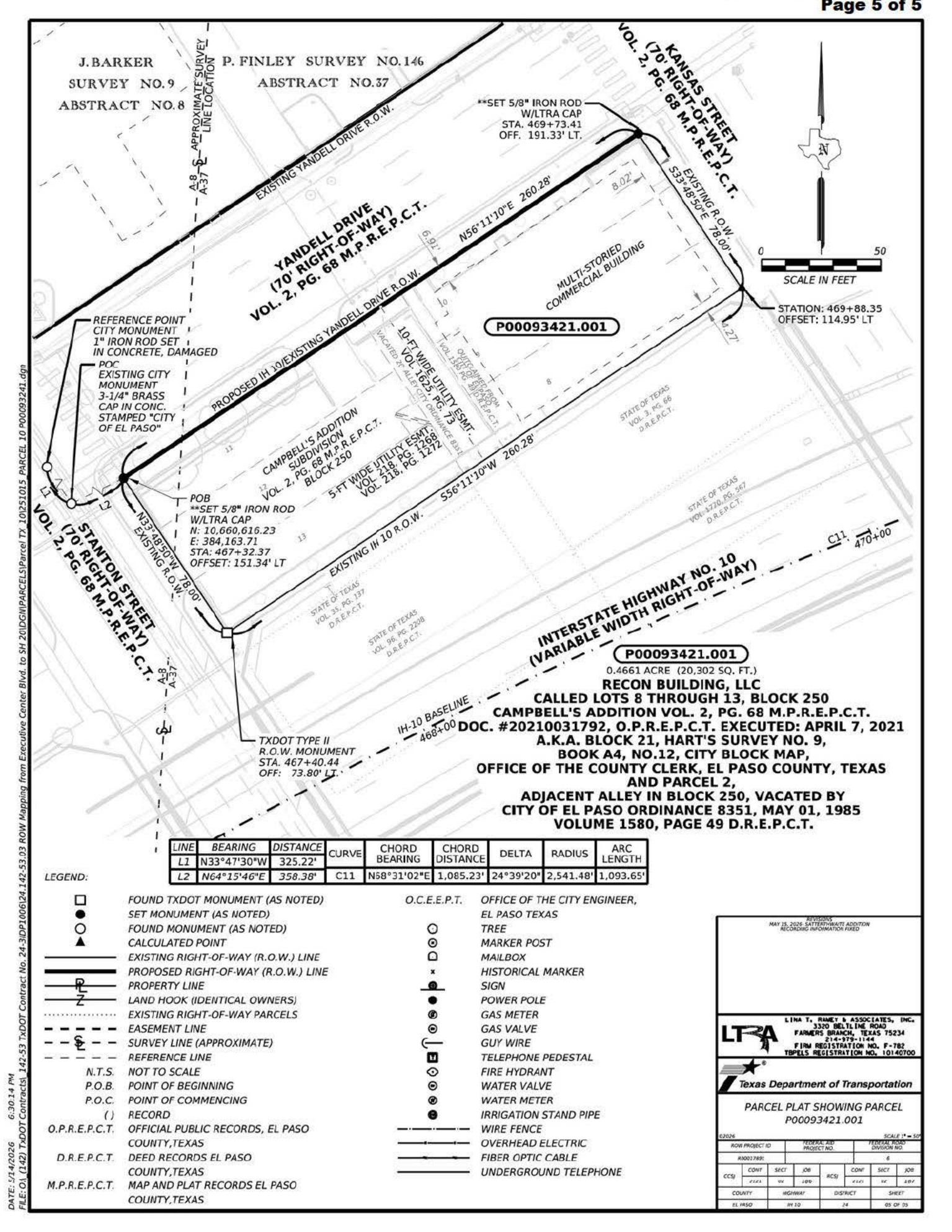


Roberto Araujo-Cruz, R.P.L.S.
Texas Registration No. 6653

Date 5/15/2026

Lina T. Ramey & Associates, Inc.
3320 Belt Line Road
Farmers Branch, Texas 75234
Ph. 214-979-1144
TBPELS FIRM NO. F-782, 10140700

C2026					N.T.S.			
ROW PROJECT ID			FEDERAL AID PROJECT NO.		FEDERAL ROAD DIVISION NO.			
R00017891					6			
CCSJ	CONT	SECT	JOB	RCSJ	CONT	SECT	JOB	
	2121	02	186		2121	02	187	
COUNTY			HIGHWAY		DISTRICT			SHEET
EL PASO			IH 10		24			04 OF 05



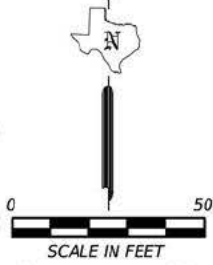
J. BARKER
SURVEY NO. 9
ABSTRACT NO. 8

P. FINLEY SURVEY NO. 146
ABSTRACT NO. 37

KANSAS STREET
(70' RIGHT-OF-WAY)
VOL. 2, PG. 68 M.P.R.E.P.C.T.

YANELL DRIVE
(70' RIGHT-OF-WAY)
VOL. 2, PG. 68 M.P.R.E.P.C.T.

**SET 5/8" IRON ROD
W/LTRA CAP
STA. 469+73.41
OFF. 191.33' LT.



STATION: 469+88.35
OFFSET: 114.95' LT

REFERENCE POINT
CITY MONUMENT
1" IRON ROD SET
IN CONCRETE, DAMAGED
POC
EXISTING CITY
MONUMENT
3-1/4" BRASS
CAP IN CONC.
STAMPED "CITY
OF EL PASO"

P00093421.001

CAMPBELL'S ADDITION
SUBDIVISION
VOL. 2, PG. 68 M.P.R.E.P.C.T.
BLOCK 250

POB
**SET 5/8" IRON ROD
W/LTRA CAP
N: 10,660,616.23
E: 384,163.71
STA: 467+32.37
OFFSET: 151.34' LT

STANTON STREET
(70' RIGHT-OF-WAY)
VOL. 2, PG. 68 M.P.R.E.P.C.T.

INTERSTATE HIGHWAY NO. 10
(VARIABLE WIDTH RIGHT-OF-WAY)
P00093421.001
0.4661 ACRE (20,302 SQ. FT.)

RECON BUILDING, LLC
CALLED LOTS 8 THROUGH 13, BLOCK 250
CAMPBELL'S ADDITION VOL. 2, PG. 68 M.P.R.E.P.C.T.
DOC. #20210031792, O.P.R.E.P.C.T. EXECUTED: APRIL 7, 2021
A.K.A. BLOCK 21, HART'S SURVEY NO. 9,
BOOK A4, NO. 12, CITY BLOCK MAP,
OFFICE OF THE COUNTY CLERK, EL PASO COUNTY, TEXAS
AND PARCEL 2,
ADJACENT ALLEY IN BLOCK 250, VACATED BY
CITY OF EL PASO ORDINANCE 8351, MAY 01, 1985
VOLUME 1580, PAGE 49 D.R.E.P.C.T.

LINE	BEARING	DISTANCE	CURVE	CHORD BEARING	CHORD DISTANCE	DELTA	RADIUS	ARC LENGTH
L1	N33°47'30"W	325.22'						
L2	N64°15'46"E	358.38'	C11	N58°31'02"E	1,085.23'	24°39'20"	2,541.48'	1,093.65'

LEGEND:

- FOUND TXDOT MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- FOUND MONUMENT (AS NOTED)
- CALCULATED POINT
- EXISTING RIGHT-OF-WAY (R.O.W.) LINE
- PROPOSED RIGHT-OF-WAY (R.O.W.) LINE
- PROPERTY LINE
- LAND HOOK (IDENTICAL OWNERS)
- EXISTING RIGHT-OF-WAY PARCELS
- EASEMENT LINE
- SURVEY LINE (APPROXIMATE)
- REFERENCE LINE
- N.T.S. NOT TO SCALE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- () RECORD
- O.P.R.E.P.C.T. OFFICIAL PUBLIC RECORDS, EL PASO COUNTY, TEXAS
- D.R.E.P.C.T. DEED RECORDS EL PASO COUNTY, TEXAS
- M.P.R.E.P.C.T. MAP AND PLAT RECORDS EL PASO COUNTY, TEXAS

- O.C.E.E.P.T. OFFICE OF THE CITY ENGINEER, EL PASO TEXAS
- TREE
- MARKER POST
- MAILBOX
- HISTORICAL MARKER
- SIGN
- POWER POLE
- GAS METER
- GAS VALVE
- GUY WIRE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- IRRIGATION STAND PIPE
- WIRE FENCE
- OVERHEAD ELECTRIC
- FIBER OPTIC CABLE
- UNDERGROUND TELEPHONE

REVISIONS
MAY 15, 2025: SATELLITE DATA ADDITION
RECORDING INFORMATION FIXED

LTRA
LINA T. RAMEY & ASSOCIATES, INC.
3320 BELTLINE ROAD
FARMERS BRANCH, TEXAS 75234
214-979-1144
FIRM REGISTRATION NO. F-782
TBPELS REGISTRATION NO. 10140700

Texas Department of Transportation

PARCEL PLAT SHOWING PARCEL
P00093421.001

ROW PROJECT ID	FEDERAL AID PROJECT NO.	FEDERAL ROAD DIVISION NO.
R0001789		6
CONTRACT	SECTION	JOB
CCS	1444	100
COUNTY	HIGHWAY	DISTRICT
EL PASO	10	24

SCALE 1" = 50'

January, 2026
P00093423.001-.002
Page 1 of 5

County: El Paso County
Highway: IH 10
Limits: From SS 1966 to 0.50 Mi East of Campbell St.
CSJ: 2121-02-186
RSJ: 2121-02-187
R.O.W. Project ID No.: R00017891

Property Description for P00093423.001-.002

Being a **0.0296**-acre (**1,289** square feet) parcel out of the Pierre Finley Survey No. 146, Abstract 37 in El Paso County, Texas, being out of the North 1/2 of Lot 5 and all of Lots 6, 7 and 8, Block 251, Campbell Addition, recorded in Volume 2, Page 68 of the Map and Plat Records (M.P.R.E.P.C.T.) of El Paso County, Texas, being out of a calculated 0.3136-acre tract, save and except a called 0.0803-acre tract, conveyed from EP Summit Investments, LLC to El Paso Booty, LLC by Correction Special Warranty Deed executed February 6, 2020, recorded in Document Number 20200042339 of the Official Public Records of Real Property of El Paso County, Texas (O.P.R.R.P.E.P.C.T.), said **0.0296**-acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a found Type II TxDOT Brass disc (no punch) at the intersection of the existing northeast right-of-way line of Kansas Street (70-foot right-of-way width) recorded in said Campbell Addition and the existing north right-of-way line of Interstate Highway (IH) 10 (right-of-way width varies) recorded in Volume 18, Page 962, Volume 22, Page 524, Volume 1770, Page 63, Volume 19, Page 450 and Volume 8 Page 523, Deed Records of El Paso County, Texas (D.R.E.P.C.T.) and at the west corner of said 0.3136-acre tract and at the southwest corner of Lots 9 & 10, Block 251, of said Campbell's Addition, being a tract of land conveyed from El Paso 8220 Gateway East, LLC to El Paso Booty, LLC by Correction Special Warranty Deed executed February 6, 2020, recorded in Document Number 20200042344, O.P.R.R.P.E.P.C.T.;

THENCE, South 74°01'18" East, along the existing north right-of-way line of said IH 10 and the south line of said 0.3136-acre tract, a distance of 59.81 feet to a 5/8-inch iron rod with TxDOT aluminum cap stamped "ADL" set in the proposed north right-of-way line and the beginning of the proposed Access Denial Line (ADL) of IH 10, for the west corner and the **POINT OF BEGINNING** of the herein described parcel, said point having coordinates of N=10,660,817.94, E=384,640.91, said point being 157.93 feet left from the proposed IH 10 Baseline Station 472+21.46;**

January, 2026
P00093423.001-.002
Page 2 of 5

1. **THENCE**, North 80°48'51" East, departing the existing north right-of-way line of said IH 10, along the proposed north right-of-way line and the proposed Access Denial Line (ADL) of IH 10 and into and across said 0.3136-acre tract, a distance of 89.37 feet to a 5/8-inch iron rod with TxDOT aluminum cap stamped "ADL" set on the existing southwest line of said Campbell Street and on the east line of said 0.3136-acre tract, for the east corner of the herein described parcel and the end of proposed access denial line, said point being 147.72 feet left from the proposed IH 10 Baseline Station 473+05.21;**
2. **THENCE**, South 33°48'50" East, along the existing southwest right-of-way line of said Campbell Street and the east line of said 0.3136-acre tract, a distance of 7.79 feet to a point at the southeast corner of said 0.3136-acre tract and at the intersection of the existing southwest right-of-way line of said Campbell Street and the existing north right-of-way line of said IH 10, for the southeast corner of the herein described parcel, from which a found TxDOT Type II monument (no punch) bears North 47°26'32" East, a distance of 4.65 feet;
3. **THENCE**, South 56°11'10" West, along the existing north right-of-way line of said IH 10 and the southeast line of said 0.3136-acre tract, a distance of 43.17 feet to a point at the south corner of said 0.3136-acre tract and an angle point in the existing north right-of-way line of said IH 10, for the south corner of the herein described parcel, from which a found TxDOT Type II monument (no punch) bears North 02°29'01" West, a distance of 1.70 feet;
4. **THENCE**, North 74°01'18" West, continuing along the existing north right-of-way line of said IH 10 and along the southwest line of said 0.3136-acre tract, a distance of 58.97 feet to the **POINT OF BEGINNING** and containing 0.0296-acre (1,289 square feet) parcel of land.**

January, 2026
P00093423.001-.002
Page 3 of 5

NOTES:

All bearings and coordinates are based on the North American Datum of 1983 (NAD83, 2011 Adjustment) Epoch 2010.00, Texas Coordinate System, Central Zone (4203). All distances and coordinates shown are in surface values and may be converted to grid by dividing by the Surface Adjustment Factor of 1.000231.

Units of Measure: U.S. Survey Feet

** 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.

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

Abstracting was completed in September, 2025.

Field surveys completed between August, 2024 and October, 2025.

Access will not be permitted to the remainder property abutting the highway facility.

P00093423.002 is the access denial line for P00093423.001.

Any monument called as set to be set during or after R.O.W. acquisition.

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: January, 2026.



1/19/2026

Michael J. Vanderstappen, R.P.L.S.

Date

Texas Registered Professional Land Surveyor #6594

ESP Associates, Inc.

12940 Country Parkway

San Antonio, TX 78216

(210) 349-3271

TBPELS Firm Registration No. 10194036





LEGEND

FOUND TXDOT MONUMENT (AS NOTED)
FOUND MONUMENT (AS NOTED)
SET MAG NAIL WITH WASHER STAMPED "ESP PROP" COR
SET 5/8" IRON ROD W/ TXDOT ALUMINUM CAP UNLESS OTHERWISE NOTED
CALCULATED POINT
LAND HOOK (IDENTICAL OWNER)
PINCHED IRON PIPE
IRON ROD/IRON PIPE
ALUMINUM
RIGHT-OF-WAY
RAILROAD
DEED RECORDS OF EL PASO COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS
MAP & PLAT RECORDS OF EL PASO COUNTY, TEXAS
O.P.R.E.P.C.T.
O.P.R.E.P.C.T.
O.P.R.E.P.C.T.
"ADL" ACCESS DENIAL LINE

EXISTING R.O.W. LINE
PROPOSED R.O.W. LINE
EXISTING EASEMENT LINE
PROPERTY LINE
NOT TO SCALE (N.T.S.)
PROPOSED BASELINE
SURVEY LINE
LOT LINE
PROPOSED ACCESS DENIAL LINE

NOTES

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT COMBINED ADJUSTMENT FACTOR OF 1.000231. UNITS: US SURVEY FEET.

2. ORIGINAL SURVEY PATENT LINES AND COUNTY LINES SHOWN HEREIN ARE BASED ON GIS MAPPING OBTAINED FROM THE TEXAS GENERAL LAND OFFICE.

3. THIS MAP WAS PRODUCED WITHOUT THE BENEFIT OF TITLE COMMITMENTS. ALL MATTERS OF RECORDS MAY NOT BE SHOWN HEREIN.

4. ABSTRACTING WAS PERFORMED SEPTEMBER, 2025.

5. FIELD SURVEYS COMPLETED OCTOBER, 2025.

6. PROPOSED BASELINE ALIGNMENT SHOWN HEREON WAS PROVIDED BY TXDOT AND MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.

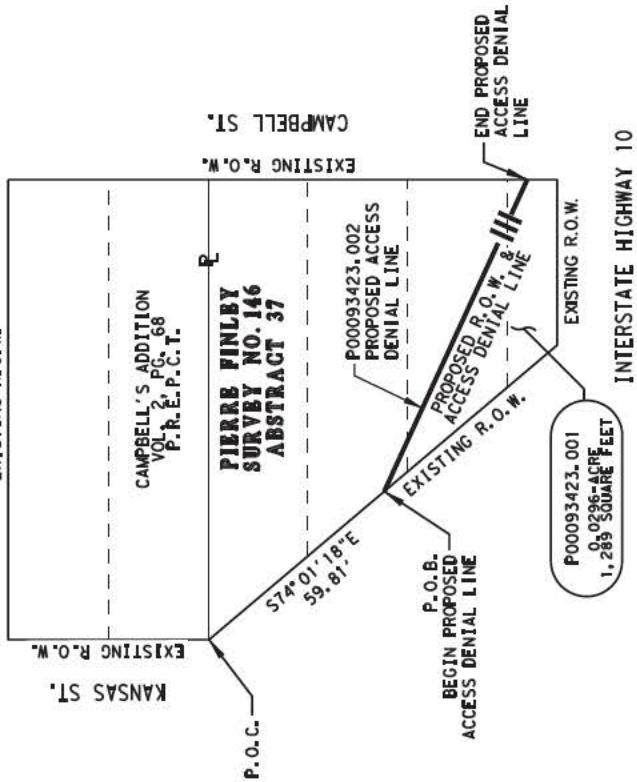
7. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

8. ACCESS WILL NOT BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

9. ANY MONUMENT CALLED AS SET TO BE SET DURING OR AFTER R.O.W. ACQUISITION.

10. P00093423.002 IS THE ACCESS DENIAL LINE FOR P00093423.001.

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



PARENT TRACT INSET



Michael J. Vanderstappen 1/19/2026
MICHAEL J. VANDERSTAPPEN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NUMBER 6594

AREA TABLE (ACRES)			
EXISTING AC.	TAKING AC. 75% F.	REMAINDER AC.	
		LEFT	RIGHT
0.3136 (CALC.)	0.0296 AC. 1,289 S.F.	0.2840	

© 2026
Texas Department of Transportation

ESP
ESP Associates, Inc.
12940 Country Parkway
San Antonio, TX 78216
(210) 349-3271
TBPELS#10194036
www.espassociates.com
© 2026

PARCEL PLAT
SHOWING
P00093423.001 - .002
I.M. 10
EL PASO COUNTY, TEXAS
C.S.J. NO. 2121-02-186
R.C.S.J. NO. 2121-02-187
JANUARY, 2026
SCALE: N.T.S.

1. PID 28415
EL PASO BOOTY, LLC
LOTS 9 & 10, BLOCK 251,
CAMPBELL'S ADDITION
DOC. NO. 2020042344
O.P.R.P.E.P.C.T.
EXECUTED: FEBRUARY 6, 2020

2. PID 318300
EL PASO BOOTY, LLC
CALCULATED 0.3136-ACRE TRACT
REMAINDER OF NORTH 1/2 OF LOT 5 &
ALL OF LOTS 6, 7 & 8, BLOCK 251,
SAVE ABD EXCEPT CALLED 0.0803-ACRE TRACT
CAMPBELL'S ADDITION
DOC. NO. 2020042339
O.P.R.P.E.P.C.T.
EXECUTED: FEBRUARY 6, 2020

3. STATE OF TEXAS
VOL. 18, PG. 962
D.R.E.P.C.T.
FND TXDOT TYPE II
(NO PUNCH)
POC

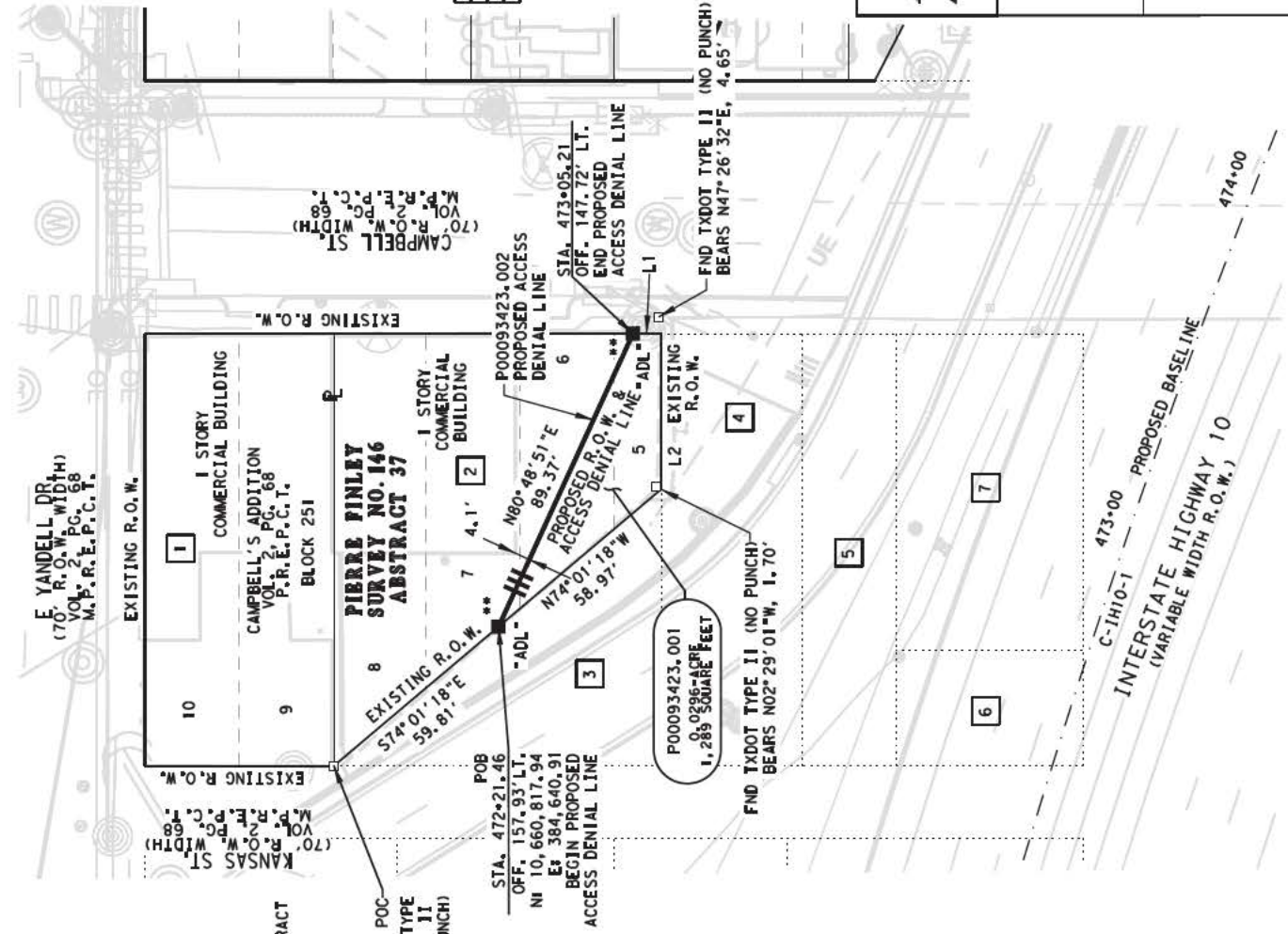
4. STATE OF TEXAS
VOL. 22, PG. 524
D.R.E.P.C.T.

5. STATE OF TEXAS
VOL. 1770, PG. 63
D.R.E.P.C.T.

6. STATE OF TEXAS
VOL. 19, PG. 450
D.R.E.P.C.T.

7. STATE OF TEXAS
VOL. 8, PG. 523
D.R.E.P.C.T.

C-1H10-1
NORTHING 10,664,882.75
EASTING 382,149.23
PI STATION 474+74.40
DELTA 03° 38' 12"
DEGREE OF CURVE 02° 15' 16"
TANGENT 80.68'
LENGTH 161.31'
RADIUS 2,541.48'
PC STATION 473+93.72
PT STATION 475+55.03
CHORD BEARING N79° 01' 27" E
CHORD DISTANCE 161.28'



LINE	BEARING	LENGTH
1	S33° 48' 50" E	77.79
2	S56° 11' 10" W	43.17

© 2026
Texas Department of Transportation

ESP
ESP Associates, Inc.
12940 Country Parkway
San Antonio, TX 78216
(210) 349-3271
TBPESLW10184036
www.espassociates.com
© 2026

PARCEL PLAT
SHOWING
P00093423.001-.002
I.M. 10
EL PASO COUNTY, TEXAS
C.S.J. NO. 2121-02-186
R.C.S.J. NO. 2121-02-187
JANUARY, 2026
SCALE: 1"=50'
PAGE 5 OF 5

January, 2026
P00093426.001-.002
Page 1 of 5

County: El Paso County
Highway: IH 10
Limits: From SS 1966 to 0.50 Mi East of Campbell St.
CSJ: 2121-02-186
RSJ: 2121-02-187
R.O.W. Project ID No.: R00017891

Property Description for P00093426.001-.002

Being a **0.0481**-acre (**2,097** square feet) parcel out of the Pierre Finley Survey No. 146, Abstract 37 in El Paso County, Texas, being out of a 2.687-acre tract composed of Lots 1-10, (Parcel 1), Block 252, Campbell Addition, recorded in Volume 2, Page 68 of the Map and Plat Records (M.P.R.E.P.C.T.) of El Paso County, Texas, Lots 1-20, Block 253 of said Campbell Addition, a called 0.418-acre tract being a portion of Florence Street (70-foot right-of-way width) recorded in said Campbell Addition, and a called 0.112-acre tract being a portion of Wyoming Avenue (70-foot right-of-way width) recorded in said Campbell Addition, conveyed from The Pro Cathedral Episcopal Church of St. Clement of El Paso, Texas to Church of St. Clement of El Paso, Texas by Special Warranty Deed executed September 21, 2007, recorded in Document Number 20070090963 of the Official Public Records of Real Property of El Paso County, Texas (O.P.R.R.P.E.P.C.T.), said **0.0481**-acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a set mag nail w/washer stamped "ESP Prop Cor", in the existing southeast right-of-way line of Yandell Drive (70-foot right-of-way width) recorded in said Campbell Addition, at the southwest corner of said Lot 10, and at the north corner of a called 20-foot alley, recorded in said Campbell Addition;

THENCE, South 33°48'50" East, departing the existing southeast right-of-way line of said Yandell Drive, along the northeast line of said 20-foot alley and the southwest line of said 2.687-acre tract, a distance of 216.15 feet to a 5/8-inch iron rod with TxDOT aluminum cap stamped "ADL" set in the proposed north right-of-way line and beginning of the proposed Access Denial Line (ADL) of Interstate Highway (IH) 10, for the west corner and the **POINT OF BEGINNING** of the herein described parcel, said point having coordinates of N=10,660,881.91, E=384,948.78, said point being 149.14 feet left from the proposed IH 10 Baseline Station 475+18.04;**

January, 2026
P00093426.001-.002
Page 2 of 5

1. **THENCE**, North 80°48'51" East, along the proposed north right-of-way line and proposed Access Denial Line of IH 10 and into and across said 2.687-acre tract, a distance of 105.23 feet to a 5/8-inch iron rod with TxDOT aluminum cap stamped "ADL" set in the existing northwest right-of-way line of Wyoming Avenue (70-foot right-of-way width) recorded in said Campbell Addition and in the southeast line of said 2.687-acre tract, for the east corner of the herein described parcel and end of proposed access denial line of IH 10, said point being 148.90 feet left from the proposed IH 10 Baseline Station 476+21.10;
2. **THENCE**, South 56°11'10" West, along the existing northwest right-of-way line of said Wyoming Avenue and the southeast line of said 2.687-acre tract, a distance of 95.65 feet to a calculated point, for the south corner of said 2.687-acre tract and of the herein described parcel, from which a found 5/8-inch iron rod bears North 12°04'34" East, a distance of 0.22 feet, said point being 109.08 feet left from the proposed IH 10 Baseline Station 475+35.02;
3. **THENCE**, North 33°48'50" West, departing the existing northwest right-of-way line of said Wyoming Avenue, along the southeast line of said 2.687-acre tract and the northeast line of said 20-foot alley, a distance of 43.85 feet to the **POINT OF BEGINNING** and containing 0.0481-acre (2,097 square feet) parcel of land.

January, 2026
P00093426.001-.002
Page 3 of 5

NOTES:

All bearings and coordinates are based on the North American Datum of 1983 (NAD83, 2011 Adjustment) Epoch 2010.00, Texas Coordinate System, Central Zone (4203). All distances and coordinates shown are in surface values and may be converted to grid by dividing by the Surface Adjustment Factor of 1.000231.

Units of Measure: U.S. Survey Feet

** 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.

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

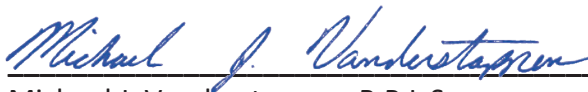
Abstracting was completed in September, 2025.

Field surveys completed between August, 2024 and October, 2025.

Access will not be permitted to the remainder property abutting the highway facility.

P00093426.002 is the access denial line for P00093426.001

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: January, 2026.



1/19/2026

Michael J. Vanderstappen, R.P.L.S.

Date

Texas Registered Professional Land Surveyor #6594

ESP Associates, Inc.

12940 Country Parkway

San Antonio, TX 78216

(210) 349-3271

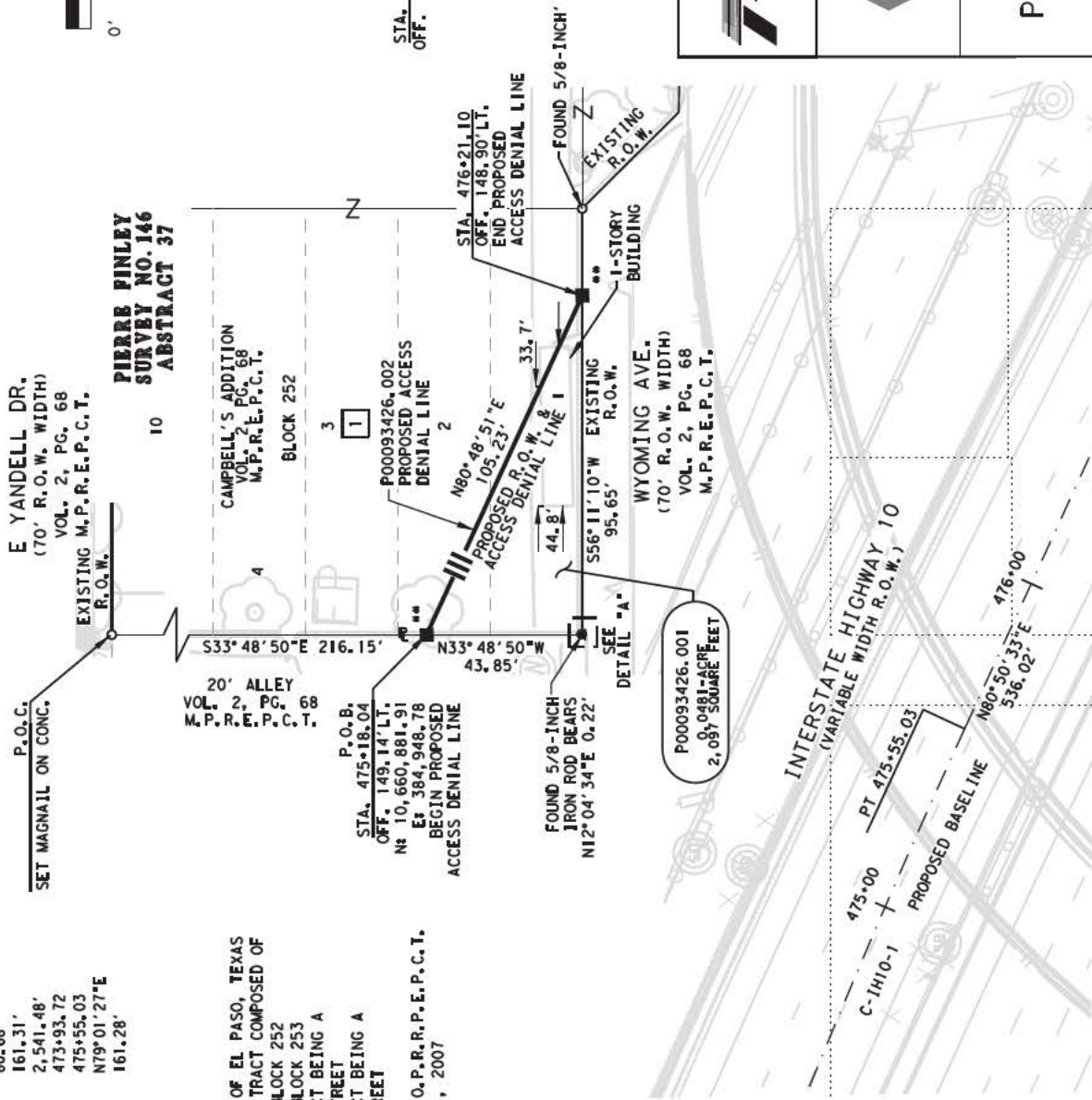
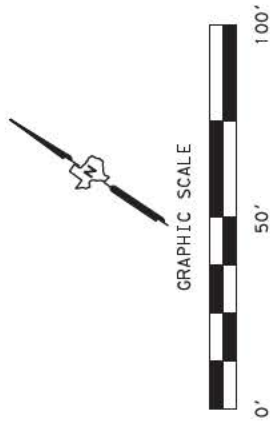
TBPELS Firm Registration No. 10194036



- C-IH10-1
- NORTHING
- EASTING
- PI STATION
- DELTA
- DEGREE OF CURVE
- TANGENT
- LENGTH
- RADIUS
- PC STATION
- PT STATION
- CHORD BEARING
- CHORD DISTANCE

1. PID 145118 & 375792
CHURCH OF ST. CLEMENT OF EL PASO, TEXAS
CALCULATED 2.687-ACRE TRACT COMPOSED OF
PARCEL 1: LOTS 1-10, BLOCK 252
PARCEL 2: LOTS 1-20, BLOCK 253
CALLED 0.418-ACRE TRACT BEING A
PORTION OF FLORENCE STREET
CALLED 0.112-ACRE TRACT BEING A
PORTION OF WYOMING STREET
CAMPBELL'S ADDITION
DOC. NO. 20070090963, O.P.R.P.E.P.C.T.
EXECUTED: SEPTEMBER 21, 2007

- 10,664,882.75
- 382,149.23
- 474,74.40
- 03°38'12"
- 02°15'16"
- 80.68'
- 161.31'
- 2,541.48'
- 473-93.72
- 475-55.03
- N79°01'27"E
- 161.28'



© 2026
Texas Department of Transportation

ESP
ESP Associates, Inc.
12940 Country Parkway
San Antonio, TX 78216
(210) 349-3271
TBPESL#10194036
www.espassociates.com
© 2026

PARCEL PLAT
SHOWING
P00093426.001-.002
I.M. 10
EL PASO COUNTY, TEXAS
C.S.J. NO. 2121-02-186
R.C.S.J. NO. 2121-02-187
JANUARY, 2026
SCALE: 1"=50'

County: Hidalgo
Highway: SH 68
Limits: From 365 Tollway to IH 2
Project ID: R00017650
RCSJ: 3629-02-003
CCSJ: 3629-02-002

PROPERTY DESCRIPTION FOR P00093607.001

Being a 20.69-acre (901,396 square feet) parcel of land situated in the Juan Jose Trevino Survey, Abstract 22, Hildago County, Texas, being out of Lots 15 and 16, Block 22 of the Alamo Tract of the Alamo Land and Sugar Company Subdivision, according to the map or plat thereof recorded in Volume 1, Page 24 of the Map Records Hidalgo County, Texas (M.R.H.C.T.), conveyed from Lori Vanderpool Johnson to Karen Vanderpool, by General Warranty Deed recorded June 17, 2021 under Document No. 3234864 of the Official Records Hidalgo County, Texas (O.R.H.C.T.), said 20.69-acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod (disturbed) found for the common corner of said Lot 16, Block 22, Lots 12 and 13, Block 21 and Lot 9, Block 22, all of said Alamo Land and Sugar Company Subdivision, being a portion of a called 1,153.95 acre tract of land conveyed from McAllen State Bank to Rio Fresh, Inc., by Warranty Deed with Vendor's Lien recorded August 21, 1987 in Volume 2486, Page 829 of the Deed Records Hidalgo County, Texas (D.R.H.C.T.), thence as follows;

South 81°26'11" East, along the line common to said Lot 16, said Lot 9 and said 1,153.95 acre tract, a distance of 1,230.83 feet to a 5/8-inch iron rod with TxDOT aluminum cap set at the point of intersection with the proposed northerly right-of-way (ROW) line of State Highway 68 (SH 68) (width varies) and being the **POINT OF BEGINNING** of the herein described parcel, (N=16,570,647.84, E=1,112,422.54), being 256.55 feet left of SH 68 Baseline Station 491+98.69;

1. **THENCE**, South 81°26'11" East, continuing along the line common to said Lot 16, said Lot 9 and said 1,153.95 acre tract, a distance of 990.55 feet to a 5/8-inch iron rod with TxDOT aluminum cap set at the point of intersection with a non-tangent curve to the right in the proposed southerly ROW line of SH 68, being 335.73 feet right of SH 68 Baseline Station 499+92.66;

August 1, 2025

Parcel P00093607.001

Page 2 of 19

2. **THENCE**, Southwesterly along the proposed southerly ROW line of said SH 68 and said curve to the right, passing at an arc distance of 494.75 feet, a 5/8-inch iron rod with TxDOT aluminum cap set at 291.13 feet right of SH 68 Baseline Station 495+00.00, continuing for a total arc distance of 700.86 feet, having a radius of 8,138.78 feet, a central angle of $04^{\circ}56'02''$, and a chord bearing and distance of South $67^{\circ}44'24''$ West, 700.64 feet, to a 5/8-inch iron rod with TxDOT aluminum cap set for the point of reverse curvature with a non-tangent curve to the left, being 263.73 feet right of SH 68 Baseline Station 492+95.72;**
3. **THENCE**, Southwesterly, continuing along the proposed southerly ROW line of said SH 68 and said curve to the left, passing at an arc distance of 74.04 feet, a 5/8-inch iron rod with TxDOT aluminum cap stamped "Denial of Access" set for the beginning of an Access Denial Line (ADL), continuing along the proposed southerly ROW line of said SH 68, said curve to the left and said ADL, for a total arc distance of 872.23 feet, having a radius of 5,958.00 feet, a central angle of $08^{\circ}23'16''$, a chord bearing and distance of South $66^{\circ}02'07''$ West, 871.45 feet, to a 5/8-inch iron rod with TxDOT aluminum cap set for the end of said curve to the left, being 200.00 feet right of SH 68 Baseline Station 484+26.61;**
4. **THENCE**, South $61^{\circ}50'29''$ West, continuing along the proposed southerly ROW line of said SH 68 and said ADL, passing at a distance of 42.72 feet, a 5/8-inch iron rod with TxDOT aluminum cap stamped "Denial of Access" set for the end of said ADL, continuing along the proposed southerly ROW line of said SH 68, passing at a distance of 285.20 feet, a 5/8-inch iron rod with TxDOT aluminum cap stamped "Denial of Access" set for the beginning of an ADL, continuing along the proposed southerly ROW line of said SH 68 and said ADL, passing at a distance of 426.61 feet, a 5/8-inch iron rod with TxDOT aluminum cap set at 200.00 feet right of SH 68 Baseline Station 480+00.00, and continuing, for a total distance of 790.17 feet to a 5/8-inch iron rod with TxDOT aluminum cap set at the point of intersection with the existing northerly ROW line of an unnamed road (40 feet wide) as dedicated by the plat of said Alamo Land and Sugar Company Subdivision, and being at 200.00 feet right of SH 68 Baseline Station 476+36.44;**
5. **THENCE**, North $81^{\circ}26'11''$ West, along the existing northerly ROW line of said unnamed road, a distance of 251.57 feet to the point of intersection with the line common to said Lot 16, Block 22 and said Lot 13, Block 21, conveyed from Veterans Land Board of the State of Texas to Exiquio Vasquez by Deed recorded November 29, 1999 under Document No. 825702 of the O.R.H.C.T., from which a 1/2-inch iron rod found for the common corner of said Lot 16, Block 22, said Lot 13, Block 21, Lot 4, Block 17 and Lot 1, Block 18, all of said Alamo Land and Sugar Company Subdivision bears South $08^{\circ}33'42''$ West, 20.00 feet;

August 1, 2025

Parcel P00093607.001

Page 3 of 19

6. **THENCE**, North 08°33'42" East, along the line common to Lot 16, Block 22 and Lot 13, Block 21, a distance of 311.37 feet to a 5/8-inch iron rod with TxDOT aluminum cap set at the point of intersection with the proposed northerly ROW line and ADL of said SH 68 and ADL, being 200.00 feet left of SH 68 Baseline Station 476+20.97;
7. **THENCE**, North 61°50'29" East, along the proposed northerly ROW line and ADL of said SH 68 and said ADL, passing at a distance of 379.03 feet, a 5/8-inch iron rod with TxDOT aluminum cap set at 200.00 feet left of SH 68 Baseline Station 480+00.00, continuing along the proposed northerly ROW line of said SH 68 and said ADL, passing at a distance of 446.26 feet, a 5/8-inch iron rod with TxDOT aluminum cap stamped "Denial of Access" set for the end of said ADL, continuing along said proposed northerly ROW line of SH 68, passing at a distance of 496.26 feet, a 5/8-inch iron rod with TxDOT aluminum cap stamped "Denial of Access" set for the beginning of an ADL line, and continuing, for a total distance of 757.96 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the beginning of a non-tangent curve to the left, being 200.00 feet left of SH 68 Baseline Station 483+78.92;**
8. **THENCE**, Northeasterly, continuing along the proposed northerly ROW line and ADL of said SH 68, said ADL, and the arc of said curve to the left, passing at an arc distance of 771.33 feet, a 5/8-inch iron rod with TxDOT aluminum cap stamped "Denial of Access" set for the end of said ADL, and continuing, for a total distance of 822.36 feet, having a radius of 5,970.00 feet, a central angle of 07°53'33", and a chord bearing and distance of North 57°53'43" East, 821.71 feet, to the **POINT OF BEGINNING** of the herein described parcel and containing 20.69-acres (901,396 square feet) of land.

All bearings and coordinates are based on the Texas Coordinate System, South Zone (4205), North American Datum 1983 (2011 adjustment), Epoch 2010.00.

Coordinates and distances are U.S. Survey Feet displayed in surface values and may be converted to grid by dividing by the TxDOT Combined Scale Factor (1.00004).

Field Surveys performed during the months of April 2024 through August 2025.

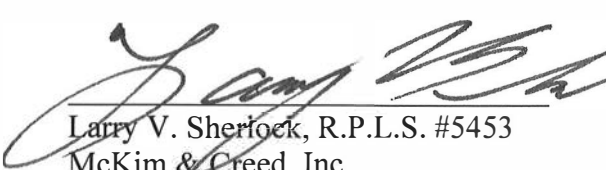
Abstracting research performed by McKim & Creed, Inc. during the months of April through November 2024.

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

A parcel plat of even date accompanies this property description.

** 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.

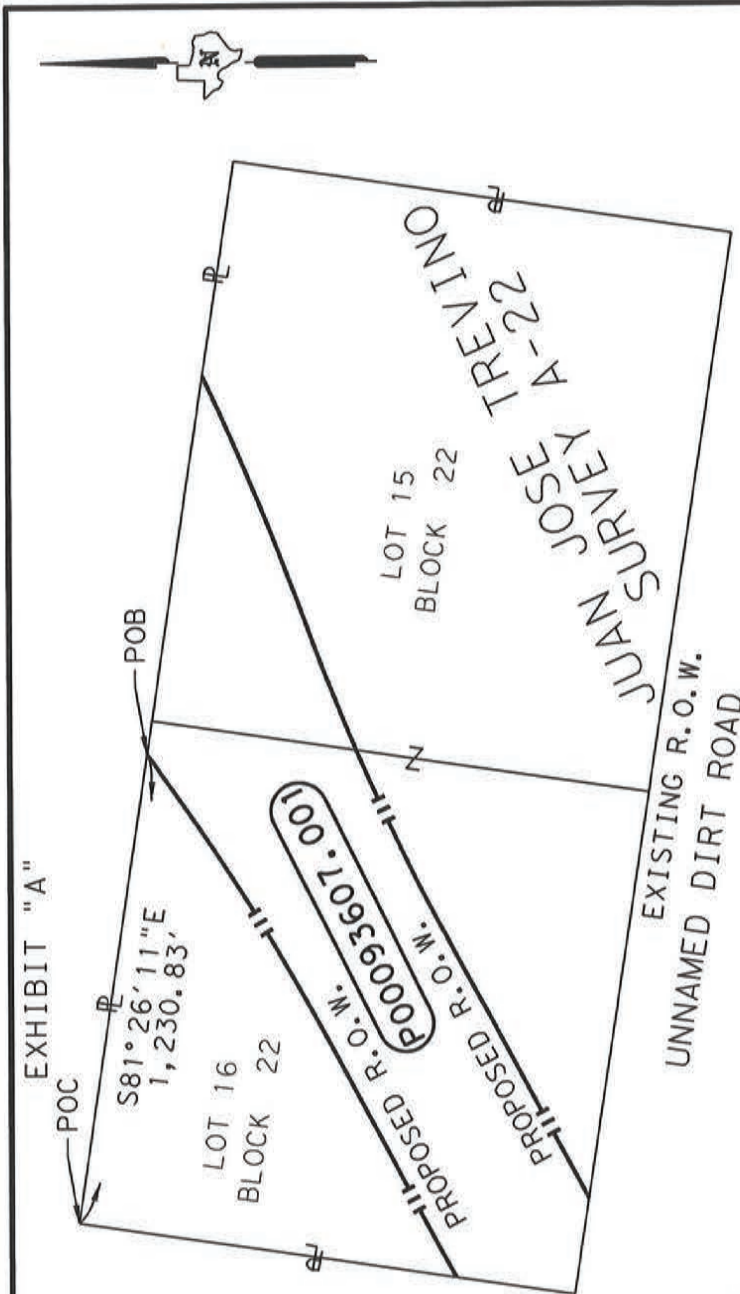
I do hereby certify that this metes and bounds description and accompanying parcel plat conform to the current General Rules of Procedures and Practices as promulgated by the Texas Board of Professional Engineers and Land Surveyors.


Larry V. Sherlock, R.P.L.S. #5453
McKim & Creed, Inc.
12718 Century Drive, Stafford, Texas 77477
(281) 491-2525
TBPELS Firm No. 10177600
DATE August 1, 2025



08/01/25

I:\06176\0068\Geomatics\70-Record\Parcel M&B info\Parcel P00093607.001.docx



PARENT TRACT INSET

N.T.S.

LEGEND CONTINUED

STA = BASELINE STATION
O/S = BASELINE OFFSET
DOC = DOCUMENT

I, LARRY V. SHERLOCK, HEREBY CERTIFY THAT THE PARCEL PLAT AND ACCOMPANYING METES AND BOUNDS DESCRIPTION CONFORM TO THE CURRENT GENERAL RULES OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. (TBPELS)



Larry V. Sherlock
LARRY V. SHERLOCK, RPLS NO. 5453
DATE

PAGE 05 OF 19

LEGEND

- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED ACCESS DENIAL LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPERTY LINE
- CONTINUOUS OWNERSHIP
- SURVEY LINE
- CITY LIMIT LINE

□ = FOUND 5/8" IRON ROD WITH TXDOT ALUM CAP (UNLESS NOTED OTHERWISE).

■ = FND MONUMENT (AS NOTED)

● = SET 5/8" IR W/CAP STAMPED "MCKIM & CREED"

■ = SET 5/8" IRON ROD WITH TXDOT ALUM CAP (UNLESS NOTED OTHERWISE).

D.R.H.C.T. = DEED RECORDS HIDALGO COUNTY, TEXAS
O.R.H.C.T. = OFFICIAL RECORDS HIDALGO COUNTY, TEXAS
M.R.H.C.T. = MAP RECORDS HIDALGO COUNTY, TEXAS
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
P.O.W. = RIGHT OF WAY
N.T.S. = NOT TO SCALE

THE MONUMENT DESCRIBED 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.

GENERAL NOTES

- ABSTRACTING WAS PERFORMED BY MCKIM & CREED, INC. ABSTRACT DATE: APRIL 2024 THROUGH NOVEMBER 2024.
- BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM (NAD) 1983, 2011 ADJUSTMENT, EPOCH 2010.00.
- ALL COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING THE TXDOT COMBINED SCALE FACTOR OF 1.000004.
- BASILINE STATION/OFFSET INFORMATION IS BASED ON TXDOT'S PROJECT SCHEMATIC DATED: 11/03/2021, PROJECT CONTROL SECTION JOB: 0921-02-142.
- PROJECT CONTROL WAS ESTABLISHED BY AG3 GROUP LLC. IN 2024.
- FIELD SURVEYS WERE PERFORMED BETWEEN APRIL 2024 AND AUGUST 2025.
- PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALCULATED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.
- A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

PARCEL	REMAINDER	AREA
PARENT TRACT TOTAL AREA	ACQUISITION AREA	CALC. REMAINDER AREA
82.99 AC. (CALCULATED)	20.69 AC. (901,396 SQ.FT.)	47.66 AC. (RT)
		14.64 AC. (LT)
Texas Department of Transportation		
MCKIM & CREED		
12718 Century Drive, Stafford, TX 77477, 281.491.2525, www.mckimcreed.com		
TBPELS Firm Registration No. 101776-00		
PARCEL PLAT		
SHOWING		
PARCEL P00093607.001		
20.69 ACRES (901,396 SQ. FT.)		
SH 68 HIDALGO COUNTY, TEXAS		
RCSJ: 3629-02-003 CCSJ: 3629-02-002		
ROW PROJ. ID: R00017650		
AUGUST 1, 2025		
N.T.S.		

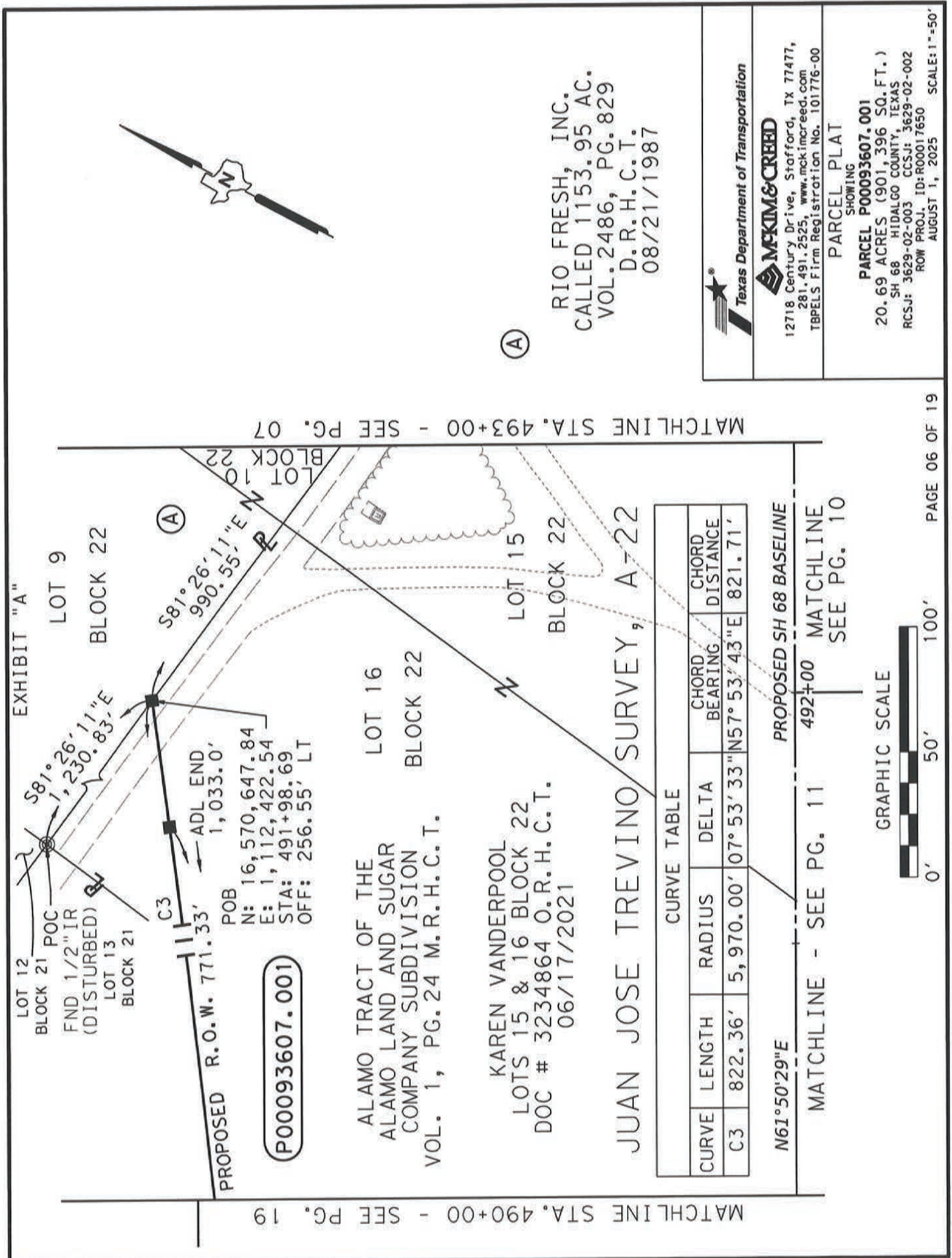
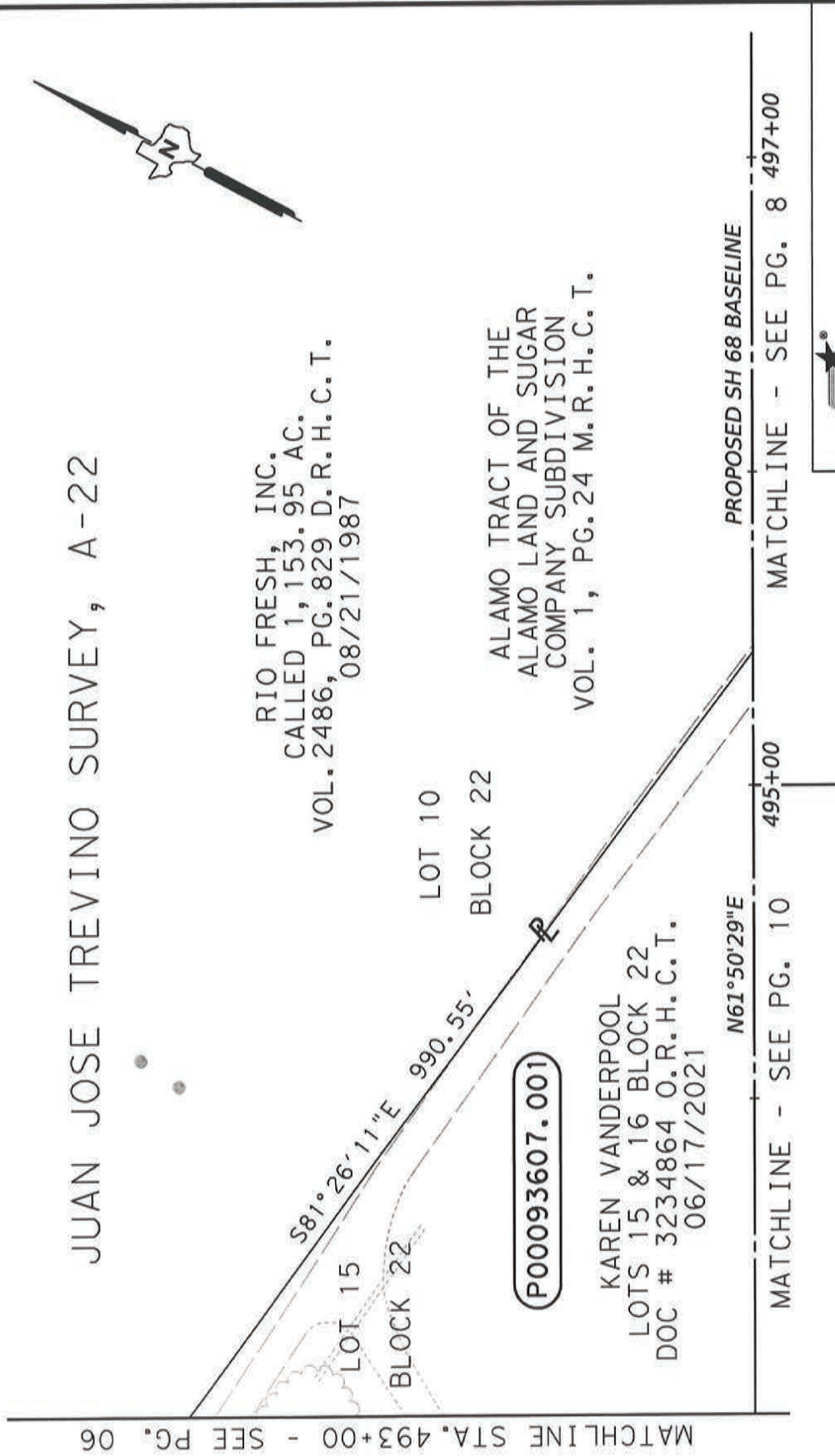


EXHIBIT "A"

JUAN JOSE TREVINO SURVEY, A-22

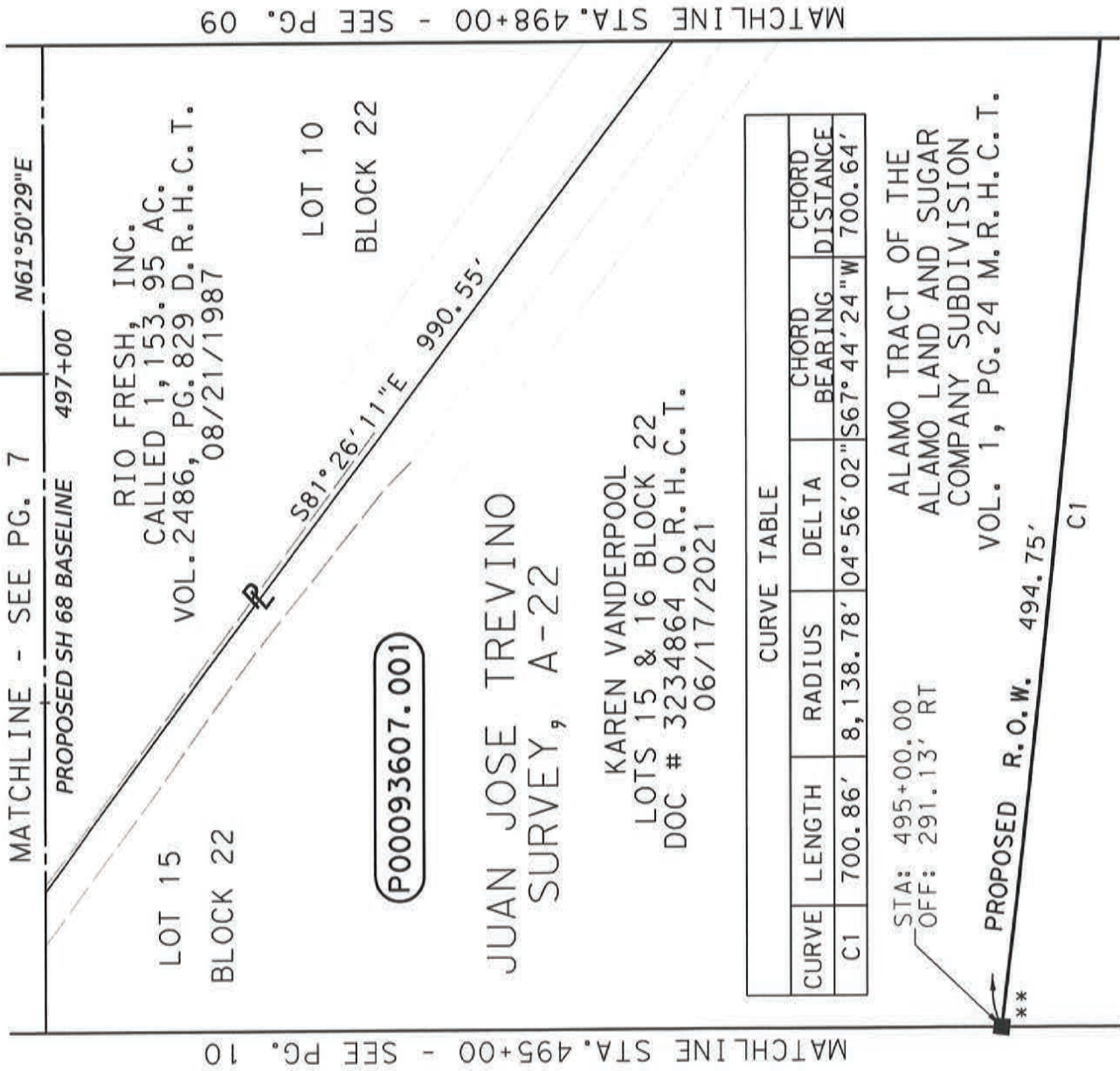


 Texas Department of Transportation	 12718 Century Drive, Stafford, TX 77477, 281.491.2525, www.mkimcreed.com TBPES Firm Registration No. 101776-00	PARCEL PLAT SHOWING PARCEL P00093607.001 20.69 ACRES (901,396 SQ.FT.) SH 68 HIDALGO COUNTY, TEXAS RCSJ: 3629-02-003 CCSJ: 3629-02-002 ROW PROJ. ID: R00017650 AUGUST 1, 2025 SCALE: 1"=50'
---	---	--

GRAPHIC SCALE



EXHIBIT "A"



Texas Department of Transportation

MFKIM & CREED

12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBEELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093607.001
20.69 ACRES (901,396 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 1, 2025 SCALE: 1"=50'

EXHIBIT "A"
PROPOSED SH 68 BASELINE N61°50'29"E
500+00

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	700.86'	8,138.78'	04°56'02"	S67°44'24"W
				700.64'

JUAN JOSE TREVINO
SURVEY, A-22

LOT 10
BLOCK 22

ALAMO TRACT OF THE
ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24 M.R.H.C.T.

RIO FRESH, INC.
CALLED 1,153.95 AC.
VOL. 2486, PG. 829 D.R.H.C.T.
08/21/1987

LOT 15
BLOCK 22
KAREN VANDERPOOL
LOTS 15 & 16
BLOCK 22
DOC # 3234864 O.R.H.C.T.
06/17/2021

P00093607.001

PROPOSED R.O.W. 494.75'
C1

STA: 499+92.66
OFF: 335.73' RT



MCKIM & CREED
12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093607.001
20.69 ACRES (901,396 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 1, 2025 SCALE: 1"=50'

MATCHLINE STA. 498+00 - SEE PG. 08

EXHIBIT "A"

N61°50'29"E MATCHLINE - SEE PG. 16 PROPOSED SH 68 BASELINE

475+00

477+00

FND 1 1/2" IR
BEARS
508°33'42"W
20.00'

LOT 13

BLOCK 21

(B)

JUAN JOSE TREVINO SURVEY, A-22

LOT 16

BLOCK 22

ALAMO TRACT OF THE
ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24 M.R.H.C.T.

(P00093607.001)

LOT 4

BLOCK 17

EXISTING R.O.W. N81°26'11"W 251.57'
UNNAMED DIRT ROAD (40' R.O.W.)
(VOL. 1, PG. 24 M.R.H.C.T.)
EXISTING R.O.W.

KAREN VANDERPOOL

LOTS 15 & 16 BLOCK 22
DOC# 3234864 O.R.H.C.T.
06/17/2021

LOT 1

BLOCK 18

STA: 476+36.44
OFF: 200.00' RT

PROPOSED R.O.W.

S61°50'29"W 790.17'

ADL
505.0'

MATCHLINE STA. 478+00 - SEE PG. 14

(B)
EXIQUIO VASQUEZ
EAST 30 ACRES
OF LOT 13, BLOCK 21
DOC# 825702 O.R.H.C.T.
11/29/1999

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N08°33'42"E	311.37'

GRAPHIC SCALE



PAGE 15 OF 19



Texas Department of Transportation

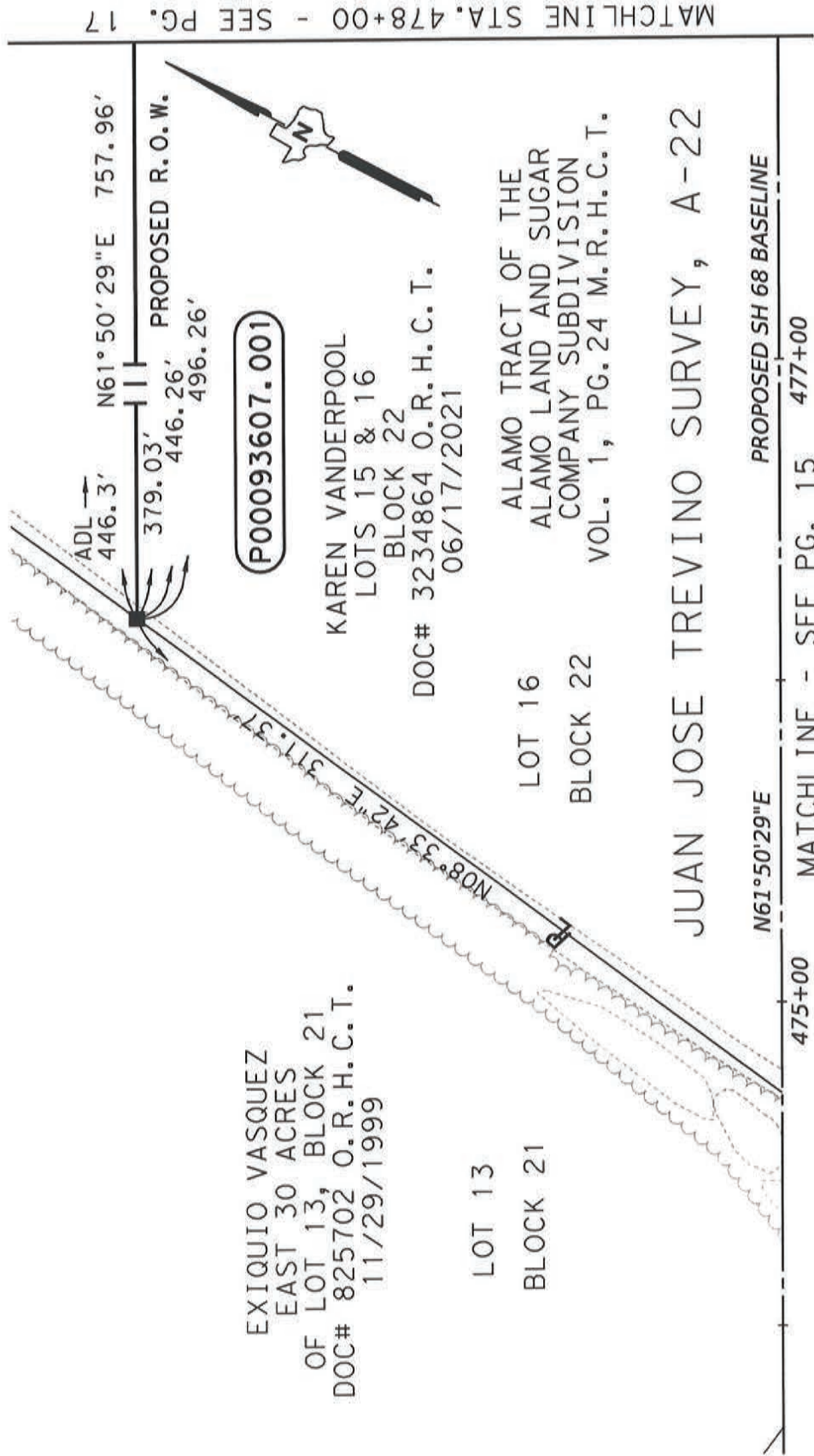


MCKIM & CREED

12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093607.001
20.69 ACRES (901,396 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 1, 2025 SCALE: 1"=50'

EXHIBIT "A"



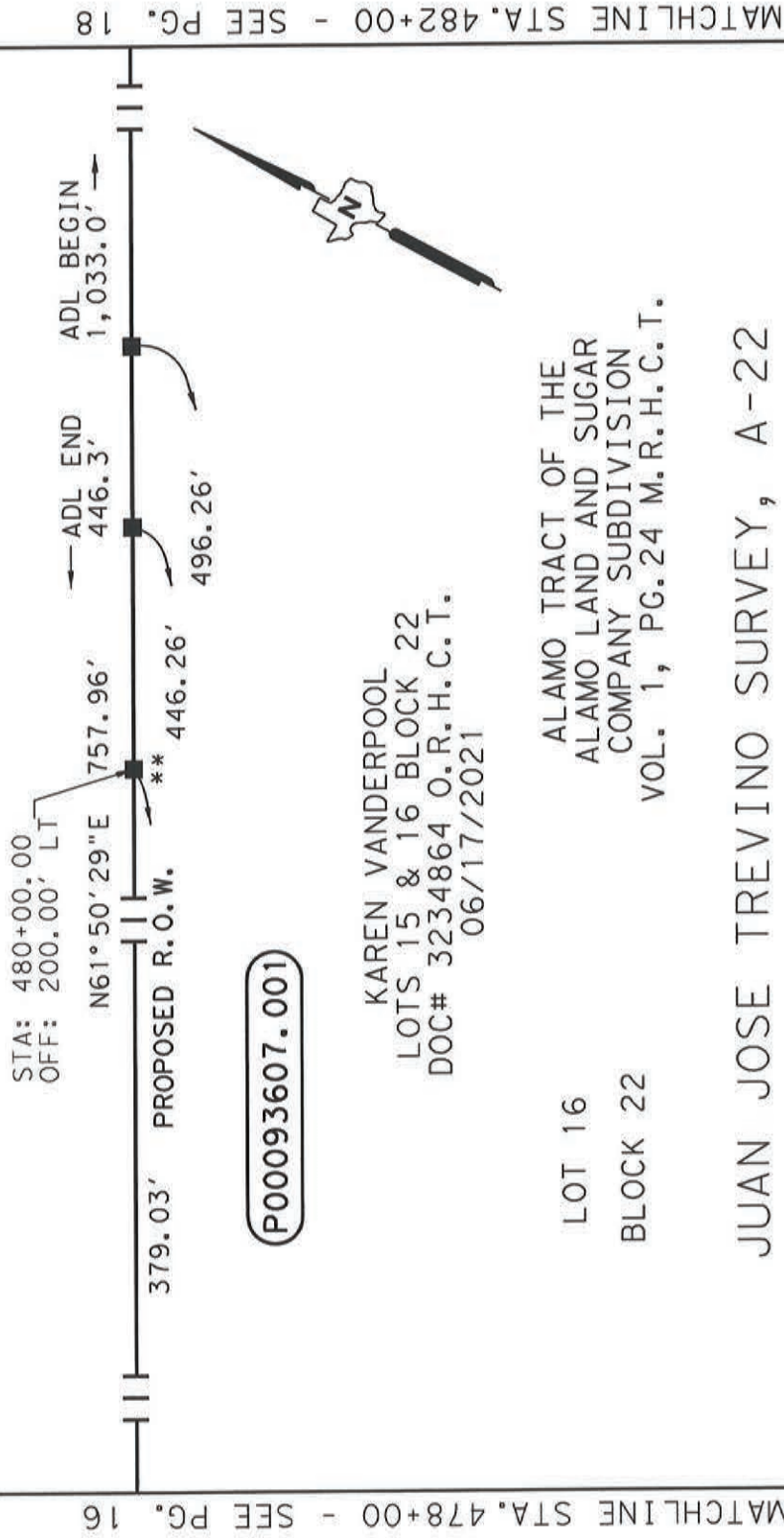
GRAPHIC SCALE



PAGE 16 OF 19

Texas Department of Transportation	12718 Century Drive, Stafford, TX 77477, 281.491.2525, www.mckimcreed.com TBPELS Firm Registration No. 101776-00	PARCEL PLAT SHOWING PARCEL P00093607.001 20.69 ACRES (901,396 SQ.FT.) SH 68 HIDALGO COUNTY, TEXAS RCSJ: 3629-02-003 CCSJ: 3629-02-002 ROW PROJ. ID: R00017650 MARCH 31, 2025 SCALE: 1"=50'
---	---	--

EXHIBIT "A"



P00093607.001

KAREN VANDERPOOL
LOTS 15 & 16 BLOCK 22
DOC# 3234864 O.R.H.C.T.
06/17/2021

LOT 16
BLOCK 22
ALAMO TRACT OF THE
ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24 M.R.H.C.T.

JUAN JOSE TREVINO SURVEY, A-22

N61°50'29"E
MATCHLINE - SEE PG. 14 480+00
PROPOSED SH 68 BASELINE

GRAPHIC SCALE



PAGE 17 OF 19

 Texas Department of Transportation	 12718 Century Drive, Stafford, TX 77477, 281.491.2525, www.mckimcreed.com TBPELS Firm Registration No. 101776-00	PARCEL PLAT SHOWING PARCEL P00093607.001 20.69 ACRES (901,396 SQ.FT.) SH 68 HIDALGO COUNTY, TEXAS RCSJ: 3629-02-003 CCSJ: 3629-02-002 ROW PROJ. ID: R00017650 AUGUST 1, 2025 SCALE: 1"=50'
---	---	---

EXHIBIT "A"

MATCHLINE
SEE PG. 06

MATCHLINE - SEE PG. 07 N61°50'29"E

493+00 PROPOSED SH 68 BASELINE

JUAN JOSE TREVINO SURVEY, A-22

P00093607.001

KAREN VANDERPOOL
LOTS 15 & 16 BLOCK 22
DOC # 3234864 O.R.H.C.T.
06/17/2021

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	700.86'	8,138.78'	04°56'02"	S67°44'24"W	700.64'
C2	872.23'	5,958.00'	08°23'16"	S66°02'07"W	871.45'

LOT 15
BLOCK 22
ALAMO TRACT OF THE
ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24 M.R.H.C.T.



MATCHLINE STA. 492+00 - SEE PG. 11

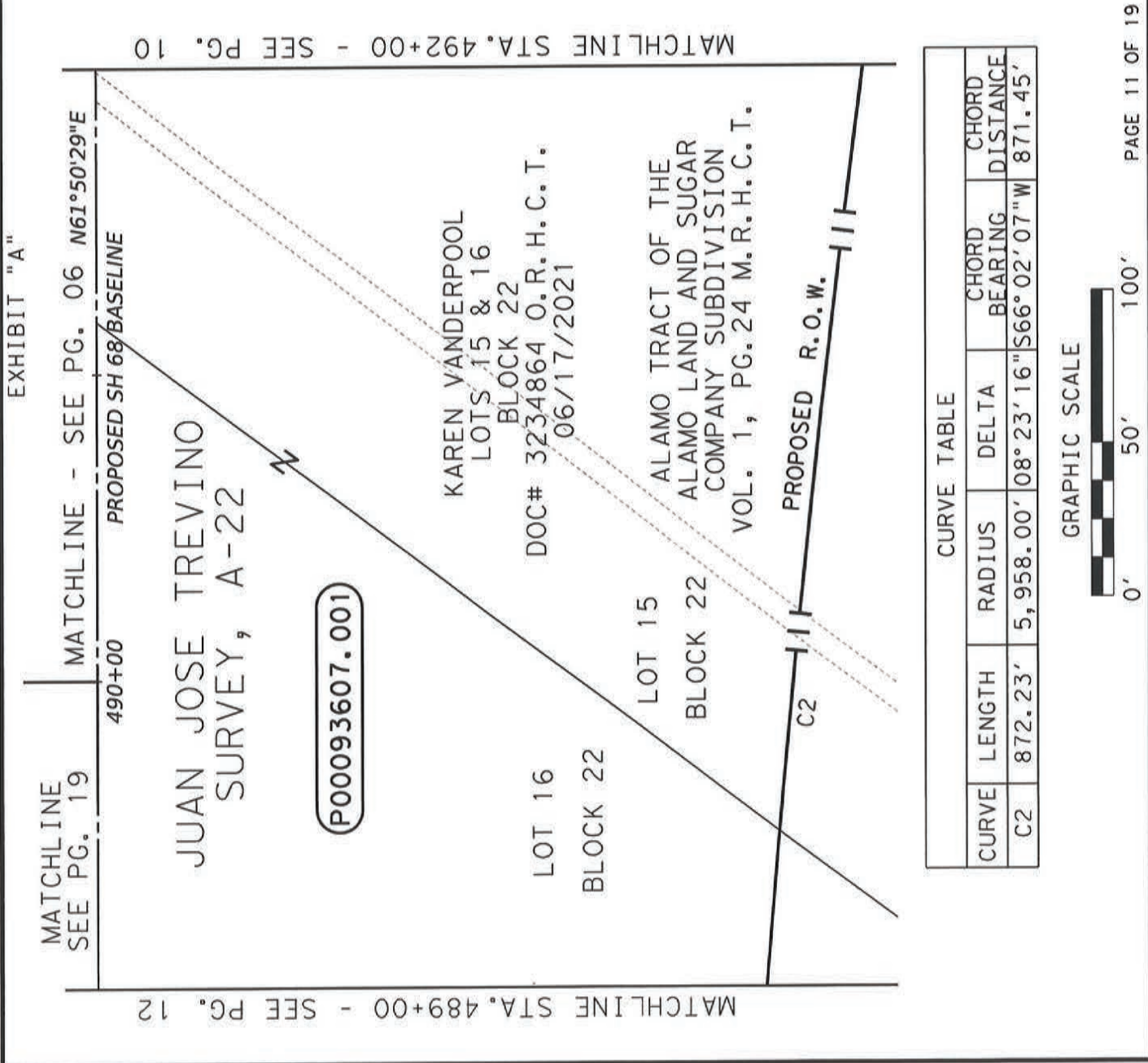
MATCHLINE STA. 495+00 - SEE PG. 08



Texas Department of Transportation

MFKIM & CREED
12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBP&S Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093607.001
20.69 ACRES (901,396 SQ. FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 1, 2025 SCALE: 1"=50'





Texas Department of Transportation



MFKIM & CREED
12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mfkimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093607.001
20.69 ACRES (901,396 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 1, 2025

EXHIBIT "A"

PROPOSED SH 68 BASELINE MATCHLINE - SEE PG. 19 N61°50'29"E

487+00

JUAN JOSE TREVINO SURVEY, A-22

P00093607.001

LOT 16

BLOCK 22

ALAMO TRACT OF THE
ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24 M.R.H.C.T.

KAREN VANDERPOOL
LOTS 15 & 16
BLOCK 22
DOC# 3234864 O.R.H.C.T.
06/17/2021

PROPOSED R.O.W.

C2

MATCHLINE STA. 486+00 - SEE PG. 13

MATCHLINE STA. 489+00 - SEE PG. 11



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	872.23'	5,958.00'	08° 23' 16"	S66° 02' 07"W	871.45'

GRAPHIC SCALE



PAGE 12 OF 19



Texas Department of Transportation



12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBP&S Firm Registration No. 101776-00

PARCEL PLAT

SHOWING

PARCEL P00093607.001

20.69 ACRES (901,396 SQ.FT.)

SH 68 HIDALGO COUNTY, TEXAS

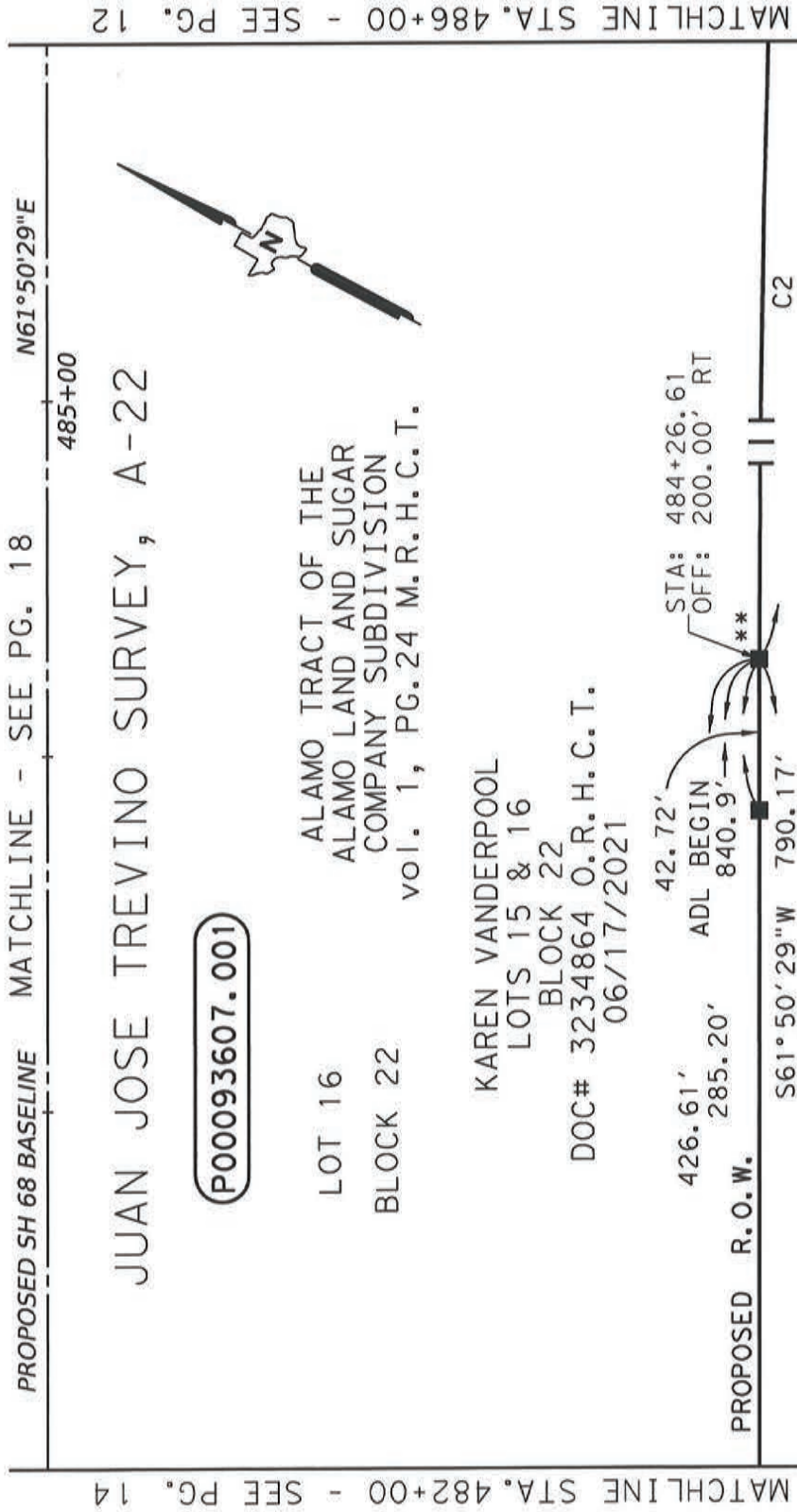
RCSJ: 3629-02-003 CCSJ: 3629-02-002

ROW PROJ. ID: R00017650

MARCH 31, 2025

SCALE: 1"=50'

EXHIBIT "A"



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C2	872.23'	5,958.00'	08°23'16"
			S66°02'07"W
			871.45'

GRAPHIC SCALE

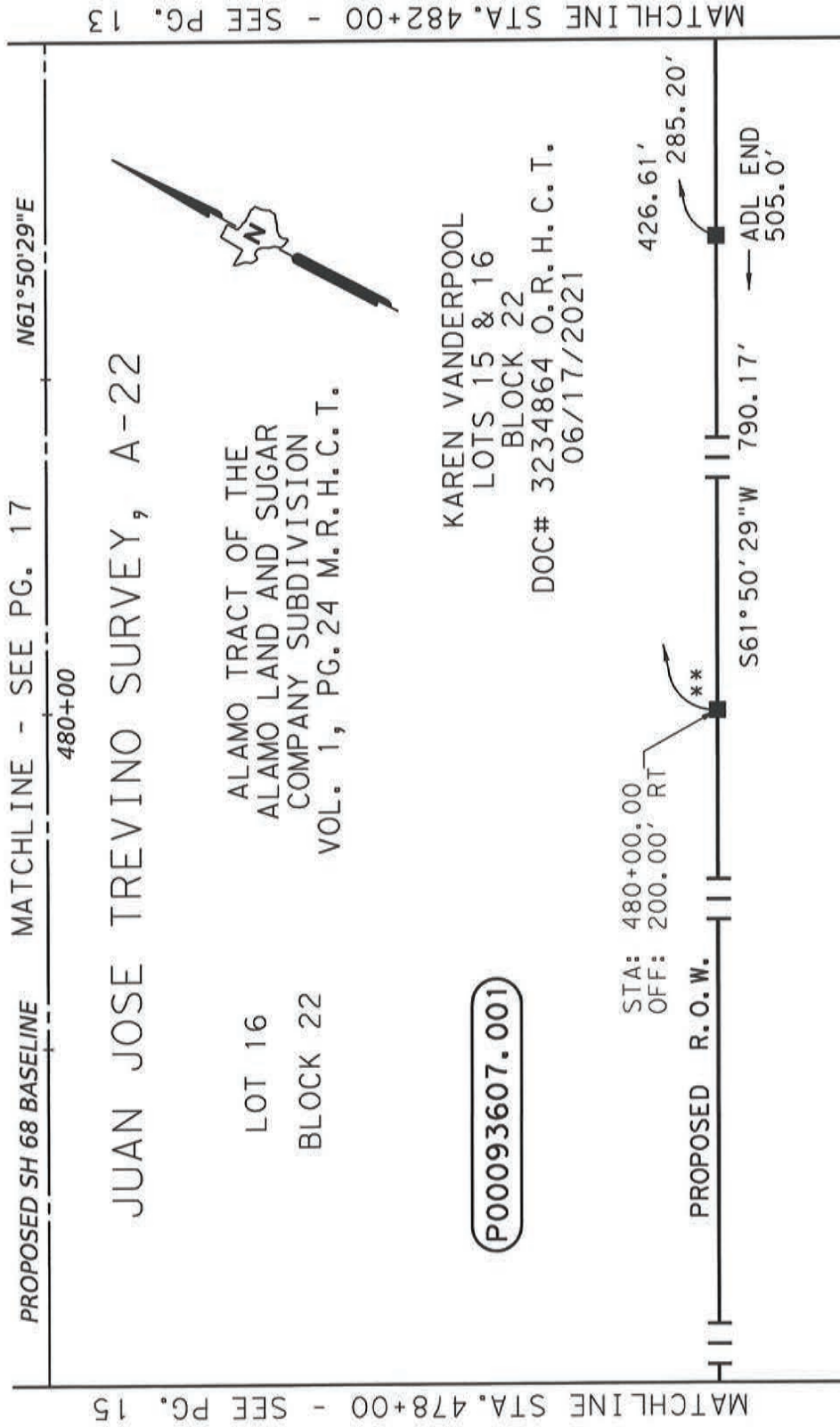


Texas Department of Transportation

12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093607.001
20.69 ACRES (901,396 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 1, 2025 SCALE: 1"=50'

EXHIBIT "A"

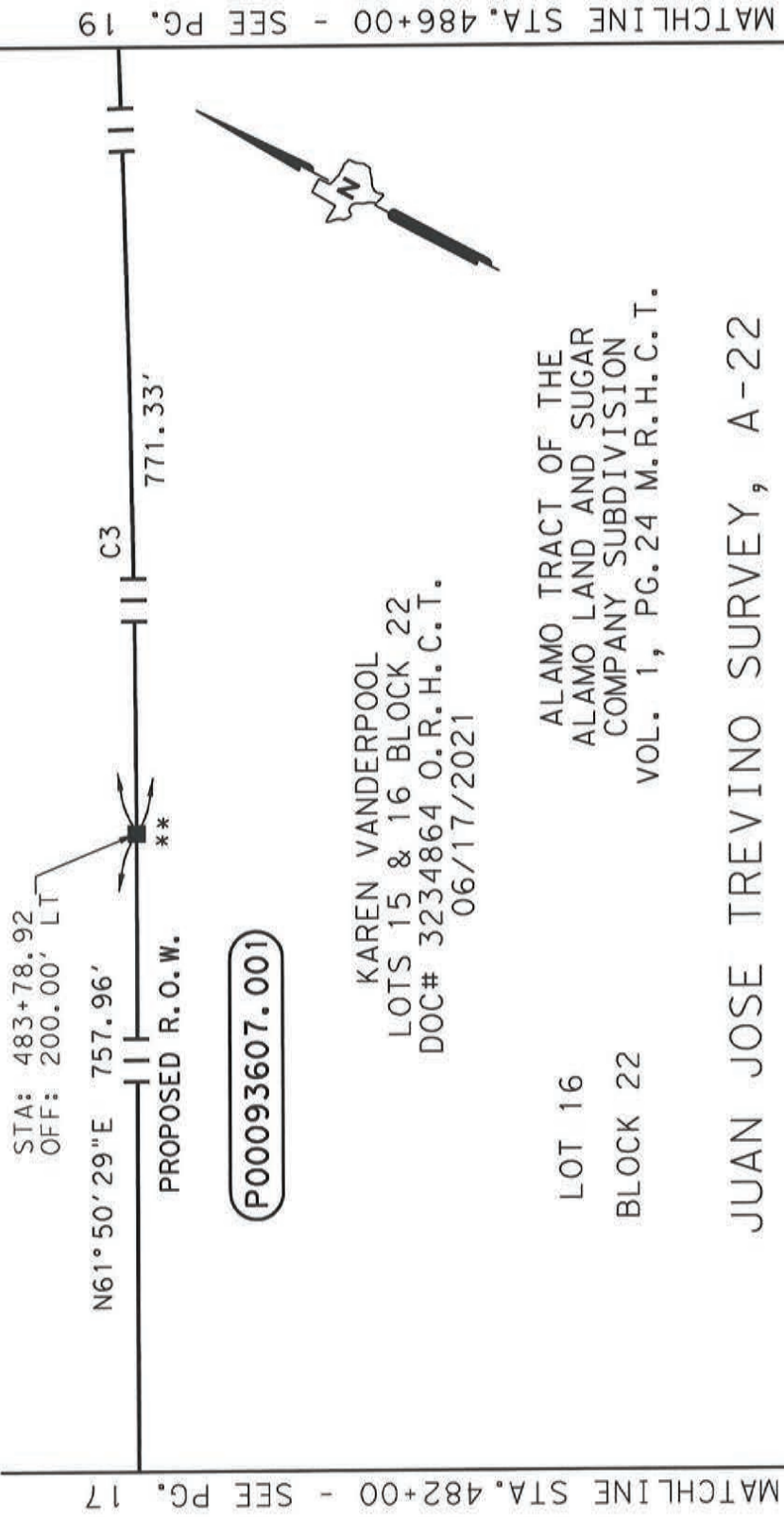


 Texas Department of Transportation	 12718 Century Drive, Stafford, TX 77477, 281.491.2525, www.mckimcreed.com TBP&S Firm Registration No. 101776-00	PARCEL PLAT SHOWING PARCEL P00093607.001 20.69 ACRES (901,396 SQ.FT.) SH 68 HIDALGO COUNTY, TEXAS RCSJ: 3629-02-003 CCSJ: 3629-02-002 ROW PROJ. ID: R00017650 AUGUST 1, 2025 SCALE: 1"=50'
---	--	---

GRAPHIC SCALE



EXHIBIT "A"



P000093607.001

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C3	822.36'	5,970.00'	07° 53' 33"	N57° 53' 43"E	821.71'

GRAPHIC SCALE





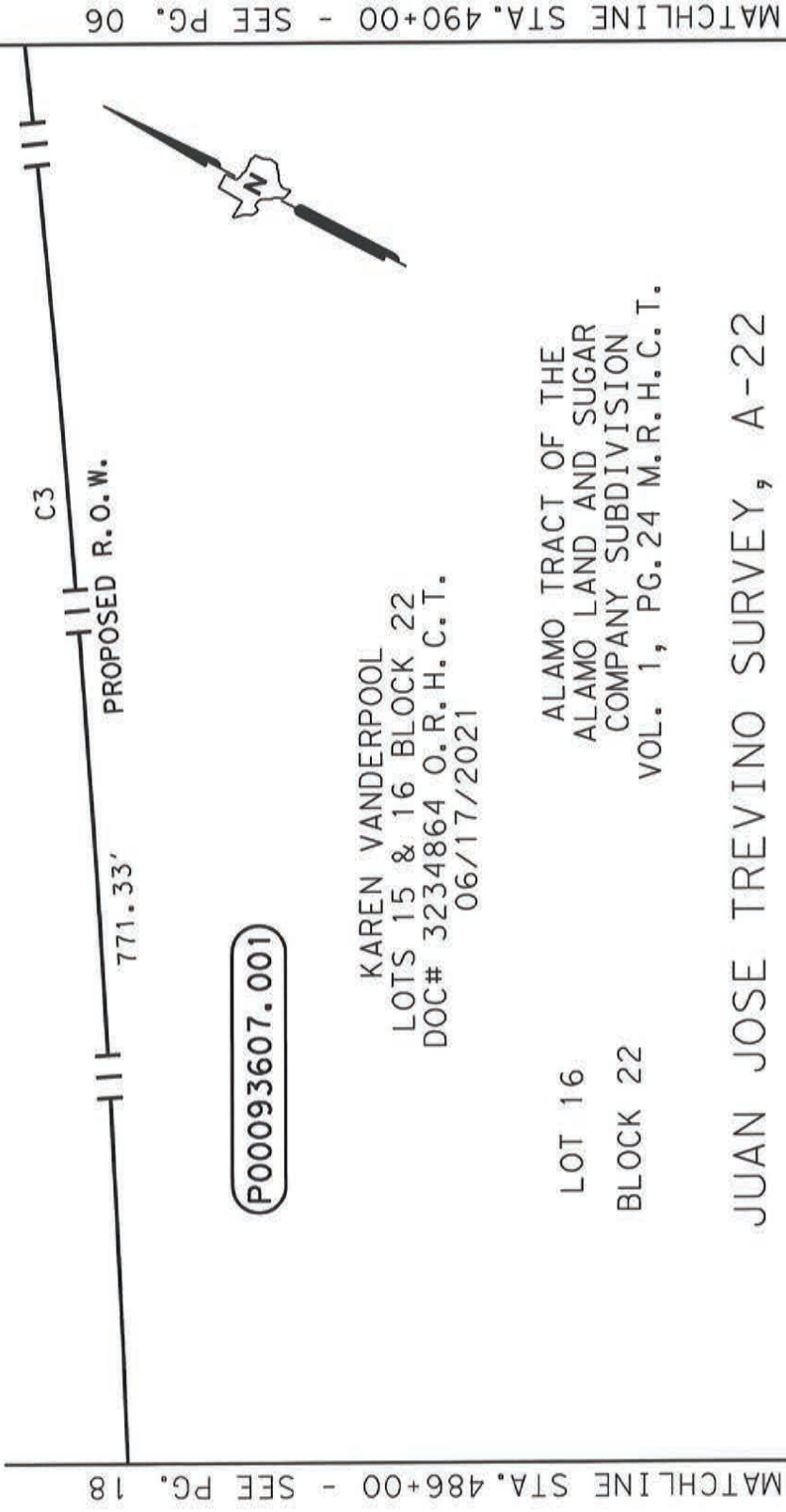
Texas Department of Transportation



McKIM & CREED
12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P000093607.001
20.69 ACRES (901,396 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 1, 2025 SCALE: 1"=50'

EXHIBIT "A"



P00093607.001

PROPOSED SH 68 BASELINE

N61°50'29"E

MATCHLINE - SEE PG. 12

MATCHLINE
SEE PG. 10

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C3	822.36'	5,970.00'	07° 53' 33"	N57° 53' 43"E	821.71'

GRAPHIC SCALE



PAGE 19 OF 19

Texas Department of Transportation

12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBP&S Firm Registration No. 101776-00

PARCEL PLAT

SHOWING

PARCEL P00093607.001

20.69 ACRES (901,396 SQ.FT.)

SH 68 HIDALGO COUNTY, TEXAS

RCSJ: 3629-02-003 CCSJ: 3629-02-002

ROW PROJ. ID: R00017650

MARCH 31, 2025

SCALE: 1"=50'

August 29, 2025

Parcel P00093404

Page 1 of 20

County: Hidalgo
Highway: SH 68
Limits: From 365 Tollway to IH 2
Project ID: R00017650
RCSJ: 3629-02-003
CCSJ: 3629-02-002

PROPERTY DESCRIPTION FOR PARCEL P00093404.001 & .002

Being a 12.89-acre (561,662 square feet) parcel of land situated in the Benigno Leal Survey, Abstract 18, Hildago County, Texas, being out of Lot 12, Block 16 and Lots 9, 10 & 15, Block 17, Alamo Tract of the Alamo Land and Sugar Company Subdivision, according to the map or plat thereof recorded under Volume 1, Page 24 of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), being out of Tract A, a portion of Tract VI (called 776.340 acres) conveyed from Marcus Forthuber, Independent Executor of the Estate of Bert Forthuber, et al. to Fortco Properties, LTD, by General Warranty Deed recorded March 12, 2018, under Document No. 2895970 of the Official Records of Hidalgo County, Texas (O.R.H.C.T.), said 12.89-acre parcel of land being more particularly described by metes and bounds in two parts as follows:

P00093404.001-10.10 Acres (439,985 Sq. Ft.)

COMMENCING at a 1/2-inch iron rod found in the line common to said Lot 15, Block 17 and Lot 16, Block 17 of said Alamo Land and Sugar Company Subdivision for an interior corner of a called 137.13-acre tract described as Tract 1 by Special Warranty Deed from RGV Morin Children LLC to Desperado Trading Co. LLC, recorded August 8 29, 2022, under Document No. 3368701 of the O.R.H.C.T., thence as follows;

North 08°36'22" East, along the line common to said Lot 15, said Lot 16 and said 137.13-acre tract, passing at a distance of 660.35 feet, the common corner of said Lot 15, said Lot 16, said Lot 9, said Lot 10 and said 137.13-acre tract, continuing along the line common to said Lot 9 and said Lot 10, for a total distance of 1,960.10 feet to the point of intersection with the existing southerly right-of-way (ROW) line of Dicker Road (F.M. 3072) (40 feet wide), as established by said plat of the Alamo Land and Sugar Company Subdivision, from which a 1/2-inch iron rod found for the common northerly corner of said Lot 10 and said Lot 9 bears North 08°36'22" East, 20.25 feet;

North 81°26'11" West, along the existing southerly ROW line of said Dicker Road, a distance of 99.49 feet to a 5/8-inch iron rod with TxDOT aluminum cap stamped "Denial of Access" set at the point of intersection with the proposed southerly ROW line of State Highway 68 (SH 68) (width varies) for the beginning of a non-tangent curve to the right and an Access Denial Line (ADL) and the **POINT OF BEGINNING** of the herein described parcel, (N=16,567,499.69, E=1,106,598.32), being 200.00 feet right of SH 68 Baseline Station 425+99.15;**

1. **THENCE**, northwesterly along the proposed southerly ROW line of SH 68, said curve to the right and said ADL line, passing at an arc distance of 393.04 feet, a 5/8-inch iron rod with TxDOT aluminum cap stamped "Denial of Access" set for the end of said ADL, continuing along the proposed southerly ROW line of said SH 68 and said curve to the right, passing at an arc distance of 619.09 feet, a 5/8-inch iron rod with TxDOT aluminum cap set at 200.00 feet right of SH 68 Baseline Station 420+00.00, and continuing, for a total arc distance of 1,659.04 feet, having a radius of 6,210.00 feet, a central angle of $15^{\circ}18'25''$, and a chord bearing and distance of North $89^{\circ}04'12''$ West, 1,654.11 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the end of said curve, being 200.00 feet right of SH 68 Baseline Station 409+93.54;**
2. **THENCE**, North $81^{\circ}25'00''$ West, continuing along the proposed southerly ROW line of said SH 68, passing at a distance of 424.75 feet, a 5/8-inch iron rod with TxDOT aluminum cap stamped "Denial of Access" set for the beginning of an ADL, continuing along the proposed southerly ROW line of said SH 68 and said ADL, passing at a distance of 493.54 feet, a 5/8-inch iron rod with TxDOT aluminum cap set at 200.00 feet right of SH 68 Baseline Station 405+00.00, and continuing, for a total distance of 815.24 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for angle point, being 200.00 feet right of SH 68 Baseline Station 401+78.30;**
3. **THENCE**, South $53^{\circ}04'56''$ West, continuing along the proposed southerly ROW line of said SH 68 and said ADL, a distance of 68.83 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point being 249.10 feet right of SH 68 Baseline Station 401+30.06;**
4. **THENCE**, South $08^{\circ}34'40''$ West, continuing along the proposed southerly ROW line of said SH 68 and said ADL, passing at a distance of 355.38 feet, a 5/8-inch iron rod with TxDOT aluminum cap stamped "Denial of Access" set for the end of said ADL, continuing along the proposed southerly ROW line of said SH 68, for a total distance of 530.46 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point being 779.55 feet right of SH 68 Baseline Station 401+30.11;**
5. **THENCE**, North $81^{\circ}25'00''$ West, continuing along the proposed southerly ROW line of SH said 68, a distance of 10.08 feet to a 5/8-inch iron rod with TxDOT aluminum cap set at the point of intersection with the existing easterly ROW line of South Alamo Road (F.M. 907) (width varies) as established by said Alamo Land and Sugar Company Subdivision, being 779.55 feet right of SH 68 Baseline Station 401+20.03;**
6. **THENCE**, North $08^{\circ}35'00''$ East, along the existing easterly ROW line of said South Alamo Road, a distance of 798.98 feet to the point of intersection with the existing southerly ROW line of said Dicker Road;
7. **THENCE**, South $81^{\circ}26'11''$ East, along said existing southerly ROW line of said Dicker Road, a distance of 2,512.89 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 10.10-acre (439,985 square feet) of land.

August 29, 2025
Parcel P00093404
Page 3 of 20

P00093404.002-2.793 Acres (121,677 Sq. Ft.)

COMMENCING at a 1/2-inch iron rod found in the line common to said Lot 15, Block 17 and Lot 16, Block 17 of said Alamo Land and Sugar Company Subdivision for an interior corner of a called 137.13-acre tract described s Tract 1 by Special Warranty Deed from RGV Morin Children LLC to Desperado Trading Co. LLC, recorded August 8, 2022, and recorded under Document No. 3368701 of the O.R.H.C.T. thence as follows:

North 08°36'22" East, along the line common to said Lot 15, said Lot 16 and said 137.13-acre tract, passing at a distance of 660.35 feet, the common corner of said Lot 15, said Lot 16, said Lot 9, said Lot 10 and said 137.13-acre tract, continuing along the line common to said Lot 9 and said Lot 10, for a total distance of 1,960.10 feet to the point of intersection with the existing southerly right-of-way (ROW) line of Dicker Road (F.M. 3072) (40 feet wide), as established by said plat of the Alamo Land and Sugar Company Subdivision, from which a 1/2-inch iron rod found for the common northerly corner of said Lot 10 and said Lot 9 bears North 08°36'22" East, 20.25 feet;

South 81°26'11" East, along the existing southerly ROW line of said Dicker Road, a distance of 1,047.75 feet to a 5/8-inch iron rod with TxDOT aluminum cap stamped "Denial of Access" set at the point of intersection with the proposed southerly ROW line of State Highway 68 (SH 68) (width varies) at the beginning of an ADL and the **POINT OF BEGINNING** of the herein described parcel, (N=16,567,328.86, E=1,107,732.78), being 595.84 feet right of SH 68 Baseline Station 436+10.76;**

1. **THENCE**, South 81°26'11" East, continuing along said existing southerly ROW line of said Dicker Road, a distance of 242.45 feet to the point of intersection with the existing westerly ROW line of said South Tower Road, (60 feet wide), as dedicated by said plat of the Alamo Land and Sugar Company Subdivision;
2. **THENCE**, South 08°33'42" West, along the existing westerly ROW line of said South Tower Road, a distance of 1,037.28 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for angle point at the point of intersection with the proposed southerly ROW line of said SH 68, being 1,641.76 feet right of SH 68 Baseline Station 434+40.01;**
3. **THENCE**, North 81°25'00" West, along the proposed southerly ROW line of said SH 68, a distance of 10.00 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point, being 1,637.81 feet right of SH 68 Baseline Station 434+23.79;**
4. **THENCE**, North 08°33'42" East, continuing along the proposed southerly ROW line of said SH 68, a distance of 79.71 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the beginning of a non-tangent curve to the left, being 1,564.63 feet right of SH 68 Baseline Station 434+57.74;**

August 29, 2025

Parcel P00093404

Page 4 of 20

5. **THENCE**, northwesterly, continuing along the proposed southerly ROW line of said SH 68 and said curve to the left, passing at an arc distance of 54.09 feet, a 5/8-inch iron rod with TxDOT aluminum cap stamped "Denial of Access" set for the beginning of an ADL, continuing along the proposed southerly ROW line of said SH 68, said curve to the left and said ADL, for a total arc distance of 386.46 feet, having a radius of 900.00 feet, a central angle of 24°36'09", and a chord bearing and distance of North 03°59'05"West, 383.49 feet, to a 5/8-inch iron rod with TxDOT aluminum cap set for the point of reverse curvature with a non-tangent curve to the right, being 1,188.45 feet right of SH 68 Baseline Station 435+18.42;**
6. **THENCE**, northwesterly, continuing along the proposed southerly ROW line of said SH 68, said curve to the right and said ADL, an arc distance of 398.77 feet, having a radius of 1,500.00 feet, a central angle of 15°13'55", and a chord bearing and distance of North 08°22'35"West, 397.59 feet, to a 5/8-inch iron rod with TxDOT aluminum cap set for the end of said curve to the right, being 794.09 feet right of SH 68 Baseline Station 435+61.89;**
7. **THENCE**, North 00°45'38" West, continuing along the proposed southerly ROW line of said SH 68 and said ADL, a distance of 205.61 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 2.793-acre (121,677 square feet) of land.

Parcel Summary

P00093404.001	10.10 Acres	439,985 Sq. Ft.
P00093404.002	2.793 Acre	121,677 Sq. Ft.
Total	12.89 Acres	561,662 Sq. Ft.

All bearings and coordinates are based on the Texas Coordinate System, South Zone (4205), North American Datum 1983 (2011 adjustment), Epoch 2010.00.

Coordinates and distances are U.S. Survey Feet displayed in surface values and may be converted to grid by dividing by the TxDOT Combined Scale Factor (1.00004).

Field Surveys performed during the months of April 2024 through August 2025.

Abstracting research performed by McKim & Creed, Inc. during the months of April through November 2024.

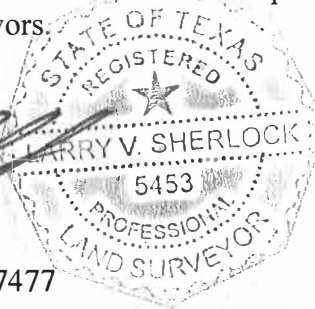
Access will be permitted to the remainder property abutting the highway facility.

A parcel plat of even date accompanies this property description.

** 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.

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


Larry V. Sherlock, R.P.L.S. #5453
McKim & Creed, Inc.
12718 Century Drive, Stafford, Texas 77477
(281) 491-2525
TBPELS Firm No. 10177600
DATE August 29, 2025



08/29/25

I:\06176\0068\Geomatics\70-Record\Parcel M&B info\Parcel P00093404.001 & .002.docx

LEGEND

- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED ACCESS DENIAL LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPERTY LINE
- CONTINUOUS OWNERSHIP
- SURVEY LINE
- CITY LIMIT LINE

□ = FOUND 5/8" IRON ROD WITH TXDOT ALUM CAP (UNLESS NOTED OTHERWISE).

■ ADL = BEGIN / END ACCESS DENIAL LINE

⊙ = FND MONUMENT (AS NOTED)

● = SET 5/8" IR W/CAP STAMPED "MCKIM & CREED"

■ = SET 5/8" IRON ROD WITH TXDOT ALUM CAP (UNLESS NOTED OTHERWISE).

D.R.H.C.T. = DEED RECORDS HIDALGO COUNTY, TEXAS

O.R.H.C.T. = OFFICIAL RECORDS HIDALGO COUNTY, TEXAS

M.R.H.C.T. = MAP RECORDS HIDALGO COUNTY, TEXAS

P.O.C. = POINT OF COMMENCING

P.O.B. = POINT OF BEGINNING

R.O.W. = RIGHT OF WAY

N.T.S. = NOT TO SCALE

** THE MONUMENT DESCRIBED 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.

GENERAL NOTES

1. ABSTRACTING WAS PERFORMED BY MCKIM & CREED, INC. ABSTRACT DATES: APRIL 2024 THROUGH NOVEMBER 2024.
2. BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM (NAD) 1983, 2011 ADJUSTMENT, EPOCH 2010.00.
3. ALL COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING THE TXDOT COMBINED SCALE FACTOR OF 1.00004.
4. BASELINE STATION/OFFSET INFORMATION IS BASED ON TXDOT'S PROJECT SCHEMATIC DATED: 11/03/2021, PROJECT CONTROL SECTION JOB: 0921-02-142.
5. PROJECT CONTROL WAS ESTABLISHED BY AG3 GROUP LLC. IN 2024.
6. FIELD SURVEYS WERE PERFORMED BETWEEN APRIL 2024 AND AUGUST 2025.
7. PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALCULATED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.
8. A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

EXHIBIT "A"

DICKER ROAD (F.M. 3072)

EXISTING R.O.W.

PROPOSED R.O.W.

SOUTH ALAMO ROAD

EXISTING R.O.W.

P00093404.001

P00093404.002

POB (001)

POB (002)

S81°26'11"E

1,047.75'

LOT 10

BLOCK 17

LOT 15

BLOCK 17

LOT 12

BLOCK 16

LOT 9

BLOCK 17

LOT 16

BLOCK 17

LOT 17

BLOCK 17

LOT 18

BLOCK 17

LOT 19

BLOCK 17

LOT 20

BLOCK 17

LOT 21

BLOCK 17

LOT 22

BLOCK 17

LOT 23

BLOCK 17

LOT 24

BLOCK 17

LOT 25

BLOCK 17

LOT 26

BLOCK 17

BENIGNO LEAL
SURVEY A-18

POC (001 & 002)

PARENT TRACT INSET

N.T.S.



LEGEND CONTINUED

STA = BASELINE STATION

O/S = BASELINE OFFSET

DOC = DOCUMENT

I, LARRY V. SHERLOCK, HEREBY CERTIFY THAT THE PARCEL PLAT AND ACCOMPANYING NOTES AND BOUNDS DESCRIPTION CONFORM TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. (TBPELS)

Larry V. Sherlock
LARRY V. SHERLOCK, RPLS NO. 5453
DATE

PAGE 06 OF 20

PARCEL	REMAINDER AREA
PARENT TRACT TOTAL AREA	ACQUISITION AREA
136.0 AC. (CALCULATED)	P00093404.001 10.10 AC. (439,985 SQ.FT.)
	P00093404.002 2.793 AC. (121,677 SQ.FT.)
	123.1 AC. (RT)
Texas Department of Transportation	
MCKIM & CREED	
12718 Century Drive, Stafford, TX 77477, 281.491.2525, www.mckimcreed.com	
TBPELS Firm Registration No. 101776-00	
PARCEL PLAT	
SHOWING	
PARCEL P00093404.001 & 002	
12.89 ACRES (561,662 SQ. FT.)	
SH 68 HIDALGO COUNTY, TEXAS	
RCSJ: 3629-02-003 CCSJ: 3629-02-002	
ROW PROJ. ID: R00017650	
AUGUST 29, 2025	
N.T.S.	

EXHIBIT "A"

BENIGNO LEAL SURVEY, A-18

PROPOSED SH 68 BASELINE

425+00

C5A

427+00

MATCHLINE STA. 424+00 - SEE PG. 08

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	1,659.04'	6,210.00'	15°18'25"	N89°04'12"W
				1,654.11'

LINE TABLE	
LINE	DISTANCE
L1	20.25'

ALAMO TRACT OF
THE ALAMO LAND
AND SUGAR COMPANY
SUBDIVISION
VOL. 1, PG. 24
M.R.H.C.T.

LOT 8
BLOCK 17

GRAPHIC SCALE



DICKER ROAD (F.M. 3072) (40' R.O.W.)
EXISTING R.O.W. 581°26'11"E 2,512.89'

P00093404.001

619.09'
393.04'

PROPOSED R.O.W. C1

POB N: 16,567,499.69
STA: 1,106,598.32
OFF: 425+99.15
N81°26'11"W
ADL 426.7' 99.49'

FORTCO
PROPERTIES, LTD.
TRACT A OF TRACT VI
LOT 12, BLOCK 16
& LOTS 9, 10 & 15,
BLOCK 17,
DOC# 2895970 O.R.H.C.T.
03/12/2018

BASELINE CURVE DATA (C5A)
PI: 429+89.42
N: 16,567,426.42
E: 1,106,947.80
A: 36°44'31" (LT)
L: 3,854.02'
R: 6,010.00'
CHD BRG: N80°12'45"E
CHD DIST: 3,788.32'

DESPERADO
TRADING CO., LLC
TRACT I
CALLED 137.13 ACRES
DOC# 3368701 O.R.H.C.T.
08/08/2022

FND 1 1/2" IR
FND 378" IR (BENT)

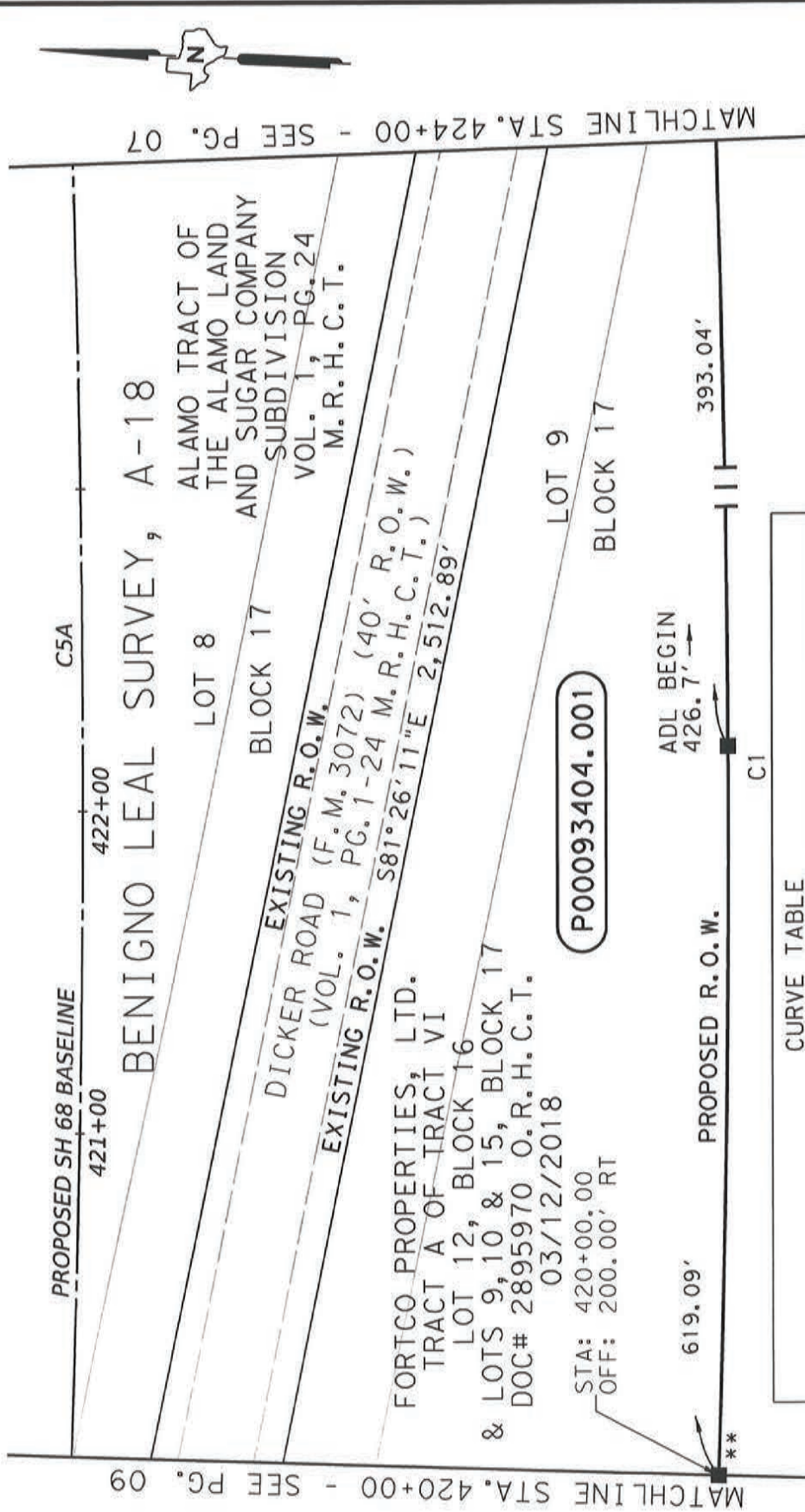
Texas Department of Transportation

12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBP&LS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093404.001
12.89 ACRES (561,662 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 29, 2025 SCALE: 1"=50'

POC
FND 1 1/2" IR
LOT 10
LOT 15
LOT 16
LOT 17

EXHIBIT "A"



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1-659.04'	6-210.00'	15°18'25"	N89°04'12"W	1-654.11'

BASELINE CURVE DATA (C5A)

PI: 429+89.42
N: 16,567,426.42
E: 1,106,947.80
Δ: 36°44'31" (LT)
L: 3,854.02'
R: 6,010.00'
CHD BRG: N80°12'45"E
CHD DIST: 3,788.32'

GRAPHIC SCALE



PAGE 08 OF 20

Texas Department of Transportation

12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093404.001
12.89 ACRES (561,662 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 29, 2025 SCALE: 1"=50'

EXHIBIT "A"

LOT 8

BLOCK 17

PROPOSED SH 68 BASELINE

417+00

C5A

419+00

EXISTING R.O.W.
DICKER ROAD (F.M. 3072) (40' R.O.W.)
(VOL. 1, PG. 24 M.R.H.C.T.)

EXISTING R.O.W. S81°26'11"E 2,512.89'

FORTCO PROPERTIES, LTD.
TRACT A OF TRACT VI

LOT 12, BLOCK 16
& LOTS 9, 10 & 15, BLOCK 17
DOC# 2895970 O.R.H.C.T.
03/12/2018

LOT 9

BLOCK 17

ALAMO TRACT OF
THE ALAMO LAND
AND SUGAR COMPANY
SUBDIVISION
VOL. 1, PG. 24
M.R.H.C.T.

BENIGNO LEAL SURVEY, A-18

P00093404.001

STA: 420+00.00
OFF: 200.00' RT

PROPOSED R.O.W.

C1

MATCHLINE STA. 416+00 - SEE PG. 10

MATCHLINE STA. 420+00 - SEE PG. 08

BASELINE CURVE DATA (C5A)

PI: 429+89.42
N: 16,567,426.42
E: 1,106,947.80
Δ: 36°44'31" (LT)
L: 3,854.02'
R: 6,010.00'

CHD BRG: N80°12'45"E
CHD DIST: 3,788.32'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1,659.04'	6,210.00'	15°18'25"	N89°04'12"W	1,654.11'

GRAPHIC SCALE



PAGE 09 OF 20



Texas Department of Transportation



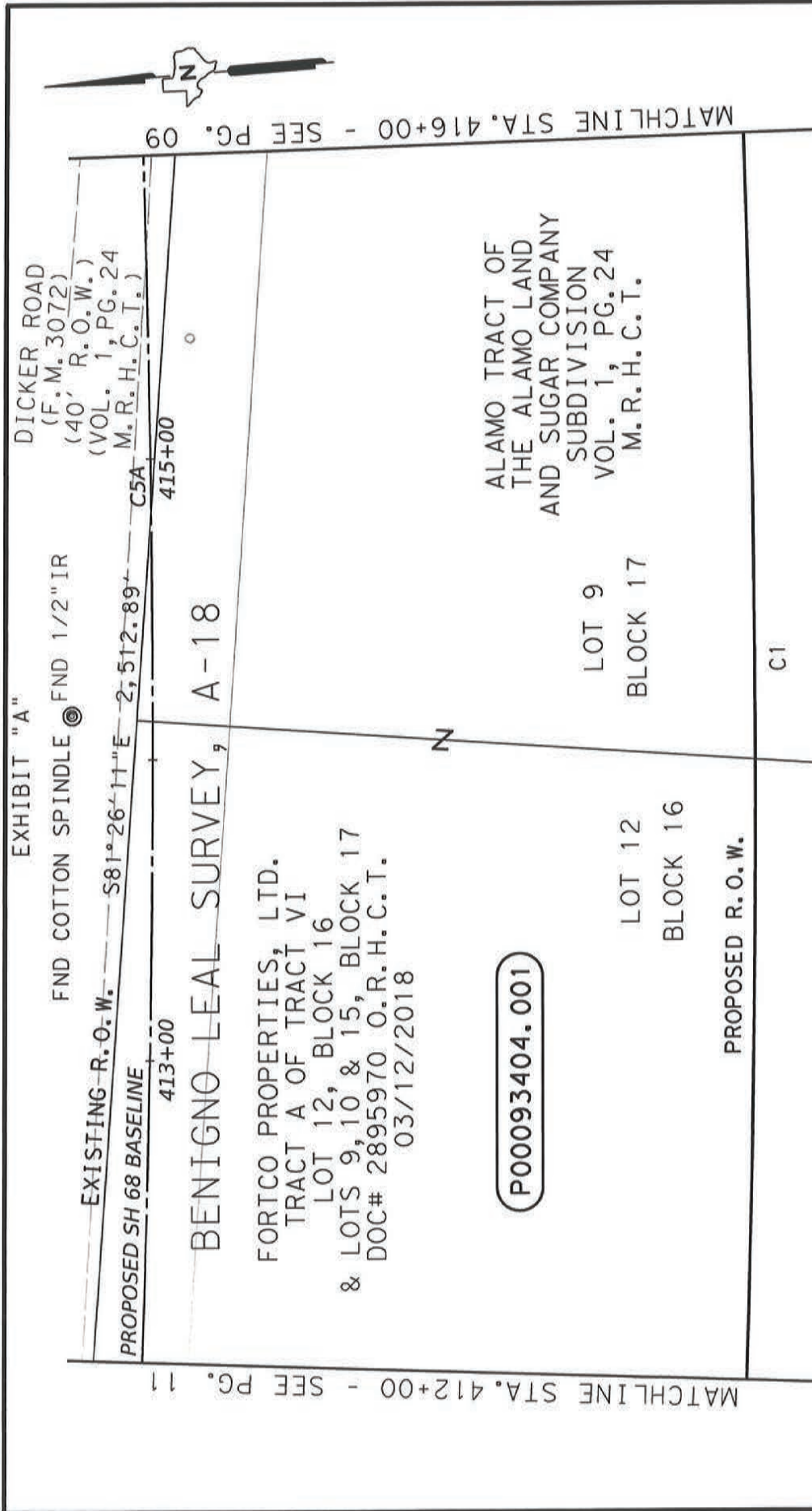
12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING

PARCEL P00093404.001

12.89 ACRES (561,662 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650

AUGUST 29, 2025 SCALE: 1"=50'



BASELINE CURVE DATA (C5A)

PI: 429+89.42
N: 16,567,426.42
E: 1,106,947.80
Δ: 36°44'31" (LT)
L: 3,854.02'
R: 6,010.00'

CHD BRG: N80°12'45"E
CHD DIST: 3,788.32'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1,659.04'	6,210.00'	15°18'25"	N89°04'12"W	1,654.11'

GRAPHIC SCALE

0' 50' 100' PAGE 10 OF 20

Texas Department of Transportation

MCKIM & CREED
12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093404.001
12.89 ACRES (561,662 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 29, 2025 SCALE: 1"=50'

EXHIBIT "A"

DICKER ROAD (F.M. 3072) (40' R.O.W.)
(VOL. 1, PG. 24 M.R.H.C.T.)

EXISTING R.O.W. S81°26'11"E 2,512.89'

S81°25'00"E PROPOSED SH 68 BASELINE

PC 409+93.54

410+00

C5A

BENIGNO LEAL SURVEY, A-18

ALAMO TRACT OF
THE ALAMO LAND
AND SUGAR COMPANY
SUBDIVISION
VOL. 1, PG. 24
M.R.H.C.T.

FORTCO PROPERTIES, LTD.
TRACT A OF TRACT VI
LOT 12, BLOCK 16
& LOTS 9, 10 & 15, BLOCK 17
DOC# 2895970 O.R.H.C.T.
03/12/2018

LOT 12
BLOCK 16

P00093404.001

STA: 409+93.54
OFF: 200.00' RT
493.54'
424.75'

N81°25'00"W 815.24'

C1

PROPOSED R.O.W.

MATCHLINE STA. 412+00 - SEE PG. 10

MATCHLINE STA. 408+00 - SEE PG. 12

BASELINE CURVE DATA (C5A)

PI: 429+89.42
N: 16,567,426.42
E: 1,106,947.80
Δ: 36°44'31" (LT)
L: 3,854.02'
R: 6,010.00'

CHD BRG: N80°12'45"E
CHD DIST: 3,788.32'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1,659.04'	6,210.00'	15°18'25"	N89°04'12"W	1,654.11'

GRAPHIC SCALE



PAGE 11 OF 20



Texas Department of Transportation



12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBP&S Firm Registration No. 101776-00

PARCEL PLAT
SHOWING

PARCEL P00093404.001

12.89 ACRES (561,662 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 29, 2025 SCALE: 1"=50'

EXHIBIT "A"

EXISTING R.O.W. S81°26'11"E 2,512.89' (VOL. 1, PG.24 M.R.H.C.T.)
DICKER ROAD (F.M.3072) (40' R.O.W.)

S81°25'00"E PROPOSED SH 68 BASELINE
BENIGNO LEAL SURVEY, A-18

ALAMO TRACT OF
THE ALAMO LAND
AND SUGAR COMPANY
SUBDIVISION
VOL. 1, PG.24
M.R.H.C.T.

FORTCO PROPERTIES, LTD.
TRACT A OF TRACT VI
LOT 12, BLOCK 16
& LOTS 9, 10 & 15, BLOCK 17
DOC# 2895970 O.R.H.C.T.
03/12/2018

LOT 12
BLOCK 16

P00093404.001

STA: 405+00.00
OFF: 200.00' RT

ADL END
814.7'

PROPOSED R.O.W. 493.54'
424.75'

N81°25'00"W 815.24'

MATCHLINE STA. 404+00 - SEE PG. 13

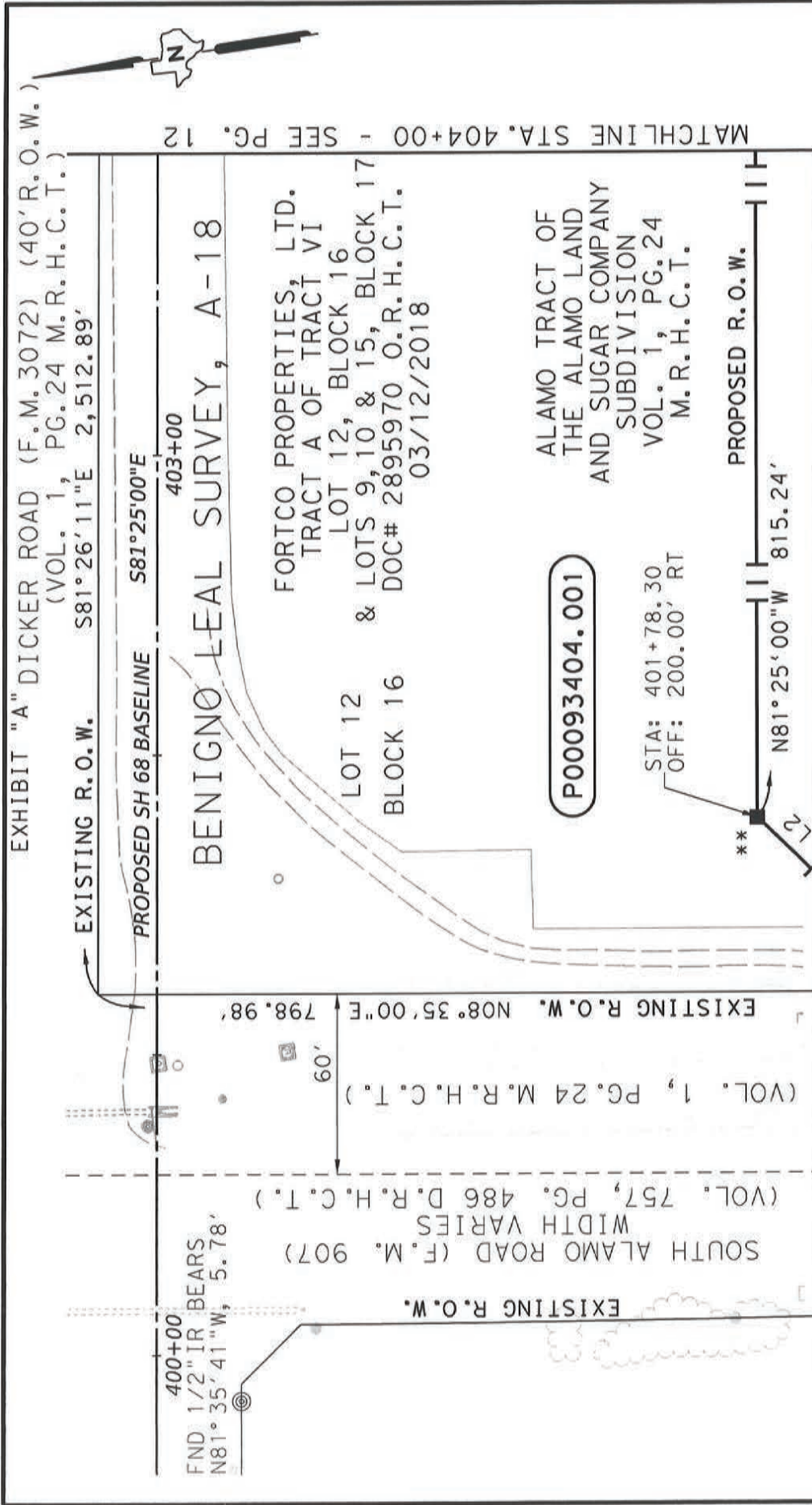
MATCHLINE STA. 408+00 - SEE PG. 11



GRAPHIC SCALE



Texas Department of Transportation	12718 Century Drive, Stafford, TX 77477, 281.491.2525, www.mckimcreed.com TBPELS Firm Registration No. 101776-00	PARCEL PLAT SHOWING PARCEL P00093404.001 12.89 ACRES (561,662 SQ.FT.) SH 68 HIDALGO COUNTY, TEXAS RCSJ# 3629-02-003 CCSJ# 3629-02-002 ROW PROJ. ID: R00017650 AUGUST 29, 2025 SCALE: 1"=50'
---	---	---



TEXAS Department of Transportation

MCKIM & CREED

12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT SHOWING

PARCEL P00093404.001

12.89 ACRES (561,662 SQ.FT.)

SH 68 HIDALGO COUNTY, TEXAS

RCSJ: 3629-02-003 CCSJ: 3629-02-002

ROW PROJ. ID: R00017650

AUGUST 29, 2025 SCALE: 1"=50'

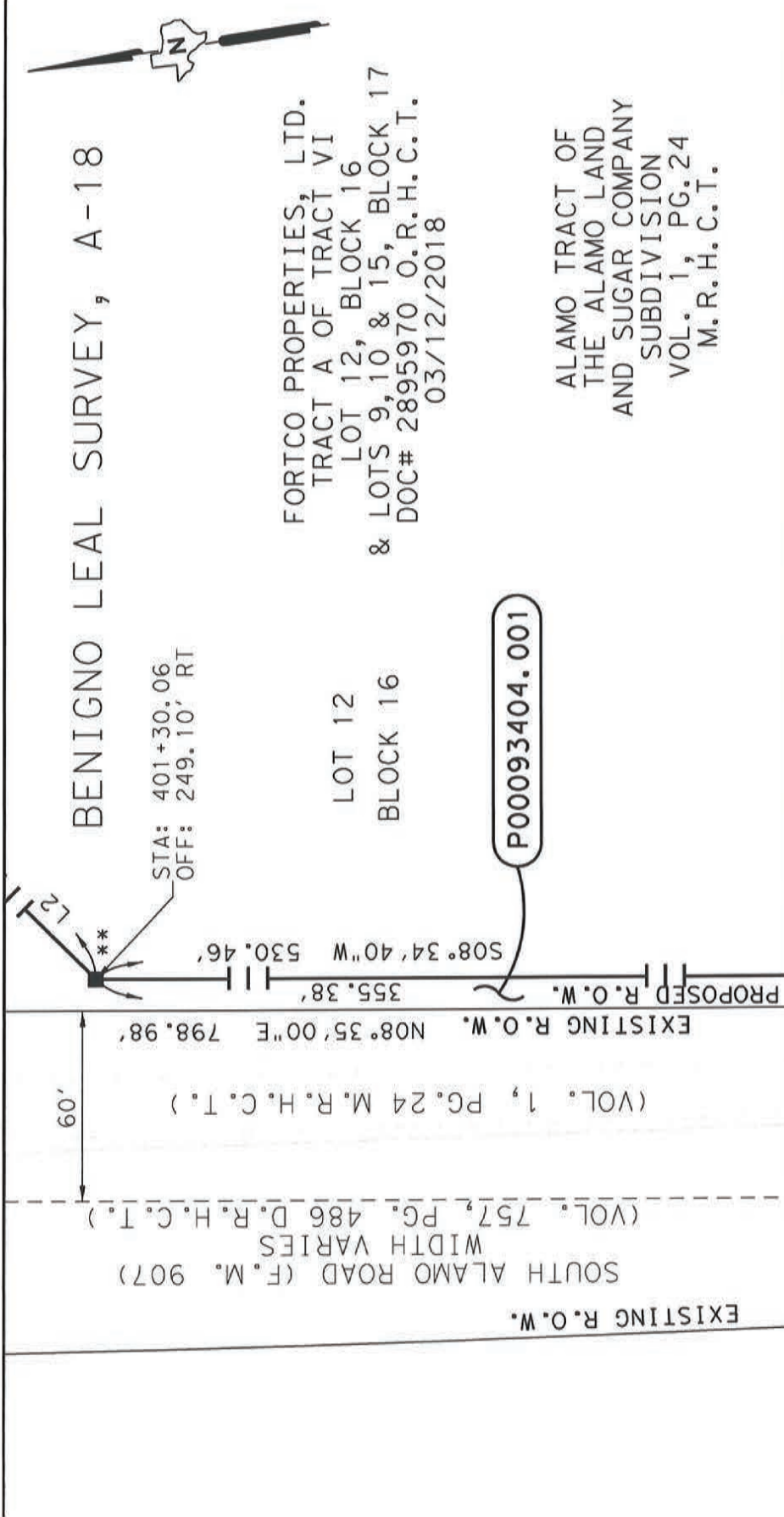
LINE TABLE		
LINE	BEARING	DISTANCE
L2	S53°04'56"W	68.83'

GRAPHIC SCALE

0' 50' 100'

PAGE 13 OF 20

EXHIBIT "A"
MATCHLINE - SEE PG. 13



MATCHLINE - SEE PG. 15

LINE TABLE		
LINE	BEARING	DISTANCE
L2	S53°04'56\"W	68.83'

GRAPHIC SCALE





Texas Department of Transportation



12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093404.001
12.89 ACRES (561,662 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 29, 2025 SCALE: 1"=50'

EXHIBIT "A"
MATCHLINE - SEE PG. 14

BENIGNO LEAL SURVEY, A-18

EXISTING R.O.W.
SOUTH ALAMO ROAD (F.M. 907)
(WIDTH VARIES)
(VOL. 757, PG. 486 D.R.H.C.T.)
(VOL. 1, PG. 24 M.R.H.C.T.)

EXISTING R.O.W.
PROPOSED R.O.W.
N08° 35' 00" E 798.98'
355.38'
S08° 34' 40" W 530.46'
ADL
BEGIN
814.7'

LOT 12
BLOCK 16

FORTCO PROPERTIES, LTD.
TRACT A OF TRACT VI
LOT 12, BLOCK 16
& LOTS 9, 10 & 15, BLOCK 17
DOC# 2895970 O.R.H.C.T.
03/12/2018

ALAMO TRACT OF
THE ALAMO LAND
AND SUGAR COMPANY
SUBDIVISION
VOL. 1, PG. 24
M.R.H.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L3	N81° 25' 00" W	10.08'

GRAPHIC SCALE



P00093404.001

STA: 401+30.11
OFF: 779.55' RT

STA: 401+20.03
OFF: 779.55' RT

PARCEL PLAT

SHOWING
PARCEL P00093404.001
12.89 ACRES (561,662 S.Q.F.T.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
FEBRUARY 28, 2025 SCALE: 1"=50'



Texas Department of Transportation



McKIM & CREED
12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT

SHOWING
PARCEL P00093404.001
12.89 ACRES (561,662 S.Q.F.T.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
FEBRUARY 28, 2025 SCALE: 1"=50'

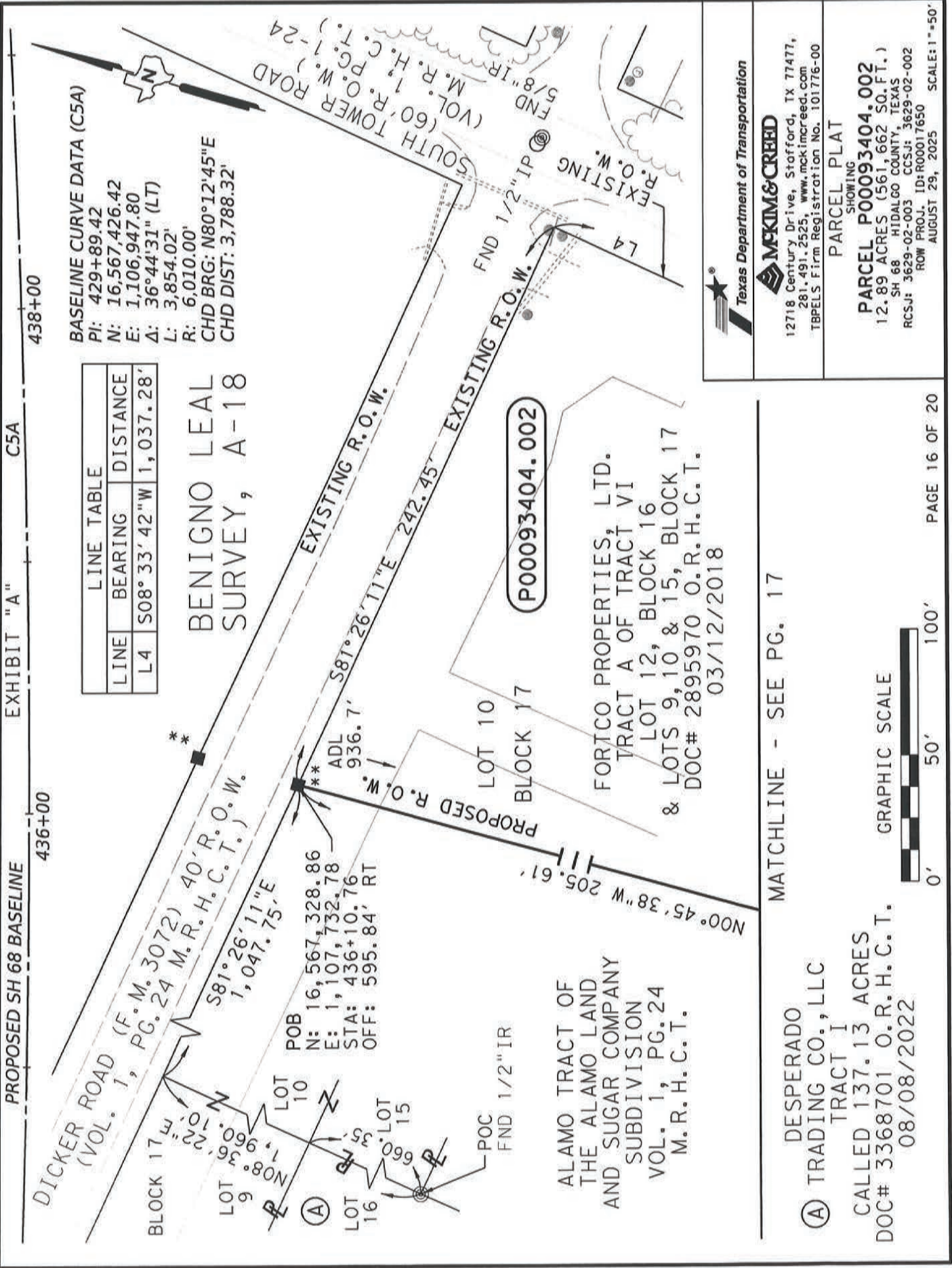


EXHIBIT "A"
MATCHLINE - SEE PG. 16

STA: 435+61.89
OFF: 794.09' RT

BENIGNO LEAL SURVEY
A-18

ALAMO TRACT OF
THE ALAMO LAND
AND SUGAR COMPANY
SUBDIVISION
VOL. 1, PG. 24
M.R.H.C.T.

LOT 10
BLOCK 17

P00093404.002

FORTCO PROPERTIES, LTD.
TRACT A OF TRACT VI
LOT 12, BLOCK 16
& LOTS 9, 10 & 15, BLOCK 17
DOC# 2895970 O.R.H.C.T.
03/12/2018

PROPOSED R.O.W.
C3
SOUTH TOWER ROAD (VOL. 1, PG. 24 M.R.H.C.T.)
EXISTING R.O.W.
508° 33' 42" W 1,037.28'
R.O.W.
EXISTING R.O.W.
R.O.W.
R.O.W.

MATCHLINE - SEE PG. 18

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C3	398.77'	1,500.00'	15° 13' 55"	N08° 22' 35" W

LINE TABLE	
LINE	BEARING
L6	N00° 45' 38" W

GRAPHIC SCALE



PAGE 17 OF 20

Texas Department of Transportation

12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093404.002
12.89 ACRES (561,662 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 29, 2025
SCALE: 1"=50'

EXHIBIT "A"
MATCHLINE - SEE PG. 17

FORTCO PROPERTIES, LTD.
TRACT A OF TRACT VI
LOT 12, BLOCK 16
& LOTS 9, 10 & 15,
BLOCK 17
DOC# 2895970 O.R.H.C.T.
03/12/2018

BENIGNO LEAL
SURVEY, A-18

LOT 10
BLOCK 17

P00093404.002

STA: 435+18.42
OFF: 1188.45' RT
PROPOSED R.O.W.

ALAMO TRACT OF
THE ALAMO LAND
AND SUGAR COMPANY
SUBDIVISION
VOL. 1, PG. 24
M.R.H.C.T.

EXISTING R.O.W.
SOUTH TOWER ROAD (VOL. 1, PG. 24 M.R.H.C.T.)
EXISTING R.O.W.
508° 33' 42" W 1,037.28'
FND 1/2" IR BEARS
N81° 24' 56" W, 0.73'
FND 1/2" IR
W/2909 CAP

MATCHLINE - SEE PG. 19

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	386.46'	900.00'	24° 36' 09"	N03° 59' 05" W	383.49'
C3	398.77'	1,500.00'	15° 13' 55"	N08° 22' 35" W	397.59'

GRAPHIC SCALE



PAGE 18 OF 20

Texas Department of Transportation

12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBBELS Firm Registration No. 101776-00

SHOWING
PARCEL PLAT
PARCEL P00093404.002
12.89 ACRES (561,662 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 29, 2025 SCALE: 1"=50'

EXHIBIT "A"
MATCHLINE - SEE PG. 18

FORTCO PROPERTIES, LTD.
TRACT A OF TRACT VI
LOT 12, BLOCK 16
& LOTS 9, 10 & 15,
BLOCK 17
DOC# 2895970
O.R.H.C.T.
03/12/2018

P00093404.002
EXISTING R.O.W.
SOUTH TOWER ROAD (VOL. 1, PG. 24 M.R.H.C.T.)
EXISTING R.O.W.
PROPOSED R.O.W.
54.09'
508° 33' 42" W 1,037.28'

LOT 10
BLOCK 17

BENIGNO LEAL
SURVEY, A-18

LOT 11
BLOCK 17

ALAMO TRACT OF
THE ALAMO LAND
AND SUGAR COMPANY
SUBDIVISION
VOL. 1, PG. 24
M.R.H.C.T.

MATCHLINE - SEE PG. 20

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	386.46'	900.00'	24° 36' 09"	N03° 59' 05" W	383.49'

GRAPHIC SCALE



PAGE 19 OF 20

Texas Department of Transportation

12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093404.002
12.89 ACRES (561,662 SQ. FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 29, 2025 SCALE: 1"=50'

FORCO PROPERTIES, LTD.
TRACT A OF TRACT VI
LOT 12, BLOCK 16 PROPOSED R.O.W.
& LOTS 9, 10 & 15,
BLOCK 17
DOC# 2895970
O.R.H.C.T.
03/12/2018

MATCHLINE - SEE PG. 19

STA: 434+57.74
OFF: 1564.63' RT
STA: 434+32.79
OFF: 1637.81' RT
STA: 434+40.01
OFF: 1641.76' RT

P00093404.002

BENIGNO LEAL
SURVEY, A-18

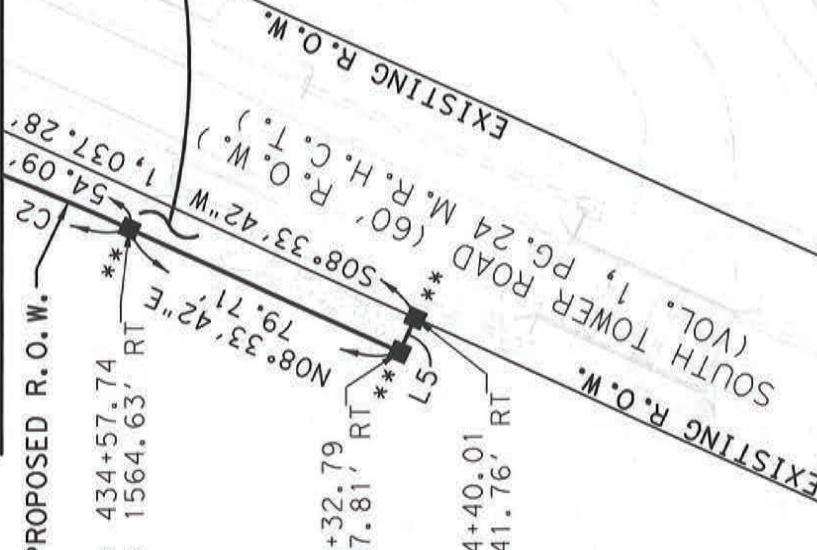
LOT 11

BLOCK 17

LOT 10

BLOCK 17

ALAMO TRACT OF
THE ALAMO LAND
AND SUGAR COMPANY
SUBDIVISION
VOL. 1, PG. 24
M.R.H.C.T.



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	386.46'	900.00'	24° 36' 09"	N03° 59' 05" W	383.49'

LINE TABLE

LINE	BEARING	DISTANCE
L5	N81° 25' 00" W	10.00'

GRAPHIC SCALE



Texas Department of Transportation

12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093404.002
12.89 ACRES (561,662 SQ. FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 29, 2025 SCALE: 1"=50'

REVISED July 10, 2026
August 29, 2025
Parcel P00093236.001
Page 1 of 7

County: Hidalgo
Highway: SH 68
Limits: From 365 Tollway to IH 2
Project ID: R00017650
RCSJ: 3629-02-003
CCSJ: 3629-02-002

PROPERTY DESCRIPTION FOR P00093236.001

Being a 2.257-acres (98,317 square feet) parcel of land situated in the Juan Jose Trevino Survey, Abstract No. 22, Hidalgo County, Texas, being a portion of Lot 3 of Block No. 6 Val Verde, a subdivision of record according to the map or plat thereof recorded in Volume 2, Page 26 of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), said parcel, conveyed from Doble Star, Ltd. to Miguel Ontiveros and wife, Martha Perez by Warranty Deed with Vendor's Lien, recorded June 7, 2007 under Document No. 2007-1767695, said 2.257-acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a point for the common southerly corner for Lot 1 and Lot 2 of said Block No. 6 Val Verde, lying in the northerly line of Lot 17 of Village Grove #1, a subdivision of record according to the map or plat thereof recorded in Volume 4, Page 20 of the M.R.H.C.T., from which a found 1/2-inch iron rod bears North 06°00'03" East, 16.24 feet;

South 81°25'32" East, along the southerly line of said Lot 2, passing at a distance of 238.96 feet a 5/8-inch iron rod with TxDOT aluminum cap set, at an angle point in the proposed westerly right-of-way (ROW) line and Access Denial Line (ADL) of State Highway 68 (SH68), continuing along the proposed westerly ROW line of said SH 68, a total distance of 257.16 feet to a 5/8-inch iron rod with TxDOT aluminum cap set, at an angle point in the proposed westerly ROW line and ADL of said SH 68, a non-tangent curve to the right and being the **POINT OF BEGINNING**, of the herein described parcel, (N=16,589,141.44, E=1,121,886.07), being 117.61 feet left of SH 68 Baseline Station 719+63.45;

1. **THENCE** along said proposed westerly ROW line and ADL of said SH 68 and said curve to the right, a distance of 734.29 feet, having a radius of 10,054 feet, a central angle of 04°11'04", a chord bearing and distance of North 13°01'52" East, 734.12 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the end of said curve, being 125.24 feet left of SH 68 Baseline Station 726+91.35;
2. **THENCE** North 15°07'24" East, continuing along the proposed westerly ROW line and ADL of said SH 68, a distance of 235.57 feet to a 5/8-inch iron rod with TxDOT aluminum cap set in the southerly ROW line of State Highway 83 (SH 83), (100 feet wide) shown as 'County Road' said plat of Block No. 6 Val Verde, being 127.11 feet left of SH 68 Baseline Station 729+24.82;

REVISED July 10, 2026
August 29, 2025
Parcel P00093236.001
Page 2 of 7

3. **THENCE**, South 78°44'21" East, along the southerly ROW line of said SH 83, a distance of 54.19 feet to a Hidalgo County Regional Mobile Authority (H.C.R.M.A.) aluminum ROW marker found at the common northerly corner of said Lot 3 and the existing westerly ROW line of the Donna Irrigation District Canal, conveyed from William L. Easley to La Donna Canal Company by ROW Deed recorded September 29, 1917 in Volume 63, Page 410 of the O.R.H.C.T.;
4. **THENCE** South 08°40'46" West, along the existing westerly ROW line of said Donna Irrigation District Canal, a distance of 963.40 feet to an angle point in the westerly ROW line of said Donna Irrigation District Canal;
5. **THENCE** North 81°25'32" West, along the existing westerly ROW line of said Donna Irrigation District Canal, passing at a distance of 6.99 feet a point for the northerly corner of Lot 24 of said Village Grove #1, said Lot 24 and the east half of Lot 23, conveyed from Carlos Fuentes, Jr. to Kenneth Thompson and Priscilla Thompson by General Warranty Deed recorded July 28, 2021 under Document No. 3247747 O.R.H.C.T., from which point a found H.C.R.M.A. aluminum ROW marker lies South 26°00'44" East, 3.61 feet, continuing along the northerly line of said Lot 24 and said Lot 23, passing at a distance of 80.00 feet the common northerly corner of the east half of said Lot 23 and the west half of said Lot 23, the west half of Lot 23, Lot 21 and Lot 22 conveyed from Katheryn S. Adams to Sue Nell Ogden and husband, Roy Ogden by General Warranty Gift Deed recorded January 30, 2013 under Document No. 2013-2378401 of the O.R.H.C.T., and continuing a total distance of 136.28 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 2.257-acres (98,317 square feet) of land.

REVISED July 10, 2026
August 29, 2025
Parcel P00093236.001
Page 3 of 7

All bearings and coordinates are based on the Texas Coordinate System, South Zone (4205), North American Datum 1983 (2011 adjustment), Epoch 2010.00.

Coordinates and distances are U.S. Survey Feet displayed in surface values and may be converted to grid by dividing by the TxDOT Combined Scale Factor (1.00004).

Field Surveys performed during the months of April 2024 through August 2025.

Abstracting research performed by McKim & Creed, Inc. during the months of April through November 2024.

Access will not be permitted to the remainder property abutting the highway facility.

A parcel plat of even date accompanies this property description.

** 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.

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


Richard R. Dorr, R.P.L.S. #4780
McKim & Creed, Inc.
12718 Century Drive, Stafford, Texas 77477
(281) 491-2525
TBPELS Firm No. 10177600



DATE August 29, 2025

REVISED July 10, 2026 to correct access note

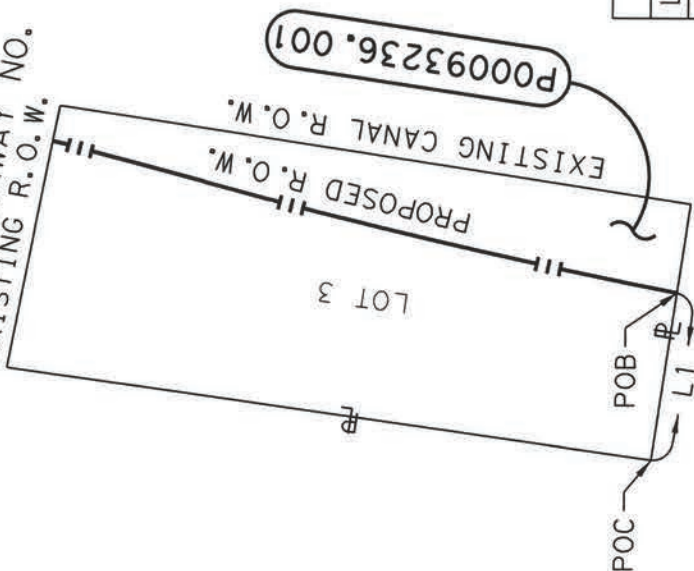
I:\06176\0068\Geomatics\70-Record\Parcel M&B info\P00093236.001_(Parcel Z52)\P00093236.001_(Z52).docx

LEGEND

- EXISTING RIGHT OF WAY LINE
 - PROPOSED RIGHT OF WAY LINE
 - PROPOSED ACCESS DENIAL LINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - PROPERTY LINE
 - CONTINUOUS OWNERSHIP
 - SURVEY LINE
 - CITY LIMIT LINE
 - = FOUND 5/8" IRON ROD WITH TXDOT ALUM CAP (UNLESS NOTED OTHERWISE).
 - = BEGIN / END ACCESS DENIAL LINE
 - ⊙ = FND MONUMENT (AS NOTED)
 - = SET 5/8" IR W/CAP STAMPED "MCKIM & CREED"
 - = SET 5/8" IRON ROD WITH TXDOT ALUM CAP (UNLESS NOTED OTHERWISE).
 - D.R.H.C.T. = DEED RECORDS HIDALGO COUNTY, TEXAS
 - O.R.H.C.T. = OFFICIAL RECORDS HIDALGO COUNTY, TEXAS
 - M.R.H.C.T. = MAP RECORDS HIDALGO COUNTY, TEXAS
 - P.O.C. = POINT OF COMMENCING
 - P.O.B. = POINT OF BEGINNING
 - R.O.W. = RIGHT OF WAY
 - N.T.S. = NOT TO SCALE
 - ** THE MONUMENT DESCRIBED 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.
- GENERAL NOTES
- ABSTRACTING WAS PERFORMED BY MCKIM & CREED, INC. ABSTRACT DATE: APRIL 2024 THROUGH NOVEMBER 2024.
 - BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM (NAD) 1983, 2011 ADJUSTMENT, EPOCH 2010.00.
 - ALL COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING THE TXDOT COMBINED SCALE FACTOR OF 1.00004.
 - BASILINE STATION/OFFSET INFORMATION IS BASED ON TXDOT'S PROJECT SCHEMATIC DATED: 11/03/2021, PROJECT CONTROL SECTION JOB: 0921-02-142.
 - PROJECT CONTROL WAS ESTABLISHED BY AG3 GROUP LLC. IN 2024.
 - FIELD SURVEYS WERE PERFORMED BETWEEN APRIL 2024 AND AUGUST 2025.
 - PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALCULATED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.
 - A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

EXHIBIT "A"

STATE HIGHWAY NO. 83
EXISTING R.O.W.



JUAN JOSE TREVIÑO
SURVEY A-22

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S81°25'32"E	257.16'

PARENT TRACT INSET



LEGEND CONTINUED

- STA = BASELINE STATION
- O/S = BASELINE OFFSET
- DOC = DOCUMENT

I, RICHARD R. DORR, HEREBY CERTIFY THAT THE PARCEL PLAT AND ACCOMPANYING METES AND BOUNDS DESCRIPTION CONFORM TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. (TBPELS)

Richard R. Dorr
RICHARD R. DORR, RPLS NO. 4780

DATE
07/10/2026

REVISED JULY 10, 2026 TO CORRECT ACCESS NOTE			
PARCEL		REMAINDER AREA	
PARENT TRACT TOTAL AREA	ACQUISITION AREA	CALC. REMAINDER AREA	
8,909 AC. (CALCULATED)	2,257 AC. (98,317 SQ.FT.)	6,652 AC. (LT)	
Texas Department of Transportation			
12718 Century Drive, Stafford, TX 77477, 281.491.2525, www.mckimcreed.com TBPELS Firm Registration No. 101776-00			
PARCEL PLAT SHOWING			
PARCEL P00093236.001			
2.257 ACRES (98,317 SQ. FT.)			
SH 68 HIDALGO COUNTY, TEXAS			
RCSJ: 3629-02-003 CCSJ: 3629-02-002			
ROW PROJ. ID: R00017650			
AUGUST 29, 2025			
N. T. S.			

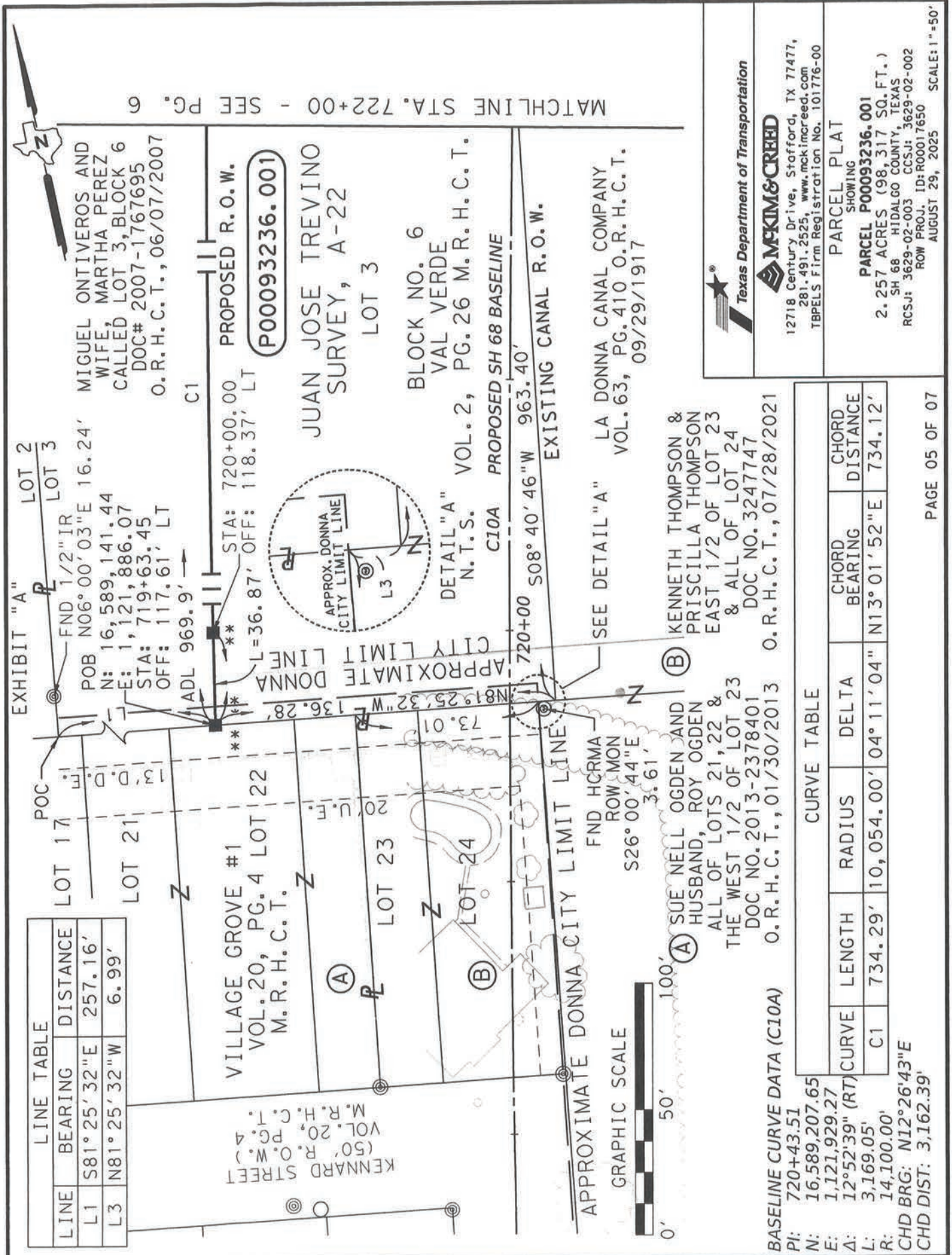


EXHIBIT "A"

MIGUEL ONTIVEROS AND
WIFE, MARTHA PEREZ
CALLED LOT 3, BLOCK 6
DOC# 2007-1767695
O.R.H.C.T., 06/07/2007



JUAN JOSE TREVINO SURVEY, A-22

LOT 3

P00093236.001

BLOCK NO. 6
VAL VERDE
VOL. 2, PG. 26 M.R.H.C.T.

S08° 40' 46" W 963.40'
EXISTING CANAL R.O.W.
PROPOSED SH 68 BASELINE
725+00

LA DONNA CANAL COMPANY
VOL. 63, PG. 410 O.R.H.C.T.,
09/29/1917

BASELINE CURVE DATA (C10A)

PI: 720+43.51
N: 16,589,207.65
E: 1,121,929.27
Δ: 12° 52' 39" (RT)
L: 3,169.05'
R: 14,100.00'
CHD BRG: N12° 26' 43" E
CHD DIST: 3,162.39'

GRAPHIC SCALE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	734.29'	10,054.00'	04°11'04"	N13°01'52"E	734.12'



Texas Department of Transportation



MCKIM & CREED

12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT

SHOWING

PARCEL P00093236.001

2.257 ACRES (98,317 SQ. FT.)

SH 68 HIDALGO COUNTY, TEXAS

RCSJ: 3629-02-003 CCSJ: 3629-02-002

ROW PROJ. ID: R00017650

AUGUST 29, 2025

SCALE: 1" = 50'

EXHIBIT "A"

MIGUEL ONTIVEROS AND
WIFE, MARTHA PEREZ
CALLED LOT 3, BLOCK 6
DOC# 2007-1767695
O.R.H.C.T., 06/07/2007

STA: 729+24.82
OFF: 127.11' LT
ADL END
969.9'

LOT 3
STA: 726+91.35
OFF: 125.24' LT
PROPOSED R.O.W.
N15°07'24"E 235.57'

BLOCK NO. 6
VAL VERDE
VOL. 2, PG. 26 M.R.H.C.T.
S08°40'46"W 963.40'

P00093236.001

FND HCRMA
ROW MON

LA DONNA CANAL COMPANY
VOL. 63, PG. 410 O.R.H.C.T.
09/29/1917

EXISTING CANAL R.O.W.
PROPOSED SH 68 BASELINE

727+00

730+00

JUAN JOSE TREVINO SURVEY, A-22

BASELINE CURVE DATA (C10A)

PI: 720+43.51
N: 16,589,207.65
E: 1,121,929.27
Δ: 12°52'39" (RT)
L: 3,169.05'
R: 14,100.00'
CHD BRG: N12°26'43"E
CHD DIST: 3,162.39'

LINE TABLE	
LINE	BEARING DISTANCE
L2	S78°44'21"E 54.19'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	734.29'	10,054.00'	04°11'04"

CHORD BEARING		CHORD DISTANCE
N13°01'52"E		734.12'



12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckinreed.com
TBPES Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093236.001
2.257 ACRES (98,317 SQ. FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 29, 2025 SCALE: 1"=50'

STATE HIGHWAY 83
(NO RECORD
INFORMATION FOUND)

FND 5/8" IR
0.52' S.O.F
LINE

EXISTING R.O.W.

MATCHLINE STA. 726+00 - SEE PG. 6

County: Hidalgo
Highway: SH 68
Limits: From 365 Tollway to IH 2
Project ID: R00017650
RCSJ: 3629-02-003
CCSJ: 3629-02-002

PROPERTY DESCRIPTION FOR P00093198.001

Being a 30.07-acre (1,309,665 square feet) parcel of land situated in the Bengino Leal Survey, Abstract 18, Hildago County, Texas, out of Lot 5, Block 16 and Lots 7 and 8, Block 17, Alamo Tract of the Alamo Land and Sugar Company Subdivision, according to the map or plat thereof recorded under Volume 1, Page 24 of the Map Records Hidalgo County, Texas (M.R.H.C.T.), being out of Tract I, (called 1,715.240-acres) and Tract A, a portion of Tract VI, (called 776.340-acres) conveyed from Marcus Forthuber, Independent Executor of the Estate of Marcus Forthuber, et al to Fortco Properties, LTD., by General Warranty Deed recorded March 12, 2018, under Document No. 2895970 of the Official Records Hidalgo County, Texas (O.R.H.C.T.), said 30.07-acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at the point of intersection of the line common to said Lot 5 and Lot 4, Block 16 of said Alamo Land and Sugar Company Subdivision with the existing easterly right-of-way (ROW) line of South Alamo Road (FM 907) (110 feet wide), as established by said Alamo Land and Sugar Company Subdivision, thence as follows;

South 08°35'00" West, along the existing easterly ROW line of said South Alamo Road, passing at a distance of 754.26 feet, a 5/8-inch iron rod with TxDOT aluminum cap stamped "Denial of Access" set for the beginning of an Access Denial Line (ADL), continuing along said ADL line and the existing easterly ROW line of said South Alamo Road, for a total distance of 1,109.68 feet to a 5/8-inch iron rod with a TxDOT aluminum cap set at the point of intersection with the proposed northerly ROW line of State Highway 68 (SH 68) (width varies) and being the **POINT OF BEGINNING** of the herein described parcel, (N =16,568,101.87, E=1,104,147.86), being 250.00 feet left at SH 68 Baseline Station 401+20.03;**

1. **THENCE**, South 37°10'50" East, along the proposed northerly ROW line and ADL of said SH 68, a distance of 71.67 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for angle point, being 200.00 feet left of SH 68 Baseline Station 401+71.38;**

2. **THENCE**, South $81^{\circ}25'00''$ East, continuing along the proposed northerly ROW line and ADL of said SH 68, passing at a distance of 328.62 feet, a 5/8-inch iron rod with TxDOT aluminum cap set at 200.00 feet left of SH 68 Baseline Station 405+00.00, and continuing, passing at a distance of 433.35 feet, a 5/8-inch iron rod with TxDOT aluminum cap stamped "Denial of Access" set for the end of said ADL, continuing along the proposed northerly ROW line of said SH 68, for a total distance of 822.16 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the beginning of a non-tangent curve to the left, being 200.00 feet left of SH 68 Baseline Station 409+93.54;**
3. **THENCE**, northeasterly along said non-tangent curve to the left and the proposed northerly ROW line of said SH 68, passing at an arc distance of 972.97 feet, a 5/8-inch iron rod with TxDOT aluminum cap set at 200.00 feet left of SH 68 Baseline Station 420+00.00, and continuing, passing at an arc distance of 1,043.86 feet, a 5/8-inch iron rod with TxDOT aluminum cap stamped "Denial of Access" set for the beginning of an ADL, continuing along said ADL, said non-tangent curve to the left and the proposed northerly ROW line of said SH 68, passing at an arc distance of 1,470.58 feet a 5/8-inch iron rod with TxDOT aluminum cap stamped "Denial of Access" set for the end of said ADL line, continuing along said non-tangent curve to the left and said proposed northerly ROW line of SH 68, passing at an arc distance of 2,423.05 feet, a 5/8-inch iron rod with TxDOT aluminum cap set 200.00 feet left of SH 68 Baseline Station 435+00.00, and continuing, passing at an arc distance of 2,755.68 feet, a 5/8-inch iron rod with TxDOT aluminum cap stamped "Denial of Access" set for the beginning of an ADL, continuing along said ADL, said non-tangent curve to the left and the proposed northerly ROW line of said SH 68, for a total arc distance 2,875.85 feet with a radius of 5,810.00 feet, a central angle of $28^{\circ}21'38''$, a chord bearing and distance of North $84^{\circ}24'11''$ East, 2,846.58 feet, to a 5/8-inch iron rod with TxDOT aluminum cap set for the end of said non-tangent curve to the left, being 200.00 feet left of SH 68 Baseline Station 439+68.39;**
4. **THENCE**, North $08^{\circ}49'18''$ East, continuing along the proposed northerly ROW line and ADL of said SH 68, a distance of 396.88 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point, at 545.15 feet left of SH 68 Baseline Station 441+77.36;**
5. **THENCE**, North $17^{\circ}55'38''$ East, continuing along the proposed northerly ROW line and ADL of said SH 68, a distance of 67.62 feet to a 5/8-inch iron rod with TxDOT aluminum cap set in the line common to said Lot 7, Block 17 and Lot 2, Block 17 of said Alamo Land and Sugar Company Subdivision, conveyed as Tract 7 from Thomas R. Morin and wife, Dorothy C. Morin to Thomas R. Moring Farm, Ltd., by Warranty Deed recorded October 26, 1998 under Document No. 719914 of the O.R.H.C.T., being 597.01 feet left of SH 68 Baseline Station 442+25.32;

6. **THENCE**, South $81^{\circ}26'11''$ East, along the line common to said Lot 7, Block 17 and Lot 2, Block 17, a distance of 256.09 feet to the point of intersection with the existing westerly ROW line of South Tower Road (60 feet wide) as established by said Alamo Land and Sugar Company Subdivision;
7. **THENCE**, South $08^{\circ}33'42''$ West, along the existing westerly ROW line of said South Tower Road, a distance of 1,300.25 feet to the point of intersection with the existing northerly ROW line of Dicker Road, (40 feet wide) as established by said Alamo Land and Sugar Company Subdivision;
8. **THENCE**, North $81^{\circ}26'11''$ West, along the existing northerly ROW line of said Dicker Road, a distance of 249.01 feet to a 5/8-inch iron rod with TxDOT aluminum cap set at the point of intersection with the proposed southerly ROW line and ADL of said SH 68, being 556.81 feet right of SH 68 Baseline Station 436+20.74;**
9. **THENCE**, North $00^{\circ}45'38''$ West, the proposed southerly ROW line and ADL of said SH 68, a distance of 142.22 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point, being 420.00 feet right of SH 68 Baseline Station 436+56.71;**
10. **THENCE**, North $08^{\circ}49'18''$ East, continuing along the proposed southerly ROW line and ADL of said SH 68, a distance of 245.01 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the beginning of a non-tangent curve to the right, being 200.00 feet right of SH 68 Baseline Station 437+59.28;**
11. **THENCE**, southwesterly along said non-tangent curve to the right, said ADL and continuing along the proposed southerly ROW line of said SH 68, passing at an arc distance of 103.94 feet, a 5/8-inch iron rod with TxDOT aluminum cap stamped "Denial of Access" set, for the end of said ADL, continuing along said non-tangent curve to the right and the proposed southerly ROW line of said SH 68, passing at an arc distance of 267.96 feet, a 5/8-inch iron rod with TxDOT aluminum cap set at 200.00 feet right of SH 68 Baseline Station 435+00.00, and continuing, passing at an arc distance of 607.53 feet, a 5/8-inch iron rod with TxDOT aluminum cap stamped "Denial of Access" set for the beginning of an ADL, and continuing along said ADL, said non-tangent curve to the right and the proposed southerly ROW line of said SH 68, for a total arc distance of 1,053.24 feet with a radius of 6,210.00 feet, a central angle of $09^{\circ}43'03''$, and a chord bearing and distance of South $77^{\circ}04'31''$ West, 1,051.98 feet, to a 5/8-inch iron rod with TxDOT aluminum cap stamped "Denial of Access" set at the point of intersection with the existing northerly ROW line of said Dicker Road, being 200.00 feet right of SH 68 Baseline Station 427+39.96;**
12. **THENCE**, North $81^{\circ}26'11''$ West, along the existing northerly ROW line of said Dicker Road, a distance of 2,652.75 feet to the point of intersection with the existing easterly ROW line of said South Alamo Road;

Revised December 16, 2025

August 1, 2025

P00093198.001

Page 4 of 27

13. **THENCE**, North 08°35'00" East, along the existing easterly ROW line of said South Alamo Road, a distance of 190.57 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 30.07-acres (1,309,665 square feet) of land.

All bearings and coordinates are based on the Texas Coordinate System, South Zone (4205), North American Datum 1983 (2011 adjustment), Epoch 2010.00.

Coordinates and distances are U.S. Survey Feet displayed in surface values and may be converted to grid by dividing by the TxDOT Combined Scale Factor (1.00004).

Field Surveys performed during the months of April 2024 through August 2025.

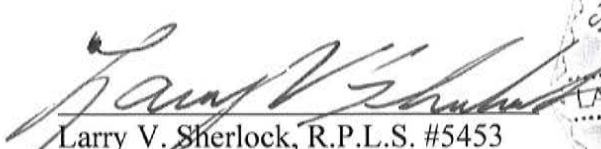
Abstracting research performed by McKim & Creed, Inc. during the months of April 2024 through November 2024.

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

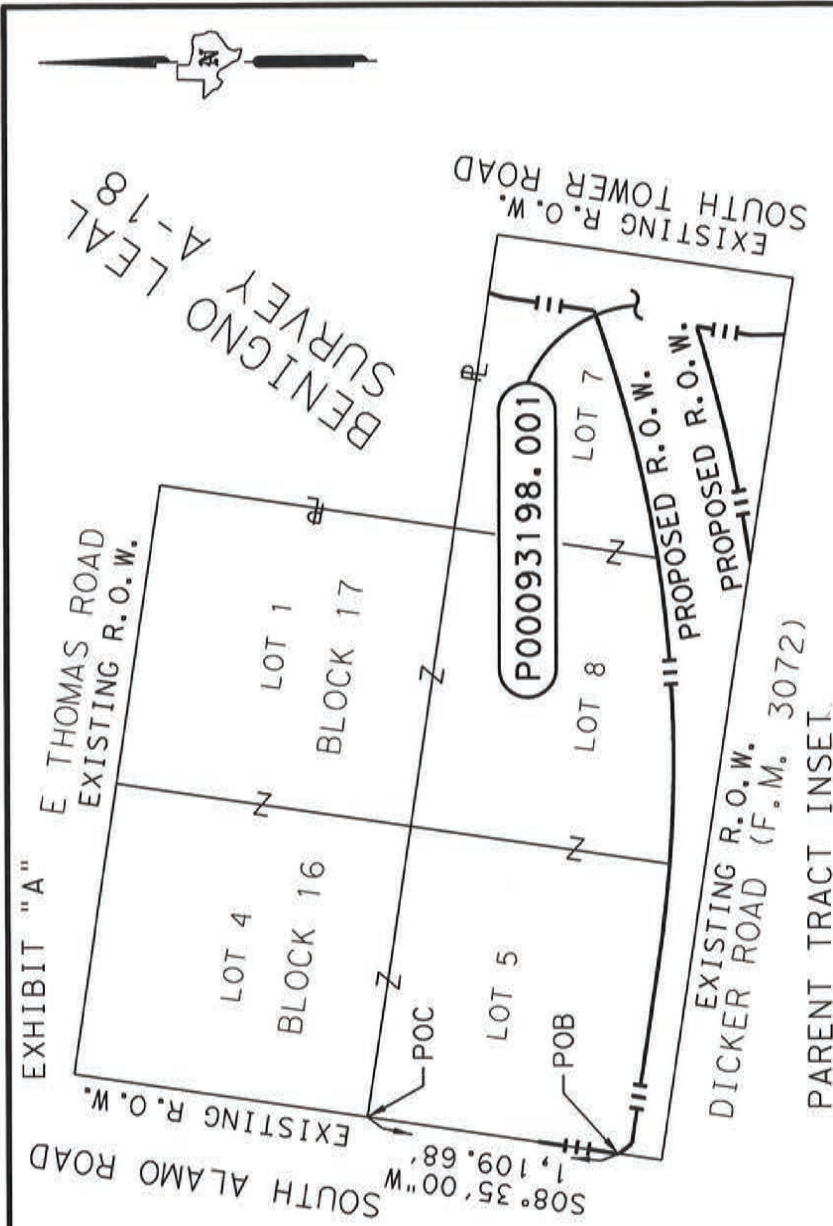
A parcel plat of even date accompanies this property description.

** 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.

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


Larry V. Sherlock, R.P.L.S. #5453
McKim & Creed, Inc.
12718 Century Drive, Stafford, Texas 77477
(281) 491-2525
TBPELS Firm No. 10177600
Revised DATE December 16, 2025 to address TxDOT comment
DATE August 1, 2025


I:\06176\0068\Geomatics\70-Record\Parcel M&B info\Parcel 25\06176-0068_Parcel_P00093198.001.docx



LEGEND

EXISTING RIGHT OF WAY LINE
PROPOSED RIGHT OF WAY LINE
PROPOSED ACCESS DENIAL LINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
PROPERTY LINE
CONTINUOUS OWNERSHIP
SURVEY LINE
CITY LIMIT LINE

□ = FOUND 5/8" IRON ROD WITH TXDOT ALUM CAP (UNLESS NOTED OTHERWISE).

■ = BEGIN / END ACCESS DENIAL LINE

⊙ = FND MONUMENT (AS NOTED)

● = SET 5/8" IR W/CAP STAMPED "MCKIM & CREED"

■ = SET 5/8" IRON ROD WITH TXDOT ALUM CAP (UNLESS NOTED OTHERWISE).

D.R.H.C.T. = DEED RECORDS HIDALGO COUNTY, TEXAS
O.R.H.C.T. = OFFICIAL RECORDS HIDALGO COUNTY, TEXAS
M.R.H.C.T. = MAP RECORDS HIDALGO COUNTY, TEXAS
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT OF WAY
N.T.S. = NOT TO SCALE

** THE MONUMENT DESCRIBED 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.

REVISED DECEMBER 16, 2025 TO ADDRESS TXDOT COMMENT			
PARCEL	REMAINDER	AREA	
PARENT TRACT TOTAL AREA	ACQUISITION AREA	CALC. REMAINDER AREA	
194.4 AC. (CALCULATED)	30.07 AC. (1,309,665 SQ. FT.)	160.3 AC. (LT) 4.0 AC. (RT)	

Texas Department of Transportation	
MCKIM & CREED	
12718 Century Drive, Stafford, TX 77477, 281.491.2525, www.mckimcreed.com	
TBPELS Firm Registration No. 101776-00	

PARCEL PLAT	
SHOWING	
PARCEL P00093198.001	
SH 68	HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003	CCSJ: 3629-02-002
ROW PROJ. ID: R00017650	AUGUST 1, 2025
N.T.S.	

LEGEND CONTINUED

STA = BASELINE STATION
O/S = BASELINE OFFSET
DOC = DOCUMENT

I, LARRY V. SHERLOCK, HEREBY CERTIFY THAT THE PARCEL PLAT AND ACCOMPANYING METES AND BOUNDS DESCRIPTION CONFORM TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. (TBPELS)

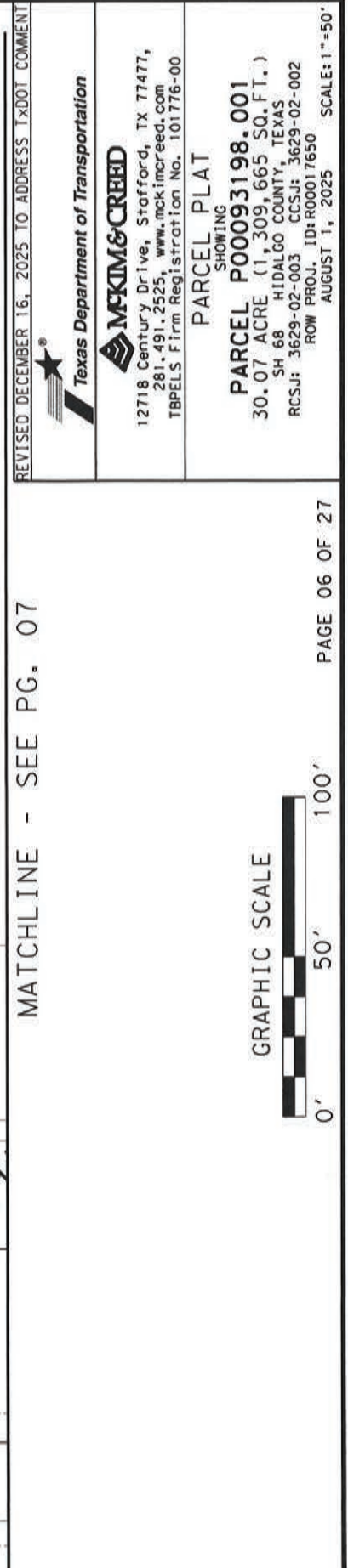
STATE OF TEXAS
REGISTERED
LARRY V. SHERLOCK
5453
PROFESSIONAL
LAND SURVEYOR

[Signature]
LARRY V. SHERLOCK, RPLS NO. 5453
DATE 12/16/25

PAGE 05 OF 27

GENERAL NOTES

- ABSTRACTING WAS PERFORMED BY MCKIM & CREED, INC. ABSTRACT DATE: APRIL 2024 THROUGH NOVEMBER 2024.
- BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4209), NORTH AMERICAN DATUM (NAD) 1983, 2011 ADJUSTMENT, EPOCH 2010.00.
- ALL COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING THE TXDOT COMBINED SCALE FACTOR OF 1.00004.
- BASELINE STATION/OFFSET INFORMATION IS BASED ON TXDOT'S PROJECT SCHEMATIC DATED: 11/03/2021, PROJECT CONTROL SECTION JOB: 0921-02-142.
- PROJECT CONTROL WAS ESTABLISHED BY AG3 GROUP LLC. IN 2024.
- FIELD SURVEYS WERE PERFORMED BETWEEN APRIL 2024 AND AUGUST 2025.
- PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALCULATED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.
- A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.



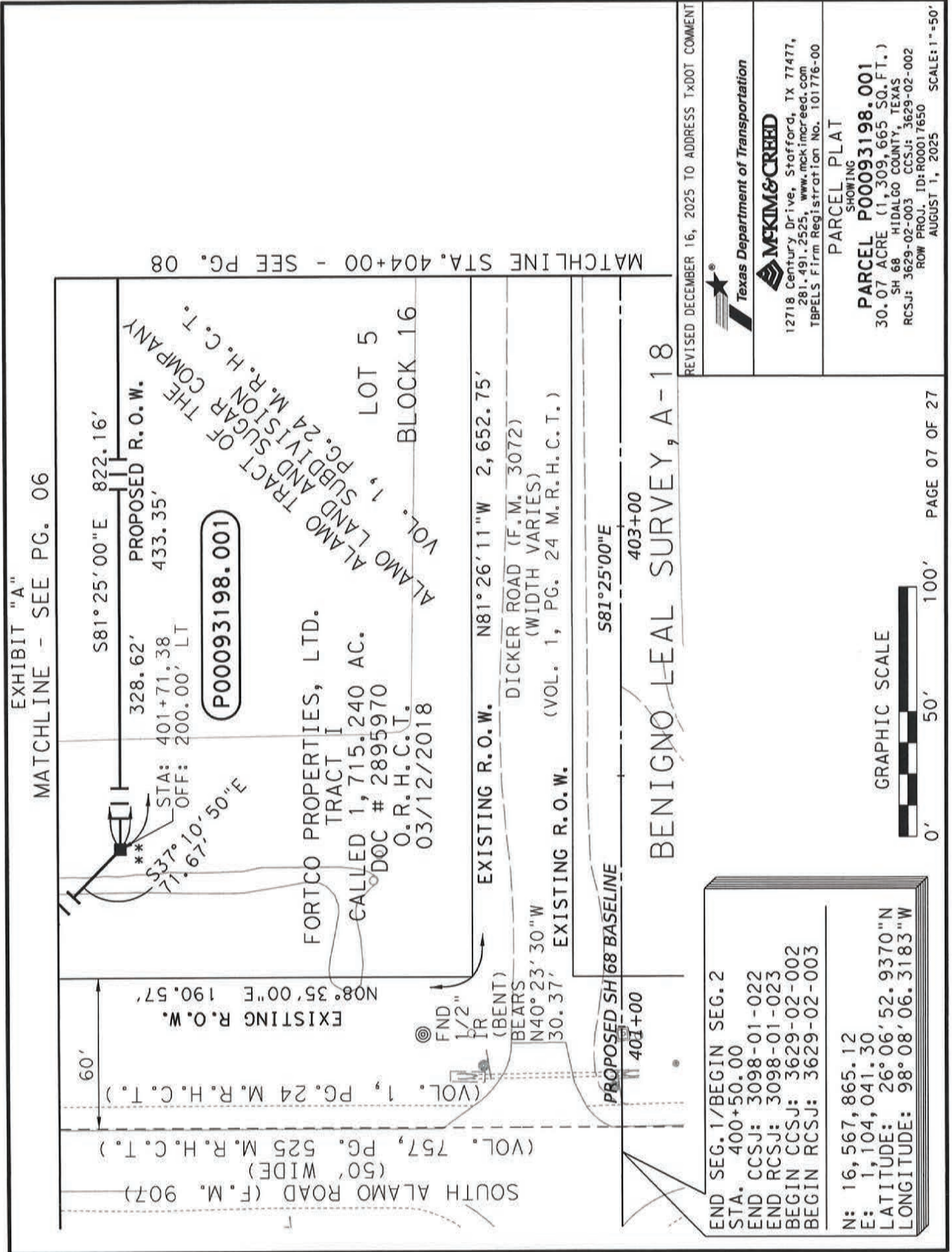
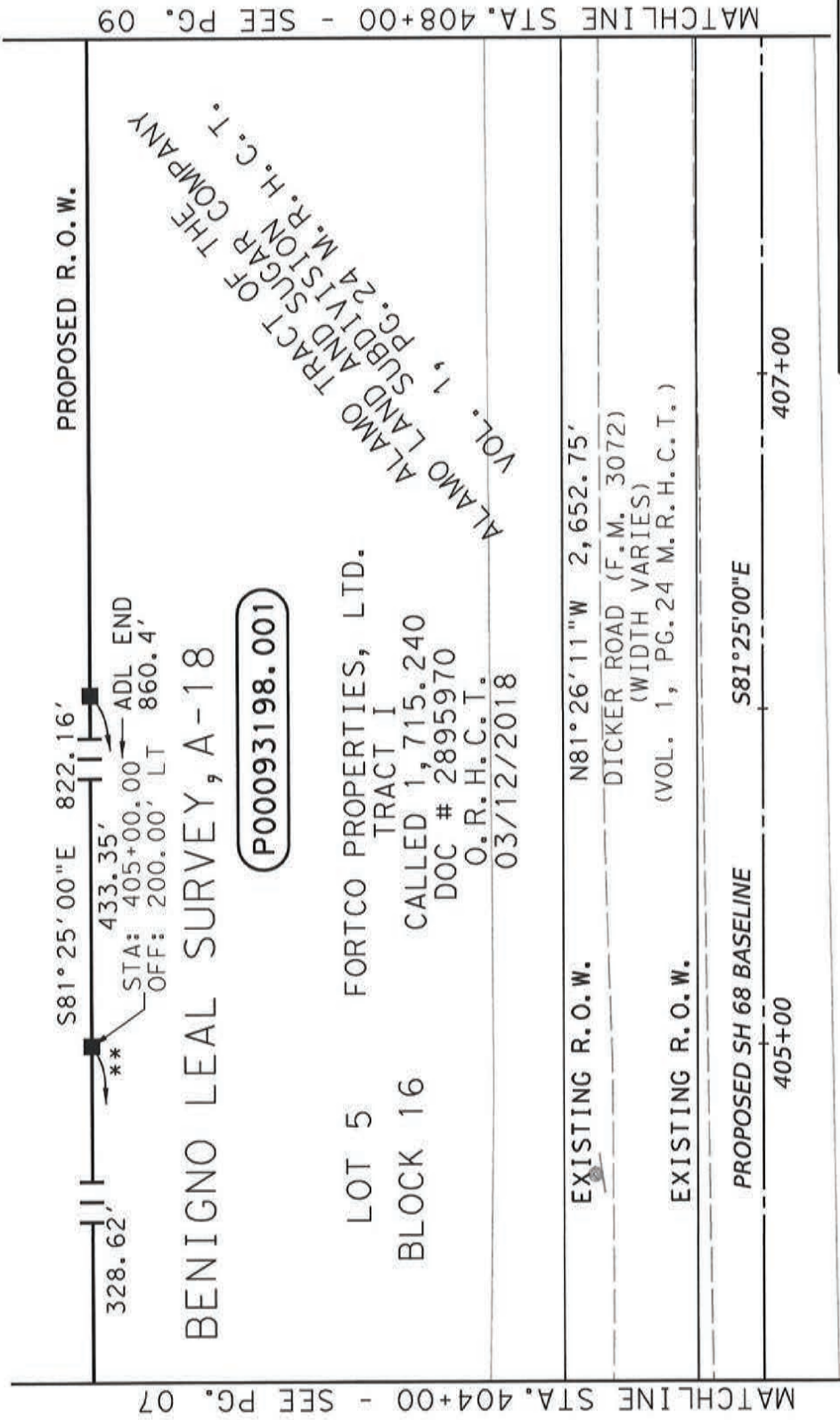


EXHIBIT "A"



REVISED DECEMBER 16, 2025 TO ADDRESS TxDOT COMMENT

 Texas Department of Transportation

 MCKIM & CREED

12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPES Firm Registration No. 101776-00

PARCEL PLAT

SHOWING

PARCEL P00093198.001

30.07 ACRE (1,309,665 SQ.FT.)

SH 68 HIDALGO COUNTY, TEXAS

RCSJ: 3629-02-003 CCSJ: 3629-02-002

ROW PROJ. ID: R00017650

AUGUST 1, 2025 SCALE: 1"=50'

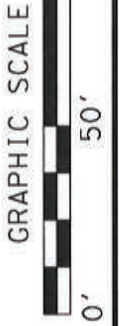
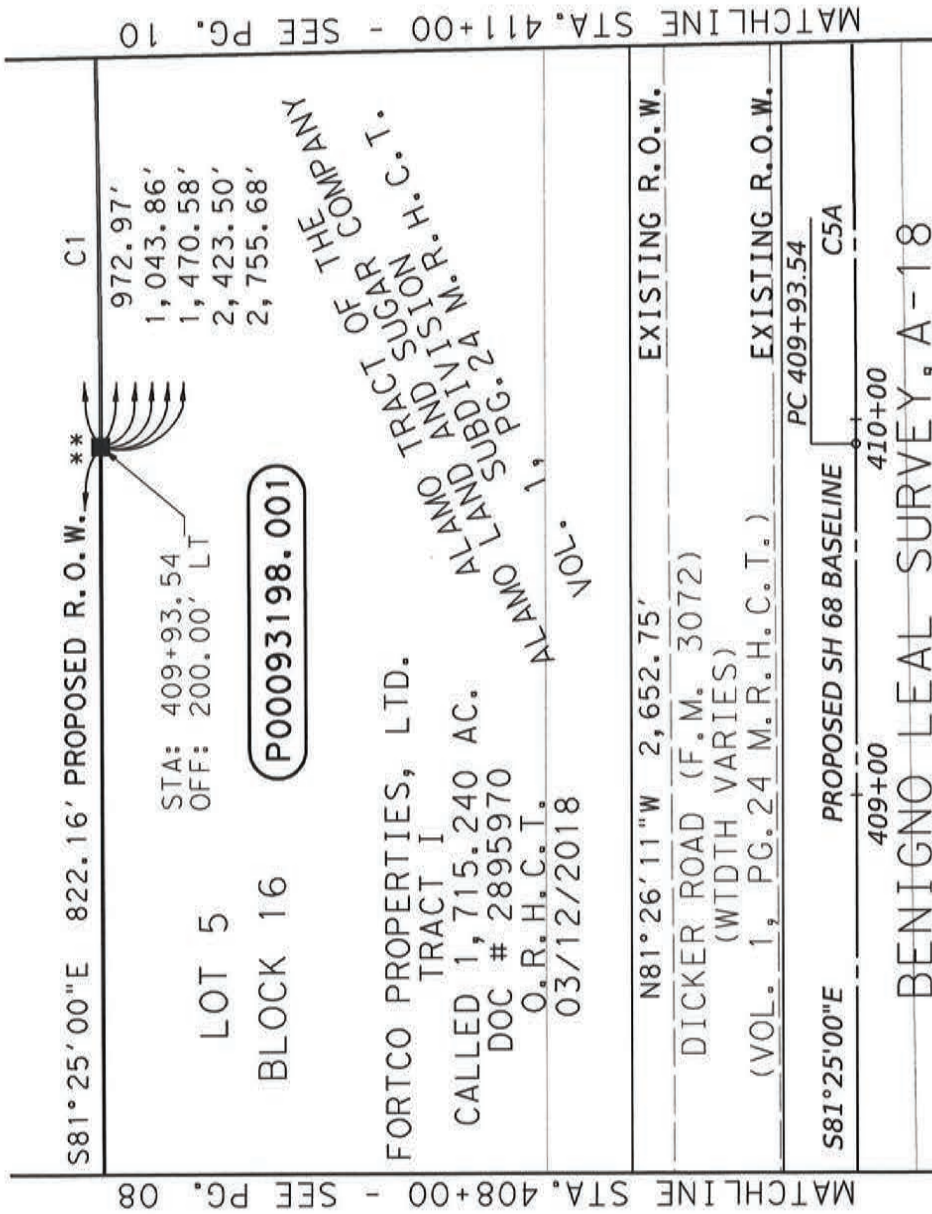


EXHIBIT "A"



MATCHLINE STA. 411+00 - SEE PG. 10

MATCHLINE STA. 408+00 - SEE PG. 08

BASELINE CURVE DATA (C5A)

PI: 429+89.42
N: 16,567.426.42
E: 1,106,947.80
A: 36°44'31" (LT)
L: 3,854.02'
R: 6,010.00'

CHD BRG: N80°12'45"E
CHD DIST: 3,788.32'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	2,875.85'	5,810.00'	28°21'38"	N84°24'11"E
				2,846.58'

GRAPHIC SCALE



PAGE 09 OF 27

REVISED DECEMBER 16, 2025 TO ADDRESS TxDOT COMMENT

12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093198.001
30.07 ACRE (1,309,665 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 1, 2025 SCALE: 1"=50'

EXHIBIT "A"

BENIGNO LEAL SURVEY, A-18

PROPOSED R.O.W. C1

972.97
1,043.86'
1,470.58'
2,423.05'
2,755.68'

LOT 5
BLOCK 16

P00093198.001

FORTCO PROPERTIES, LTD.
TRACT I

CALLED 1,715.240 AC.
DOC # 2895970
O.R.H.C.T.
03/12/2018

ALAMO TRACT OF THE COMPANY
VOL. 1, PG. 24 M.R.H.C.T.

LOT 8
BLOCK 17

EXISTING R.O.W. N81°26'11"W 2,652.75'
DICKER ROAD (F.M. 3072) (WIDTH VARIES)
(VOL. 1, PG. 24 M.R.H.C.T.)
EXISTING R.O.W.

412+00 C5A 414+00

MATCHLINE STA. 411+00 - SEE PG. 09
MATCHLINE STA. 415+00 - SEE PG. 11

BASELINE CURVE DATA (C5A)

PI: 429+89.42
N: 16,567,426.42
E: 1,106,947.80
Δ: 36°44'31" (LT)
L: 3,854.02'
R: 6,010.00'

CHD BRG: N80°12'45"E
CHD DIST: 3,788.32'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	2,875.85'	5,810.00'	28°21'38"	N84°24'11"E	2,846.58'

GRAPHIC SCALE



PAGE 10 OF 27



REVISED DECEMBER 16, 2025 TO ADDRESS TxDOT COMMENT



Texas Department of Transportation



12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBP&S Firm Registration No. 101776-00

PARCEL PLAT

SHOWING

PARCEL P00093198.001

30.07 ACRE (1,309,665 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 1, 2025 SCALE: 1"=50'

EXHIBIT "A"

BENIGNO LEAL SURVEY, A-18

MATCHLINE STA. 415+00 - SEE PG. 10

PROPOSED R.O.W. C1

972.97'
1,043.86'
1,470.58'
2,423.05'
2,755.68'

LOT 8
BLOCK 17

P00093198.001

FORTCO PROPERTIES, LTD.
TRACT I
CALLED 1,715.240 AC.
DOC # 2895970
O.R.H.C.T.
03/12/2018

ALAMO TRACT OF THE COMPANY
VOL. 1, PG. 24 M.R.H.C.T.
ALAMO LAND AND SUGAR COMPANY

DICKER ROAD (E.M. 3072)
(WIDTH VARIES)
(VOL. 1, PG. 24 M.R.H.C.T.)

EXISTING R.O.W.
N81°26'11"W 2,652.75'

PROPOSED SH 68 BASELINE

417+00 C5A 418+00

EXISTING R.O.W.

MATCHLINE STA. 419+00 - SEE PG. 12



BASELINE CURVE DATA (C5A)

PI: 429+89.42
N: 16,567,426.42
E: 1,106,947.80
Δ: 36°44'31" (LT)
L: 3,854.02'
R: 6,010.00'
CHD BRG: N80°12'45"E
CHD DIST: 3,788.32'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	2,875.85'	5,810.00'	28°21'38"	N84°24'11"E	E2,846.58'

GRAPHIC SCALE



PAGE 11 OF 27

REVISED DECEMBER 16, 2025 TO ADDRESS TxDOT COMMENT

Texas Department of Transportation

MKIM & CREED
12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093198.001
30.07 ACRE (1,309,665 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 1, 2025 SCALE: 1"=50'

EXHIBIT "A"

BENIGNO LEAL SURVEY, A-18

PROPOSED R.O.W.

MATCHLINE STA. 419+00 - SEE PG. 11

MATCHLINE STA. 423+00 - SEE PG. 13

C1

972.97'

ADL BEGIN
426.7' →

STA: 420+00.00
OFF: 200.00' LT

LOT 8

BLOCK 17

P00093198.001

ALAMO TRACT OF THE COMPANY
VOL. 1, PG. 24 M.R.H.C.T.
SUBDIVISION

FORTCO PROPERTIES, LTD.
TRACT I
CALLED 1,715.240 AC.
DOC # 2895970
O.R.H.C.T.
03/12/2018

C5A PROPOSED SH 68 BASELINE

420+00 MATCHLINE - SEE PG. 27 422+00

BASELINE CURVE DATA (C5A)

PI: 429+89.42
N: 16,567,426.42
E: 1,106,947.80
Δ: 36°44'31" (LT)
L: 3,854.02'
R: 6,010.00'
CHD BRG: N80°12'45"E
CHD DIST: 3,788.32'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	2,875.85'	5,810.00'	28°21'38"	N84°24'11"E	E2,846.58'

GRAPHIC SCALE



PAGE 12 OF 27

REVISED DECEMBER 16, 2025 TO ADDRESS TxDOT COMMENT



Texas Department of Transportation



12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mkimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT

SHOWING
PARCEL P00093198.001

30.07 ACRE (1,309,665 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 1, 2025 SCALE: 1"=50'

EXHIBIT "A"

BENIGNO LEAL SURVEY, A-18

MATCHLINE STA. 423+00 - SEE PG. 12

1,470.58'

C1

PROPOSED R.O.W.

ADL END
426.7'

2,423.05'
2,755.68'

MATCHLINE STA. 427+00 - SEE PG. 14

LOT 8
BLOCK 17

P00093198.001

FORTCO PROPERTIES, LTD.
TRACT I
CALLED 1,715.240 AC.
DOC # 2895970
O.R.H.C.T.
03/12/2018

VOL. 1, PG. 24 M.R.H.C.T.
ALAMO LAND AND SUGAR COMPANY
ALAMO TRACT OF THE COMPANY

MATCHLINE - SEE PG. 26 425+00

C5A PROPOSED SH 68 BASELINE

426+00

BASELINE CURVE DATA (C5A)

PI: 429+89.42
N: 16,567,426.42
E: 1,106,947.80
Δ: 36°44'31" (LT)
L: 3,854.02'
R: 6,010.00'

CHD BRG: N80°12'45"E
CHD DIST: 3,788.32'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	2,875.85'	5,810.00'	28°21'38"	N84°24'11"E	2,846.58'

GRAPHIC SCALE



REVISED DECEMBER 16, 2025 TO ADDRESS TxDOT COMMENT



Texas Department of Transportation



12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBP&S Firm Registration No. 101776-00

PARCEL PLAT

SHOWING
PARCEL P00093198.001

30.07 ACRE (1,309,665 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 1, 2025 SCALE: 1"=50'

EXHIBIT "A"

BENIGNO LEAL SURVEY, A-18

MATCHLINE STA. 427+00 - SEE PG. 13

PROPOSED R.O.W.

C1

2,423.05'
2,755.68'

P00093198.001

ALAMO TRACT OF THE COMPANY
SUBDIVISION
VOL. 1, P.G. 24 M.R.H.C.T.

FORTCO PROPERTIES, LTD.
TRACT I
CALLED
1,715.240 AC.
DOC # 2895970
O.R.H.C.T.
03/12/2018

LOT 8

FORTCO PROPERTIES, LTD.
TRACT VI
CALLED 776.340 AC.
DOC # 2895970
O.R.H.C.T.
03/12/2018

LOT 7

BLOCK 17

PROPOSED SH 68 BASELINE

C5A

MATCHLINE - SEE PG. 25 430+00

MATCHLINE STA. 431+00 - SEE PG. 15

BASELINE CURVE DATA (C5A)

PI: 429+89.42
N: 16,567,426.42
E: 1,106,947.80
Δ: 36°44'31" (LT)
L: 3,854.02'
R: 6,010.00'
CHD BRG: N80°12'45"E
CHD DIST: 3,788.32'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	2,875.85'	5,810.00'	28°21'38"	N84°24'11"E	2,846.58'

GRAPHIC SCALE



PAGE 14 OF 27

REVISED DECEMBER 16, 2025 TO ADDRESS TxDOT COMMENT



Texas Department of Transportation



12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mkimcreed.com
TBP&S Firm Registration No. 101776-00

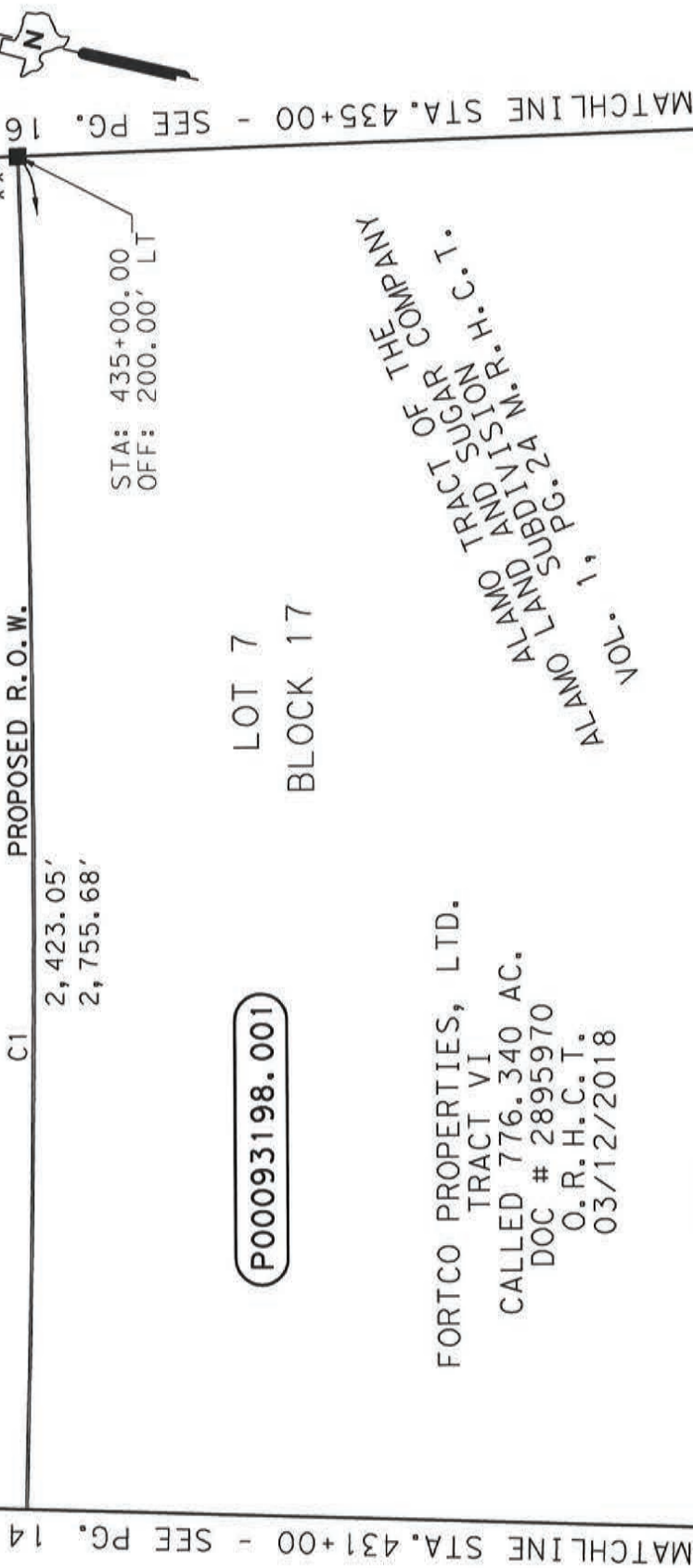
PARCEL PLAT

SHOWING
PARCEL P00093198.001

30.07 ACRE (1,309,665 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 1, 2025 SCALE: 1"=50'

EXHIBIT "A"

BENIGNO LEAL SURVEY, A-18



FORTCO PROPERTIES, LTD.
TRACT VI
CALLED 776.340 AC.
DOC # 2895970
O.R.H.C.T.
03/12/2018

ALAMO LAND AND SUBDIVISION
TRACT 1 OF THE COMPANY
VOL. 1, PG. 24 W.R.H.C.T.

BASELINE CURVE DATA (C5A)

PI: 429+89.42
N: 16,567,426.42
E: 1,106,947.80
Δ: 36°44'31" (LT)
L: 3,854.02'
R: 6,010.00'

CHD BRG: N80°12'45"E
CHD DIST: 3,788.32'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	2,875.85'	5,810.00'	28°21'38"	N84°24'11"E	2,846.58'

GRAPHIC SCALE



REVISED DECEMBER 16, 2025 TO ADDRESS TXDOT COMMENT

Texas Department of Transportation

MFKIM & CREED
12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mfkimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093198.001
30.07 ACRE (1,309,665 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 1, 2025
SCALE: 1"=50'

EXHIBIT "A"

BENIGNO LEAL SURVEY, A-18

PROPOSED R.O.W.

C1 2,755.68'

STA: 435+00.00
OFF: 200.00' LT

P00093198.001

ALAMO LAND AND SUGAR COMPANY
TRACT VI
SUBDIVISION
O.R.H.C.T.
PG. 24

LOT 7
BLOCK 17

FORTCO PROPERTIES, LTD.
TRACT VI
CALLED 776.340 AC.
DOC # 2895970
O.R.H.C.T.
03/12/2018

MATCHLINE STA. 435+00 - SEE PG. 15

PROPOSED SH 68 BASELINE C5A

436+00 437+00

MATCHLINE - SEE PG. 23

MATCHLINE
SEE PG. 17

MATCHLINE
SEE PG. 20

MATCHLINE
SEE PG. 20

BASELINE CURVE DATA (C5A)

PI: 429+89.42
N: 16,567,426.42
E: 1,106,947.80
Δ: 36°44'31" (LT)
L: 3,854.02'
R: 6,010.00'

CHD BRG: N80°12'45"E
CHD DIST: 3,788.32'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	2,875.85'	5,810.00'	28°21'38"	N84°24'11"E	2,846.58'

GRAPHIC SCALE



PAGE 16 OF 27

REVISED DECEMBER 16, 2025 TO ADDRESS TxDOT COMMENT



Texas Department of Transportation



12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBP&S Firm Registration No. 101776-00

PARCEL PLAT

SHOWING

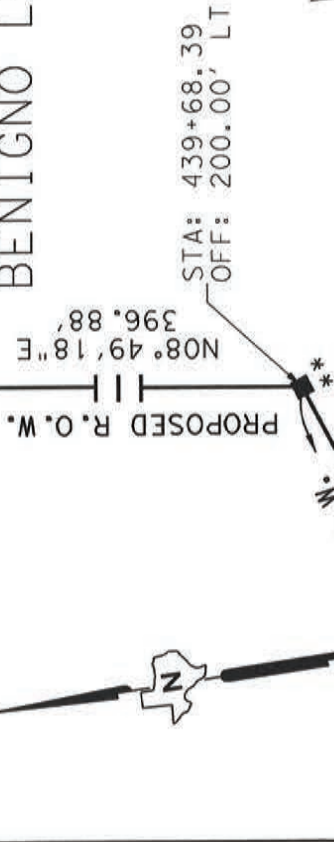
PARCEL P00093198.001

30.07 ACRE (1,309,665 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 1, 2025 SCALE: 1"=50'

EXHIBIT "A"

MATCHLINE - SEE PG. 18

BENIGNO LEAL SURVEY, A-18



ALAMO TRACT OF THE COMPANY
VOL. 1, PG. 24 M.R.H.C.T.
ALAMO LAND AND SUGAR SUBDIVISION
O.R.H.C.T.
03/12/2018

P00093198.001

FORTCO PROPERTIES, LTD.
TRACT VI
CALLED 776.340 AC.
DOC # 2895970
O.R.H.C.T.
03/12/2018

LOT 7
BLOCK 17

EXISTING R.O.W. 1,300.25'
SOUTH TOWER ROAD (60' WIDE)
(VOL. 1, PG. 1-24 M.R.H.C.T.)
EXISTING R.O.W.

MATCHLINE - SEE PG. 20

BASELINE CURVE DATA (C5A)

PI: 429+89.42
N: 16,567,426.42
E: 1,106,947.80
Δ: 36°44'31" (LT)
L: 3,854.02'
R: 6,010.00'

CHD BRG: N80°12'45"E
CHD DIST: 3,788.32'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	2,875.85'	5,810.00'	28°21'38"
			N84°24'11"E
			E2,846.58'

GRAPHIC SCALE



PAGE 17 OF 27

REVISED DECEMBER 16, 2025 TO ADDRESS TxDOT COMMENT



Texas Department of Transportation



12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING

PARCEL P00093198.001

30.07 ACRE (1,309,665 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 1, 2025 SCALE: 1"=50'

EXHIBIT "A"
MATCHLINE - SEE PG. 19

BENIGNO LEAL SURVEY, A-18

P00093198.001

ALAMO LAND AND SUGAR COMPANY
VOL. 1, PG. 24 M.R.H.C.T.
TRACT VI
FORTCO PROPERTIES, LTD.
CALLED 776.340 AC.
DOC # 2895970
O.R.H.C.T.
03/12/2018

LOT 7
BLOCK 17

PROPOSED R.O.W.

N08°49'18"E 396.88'

EXISTING R.O.W.

S08°33'42"W 1,300.25'

SOUTH TOWER ROAD
(60' WIDE)
(VOL. 1, PG. 24 M.R.H.C.T.)
EXISTING R.O.W.



MATCHLINE - SEE PG. 17

REVISED DECEMBER 16, 2025 TO ADDRESS TxDOT COMMENT



Texas Department of Transportation



12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT

SHOWING
PARCEL P00093198.001

30.07 ACRE (1,309,665 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 1, 2025 SCALE: 1"=50'

GRAPHIC SCALE



PAGE 18 OF 27

EXHIBIT "A"

TRACT OF THE COMPANY
ALAMO AND SUGAR
LAND AND DIVISION H.C.T.
SUBDIVISION H.C.T.
PG. 24 M.R.H.C.T.
VOL. 1,

BENIGNO LEAL SURVEY, A-18

LOT 2

THOMAS R. MORIN FARM, LTD.

TRACT 7

LOT 2, BLOCK 17

DOC # 719914

O.R.H.C.T.

10/26/1998

STA: 442+25.32
OFF: 597.01' LT

ADL
584.7'

N17°55'38"E
67.62'

STA: 441+77.36
OFF: 545.15' LT

P00093198.001

FORTCO PROPERTIES, LTD.

TRACT VI

CALLED 776.340 AC.

DOC # 2895970

O.R.H.C.T.

03/12/2018

LOT 7

BLOCK 17

N08°49'18"E
396.88'

PROPOSED **
R.O.W.

S81°26'11"E 256.09'

EXISTING R.O.W.

SOUTH TOWER ROAD
(60' WIDE)
(VOL. 1, PG. 24 M.R.H.C.T.)

EXISTING R.O.W.



MATCHLINE - SEE PG. 18

REVISED DECEMBER 16, 2025 TO ADDRESS TxDOT COMMENT



Texas Department of Transportation



12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT

SHOWING

PARCEL P00093198.001

30.07 ACRE (1,309,665 SQ.FT.)

SH 68 HIDALGO COUNTY, TEXAS

RCSJ: 3629-02-003 CCSJ: 3629-02-002

ROW PROJ. ID: R00017650

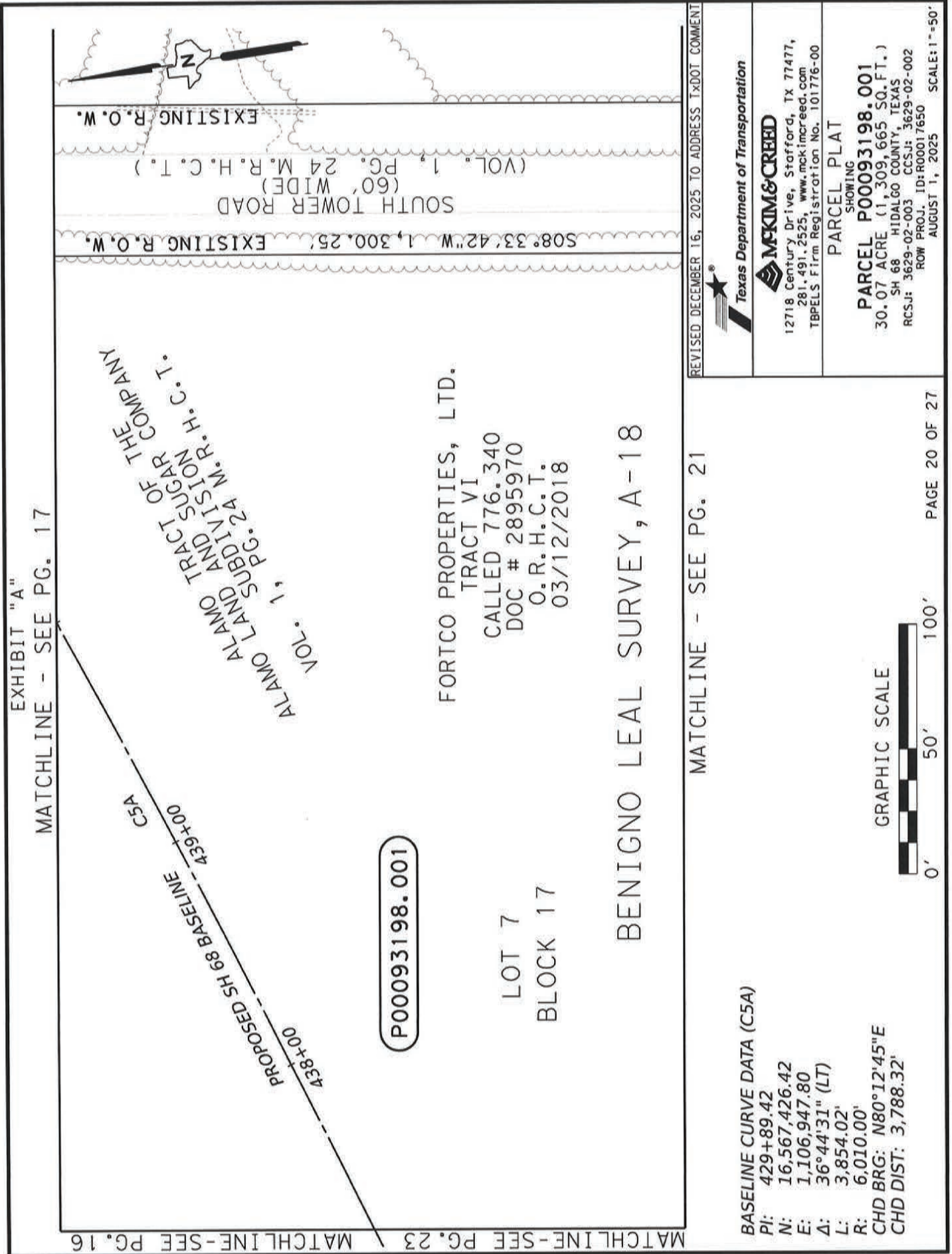
AUGUST 1, 2025

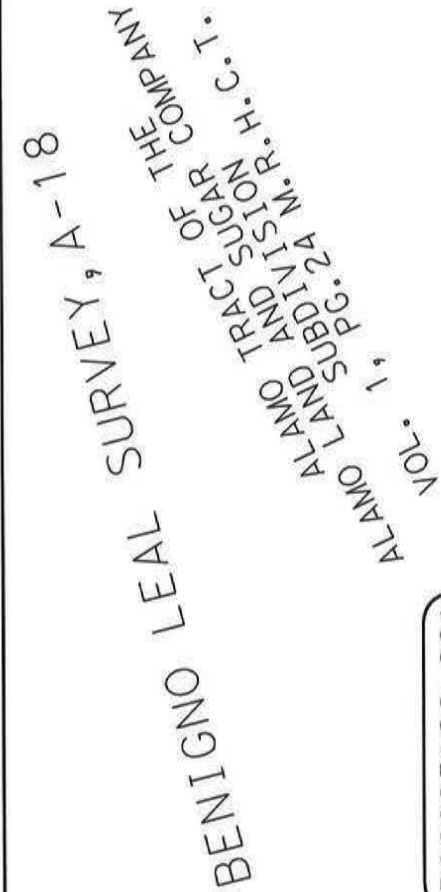
SCALE: 1"=50'

GRAPHIC SCALE



PAGE 19 OF 27





P00093198.001

LOT 7
BLOCK 17
FORTCO PROPERTIES, LTD.
TRACT VI
CALLED 776.340
DOC # 2895970
O. R. H. C. T.
03/12/2018

EXISTING R.O.W.

SOUTH TOWER ROAD
(60' WIDE)
(VOL. 1, PG. 24 M.R.H.C.T.)

S08° 33' 42" W 1,300.25' EXISTING R.O.W.



MATCHLINE - SEE PG. 22

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	1.053.24'	6.210.00'	09° 43' 03"	S77° 04' 31" W	1.051.98'

GRAPHIC SCALE



PAGE 21 OF 27

Texas Department of Transportation

12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT

SHOWING

PARCEL P00093198.001
30.07 ACRE (1,309,665 SQ.FT.)

SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 1, 2025 SCALE:

EXHIBIT "A"

MATCHLINE - SEE PG. 21

STA: 436+56.71
OFF: 420.00' RT

P00093198.001

TRACT OF THE COMPANY
ALAMO AND SUGAR H.C.T.
ALAMO LAND SUBDIVISION
PG. 24 M.R.H.C.T.)
VOL. 1,

FORTCO PROPERTIES, LTD.
TRACT VI
CALLED 776.340
DOC # 2895970
O.R.H.C.T.
03/12/2018

LOT 7
BLOCK 17

PROPOSED R.O.W.
N00° 45' 38" W 142.22'
ADL **491.2'

STA: 436+20.74
OFF: 556.81' RT

EXISTING R.O.W.

EXISTING R.O.W.

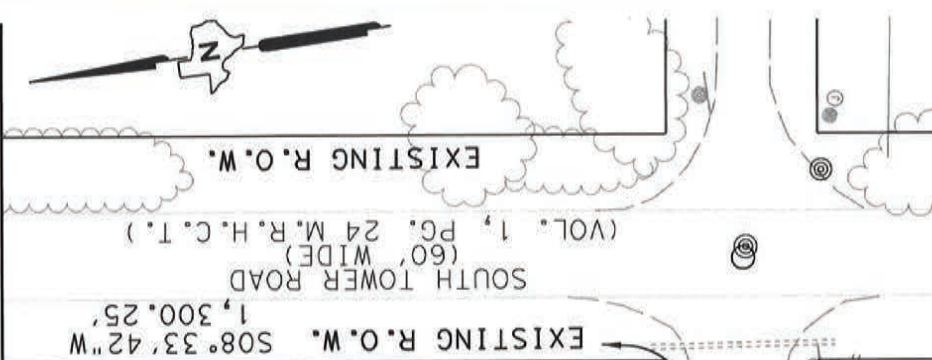
N81° 26' 11" W 249.01'
DICKER ROAD (F.M. 3072)
(WIDTH VARIES)
(VOL. 1, PG. 24 M.R.H.C.T.)

BENIGNO LEAL SURVEY, A-18

GRAPHIC SCALE



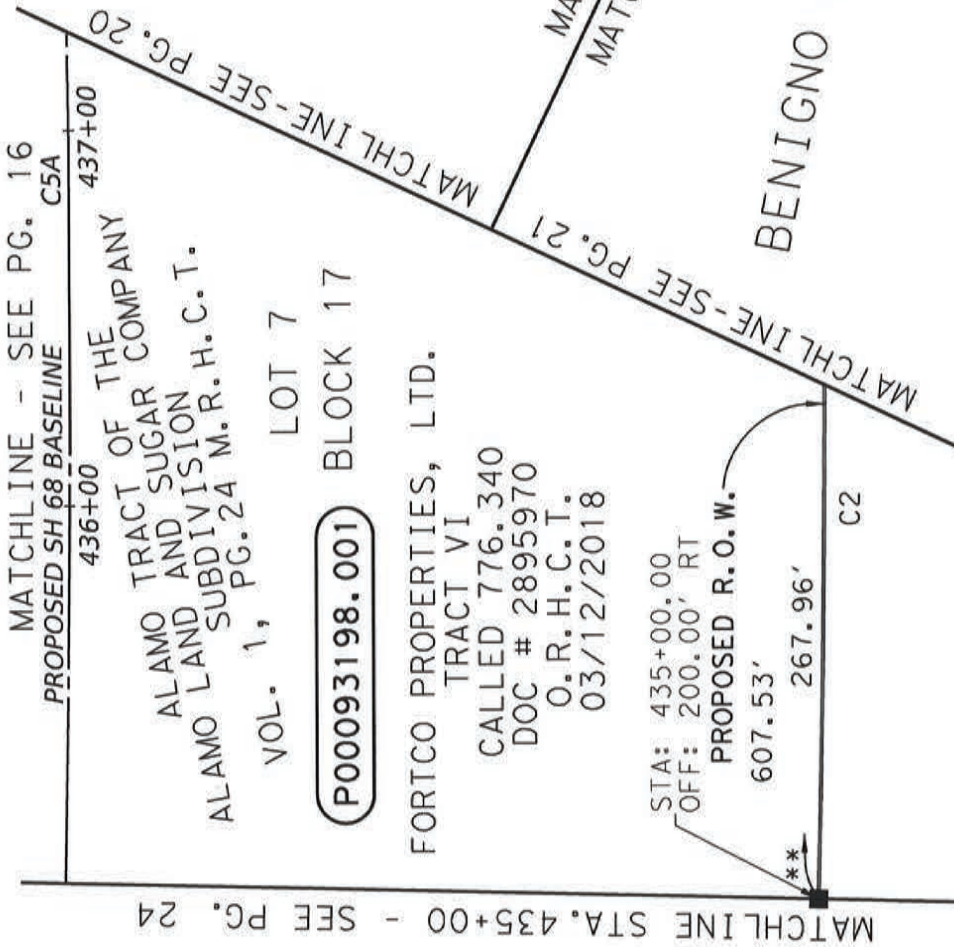
PAGE 22 OF 27



REVISED DECEMBER 16, 2025 TO ADDRESS TxDOT COMMENT

Texas Department of Transportation	MCKIM & CREED 12718 Century Drive, Stafford, TX 77477, 281.491.2525, www.mckimcreed.com TBPELS Firm Registration No. 101776-00
PARCEL PLAT SHOWING PARCEL P00093198.001 30.07 ACRE (1,309,665 SQ.FT.) SH 68 HIDALGO COUNTY, TEXAS RCSJ: 3629-02-003 CCSJ: 3629-02-002 ROW PROJ. ID: R00017650 AUGUST 1, 2025 SCALE: 1"=50'	

EXHIBIT "A"



BASELINE CURVE DATA (C5A)

PI: 429+89.42
N: 16,567.426.42
E: 1,106,947.80
Δ: 36°44'31" (LT)
L: 3,854.02'
R: 6,010.00'

CHD BRG: N80°12'45"E
CHD DIST: 3,788.32'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	1,053.24'	6,210.00'	09°43'03"	S77°04'31"W	1,051.98'

GRAPHIC SCALE



REVISED DECEMBER 16, 2025 TO ADDRESS TxDOT COMMENT



Texas Department of Transportation



12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBP&S Firm Registration No. 101776-00

SHOWING
PARCEL PLAT

PARCEL P00093198.001
30.07 ACRE (1,309,665 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 1, 2025
SCALE: 1"=50'

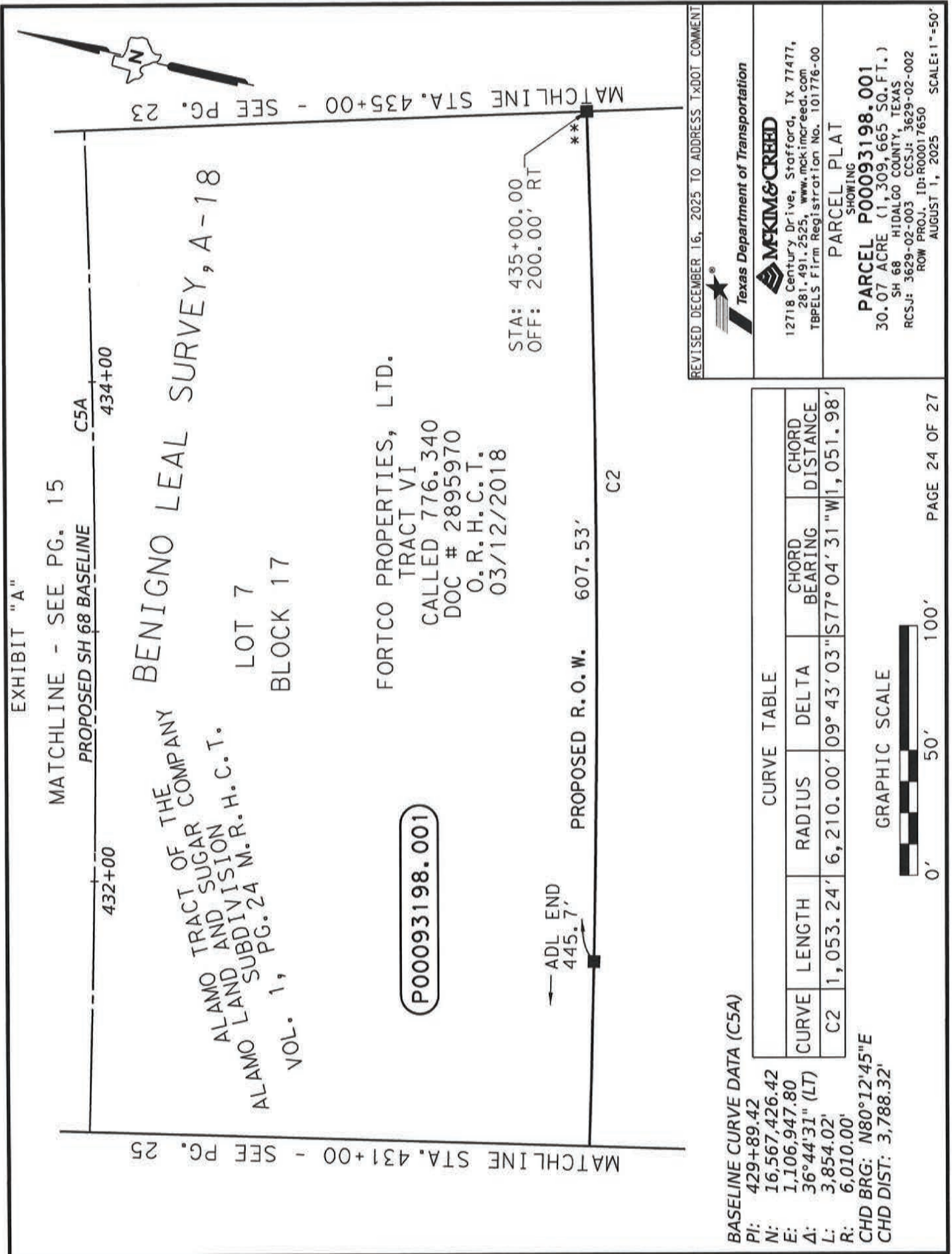


EXHIBIT "A"

MATCHLINE - SEE PG. 14
PROPOSED SH 68 BASELINE

C5A
430+00
FORTCO PROPERTIES, BENIGNO LEAL SURVEY, A-18
LTD.
TRACT I
CALLED 1,715.240 AC.
DOC # 2895970
O.R.H.C.T.
03/12/2018

LOT 7
BLOCK 17

FORTCO PROPERTIES, LTD.
TRACT VI
CALLED 776.340
DOC # 2895970
O.R.H.C.T.
03/12/2018
ALAMO LAND SUBDIVISION M.R.H.C.T.
PG. 24
TRACT OF THE COMPANY
ALAMO AND SUGAR
AND DIVISION H.C.T.

P00093198.001

STA: 427+39.96
OFF: 200.00' RT

ADL
445.7'

PROPOSED R.O.W.

C2

EXISTING R.O.W.
DICKER ROAD (F.M. 3072)
(VOL. 1, PG. 24 M.R.H.C.T.)
EXISTING R.O.W.

MATCHLINE STA. 431+00 - SEE PG. 24

MATCHLINE STA. 427+00 - SEE PG. 26

BASELINE CURVE DATA (C5A)

PI: 429+89.42
N: 16,567,426.42
E: 1,106,947.80
Δ: 36°44'31" (LT)
L: 3,854.02'
R: 6,010.00'
CHD BRG: N80°12'45"E
CHD DIST: 3,788.32'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	1,053.24'	6,210.00'	09°43'03"	S77°04'31"W	1,051.98'

GRAPHIC SCALE



PAGE 25 OF 27

REVISED DECEMBER 16, 2025 TO ADDRESS TxDOT COMMENT



Texas Department of Transportation



12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBP&S Firm Registration No. 101776-00

PARCEL PLAT

SHOWING

PARCEL P00093198.001

30.07 ACRE (1,309,665 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 1, 2025 SCALE: 1"=50'

EXHIBIT "A"

MATCHLINE - SEE PG. 13
PROPOSED SH 68 BASELINE

C5A

424+00

426+00

FORTCO PROPERTIES,
LTD.

TRACT I

CALLED 1,715.240 AC.

DOC # 2895970

O.R.H.C.T.

03/12/2018

P00093198.001

LOT 8

BLOCK 17

MATCHLINE STA. 423+00 - SEE PG. 27

MATCHLINE STA. 427+00 - SEE PG. 25

ALAMO TRACT OF THE
ALAMO LAND AND SUGAR COMPANY
SUBDIVISION
VOL. 1, PG. 24 M.R.H.C.T.

DICKER ROAD (F.M. 3072) (WIDTH VARIES)
(VOL. 1, PG. 24 M.R.H.C.T.)
EXISTING R.O.W.
N81°26'11"W - 2,652.75'
EXISTING R.O.W.

BASELINE CURVE DATA (C5A)

PI: 429+89.42
N: 16,567.426.42
E: 1,106,947.80
Δ: 36°44'31" (LT)
L: 3,854.02'
R: 6,010.00'
CHD BRG: N80°12'45"E
CHD DIST: 3,788.32'

GRAPHIC SCALE



PAGE 26 OF 27

REVISED DECEMBER 16, 2025 TO ADDRESS TxDOT COMMENT



Texas Department of Transportation



12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT

SHOWING

PARCEL P00093198.001

30.07 ACRE (1,309,665 SQ.FT.)

SH 68 HIDALGO COUNTY, TEXAS

RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 1, 2025 SCALE: 1"=50'

EXHIBIT "A"

MATCHLINE - SEE PG. 12

PROPOSED SH 68 BASELINE

420+00

N81°26'11"W 2,652.75'

EXISTING R.O.W.

EXISTING R.O.W.

DICKER ROAD (F.M. 3072)
(WIDTH VARIES)
(VOL. 1, PG. 24 M.R.H.C.T.)

LOT 8

BLOCK 17

P00093198.001

(A)

BENIGNO LEAL SURVEY, A-18

ALAMO TRACT OF THE
ALAMO LAND AND SUGAR COMPANY
SUBDIVISION
VOL. 1, PG. 24 M.R.H.C.T.

FORTCO PROPERTIES,
LTD.

TRACT I
CALLED 1,715.240 AC.
DOC # 2895970
O.R.H.C.T.
03/12/2018

(A)

BASELINE CURVE DATA (C5A)

PI: 429+89.42
N: 16,567,426.42
E: 1,106,947.80
Δ: 36°44'31" (LT)
L: 3,854.02'
R: 6,010.00'
CHD BRG: N80°12'45"E
CHD DIST: 3,788.32'

GRAPHIC SCALE



PAGE 27 OF 27

MATCHLINE STA. 423+00 - SEE PG. 26



REVISED DECEMBER 16, 2025 TO ADDRESS TxDOT COMMENT



Texas Department of Transportation



12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT

SHOWING
PARCEL P00093198.001

30.07 ACRE (1,309,665 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
FEBRUARY 28, 2025 SCALE: 1"=50'

REVISED July 10, 2026
August 29, 2025
Parcel P00093199.001
Page 1 of 8

County: Hidalgo
Highway: SH 68
Limits: From 365 Tollway to IH 2
Project ID: R00017650
RCSJ: 3629-02-003
CCSJ: 3629-02-002

PROPERTY DESCRIPTION FOR PARCEL P00093199.001

Being a 3.214-acre (139,979 square feet) parcel of land situated in the Juan Jose Trevino Survey, Abstract No. 22, Hildago County, Texas, being a portion of Block 10 of Val Verde Subdivision, a subdivision of record according to the map or plat thereof recorded in Volume 2, Page 26 of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), and out of a called 37.82-acre tract of land conveyed from Diana Gandy Singleton to Texabrig, Inc. by Cash Warranty Deed, recorded August 29, 2001 under Document No. 1003153 of the Official Records of Hidalgo County, Texas (O.R.H.C.T.), said 3.214-acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a cotton spindle found for the northwesterly corner of Haro Subdivision, a subdivision of record according to the map or plat thereof recorded in Volume 47, Page 156 of the M.R.H.C.T., being in the centerline of Val Verde Road (30 feet wide) dedicated by the plat of Val Verde Subdivision, thence as follows;

South $81^{\circ}20'13''$ East, along the line common to said Haro Subdivision and said 37.82-acre tract, at a distance of 15.00 feet passing the existing easterly right-of-way (ROW) line of said Val Verde Road, at a distance of 60.00 feet passing the northwesterly corner of Lot 2 of said Haro Subdivision, conveyed from Jorge A. Maldonado to George Haro by Warranty Deed, recorded September 28, 2017 under Document No. 2853046 of the O.R.H.C.T., continuing along the line common to said 37.32-acre tract and said Lot 2 a total distance of 1,183.55 feet to a 5/8-inch iron rod set for the point of intersection with the proposed westerly ROW line and Access Denial Line (ADL) of State Highway 68 (SH 68) being the **POINT OF BEGINNING**, (N= 16,586,589.77, E=1,121,532.55), being 86.89 feet left of SH 68 Baseline Station 693+93.81;

1. **THENCE**, North $07^{\circ}30'14''$ East, along the proposed westerly ROW line and ADL of said SH 68, a distance of 155.75 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point, being 90.00 feet left of SH 68 Baseline Station 695+49.53;**
2. **THENCE**, North $08^{\circ}38'58''$ East, continuing along the proposed westerly ROW line and ADL of said SH 68, a distance of 252.30 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the beginning of a tangent curve to the left, being 90.00 feet left of SH 68 Baseline Station 698+01.84;**

REVISED July 10, 2026
August 29, 2025
Parcel P00093199.001
Page 2 of 8

3. **THENCE**, Northeasterly, continuing along the proposed westerly ROW line and ADL of said SH 68, a distance of 347.19 feet along the arc of said curve to the left, having a radius of 14,010.00 feet, a central angle of $01^{\circ}25'12''$, and a chord bearing and distance of North $07^{\circ}56'23''$ East, 347.18 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the end of said curve to the left, being 90.00 feet left of SH 68 Baseline Station 701+51.25;**
4. **THENCE**, North $05^{\circ}28'06''$ East, continuing along the proposed westerly ROW line and ADL of said SH 68, at a distance of 347.14 feet passing a 5/8-inch iron rod with TxDOT aluminum cap set, being 96.53 feet left of SH 68 Baseline Station 705+00.00, continuing a total distance of 534.26 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the point of intersection with the line common to said 37.82-acre tract and Lot 98 of the Vacating and Resubdivision Plat of Recreation Area of Val Verde Grove, a subdivision of record according to the map or plat thereof recorded in Volume 21, Page 166 of the M.R.H.C.T., said Lot 98 conveyed from Sonia C. Ramirez a/k/a Sonia C. Gonzales and husband, Anthony Ramirez to Ulmer B. Warp by Warranty Deed, recorded September 27, 2007 under Document No. 2007-1810460 of the O.R.H.C.T., being 100.16 feet left of SH 68 Baseline Station 706+85.78;**
5. **THENCE**, South $81^{\circ}19'22''$ East, along the line common to said 37.82-acre tract and said Lot 98, at a distance of 39.17 feet passing a 1/2-inch iron rod found for the common southerly corner of said Lot 98 and Lot 99 of said Vacating and Resubdivision Plat of Recreation Area of Val Verde Grove, conveyed by said Warranty Deed recorded under Document No. 2007-1810460, continuing along the line common to said 37.82-acre tract and said Lot 99, at a distance of 89.17 feet passing the common southerly corner of said Lot 99 and Lot 100 of said Vacating and Resubdivision Plat of Recreation Area of Val Verde Grove, conveyed from Israel Perez and Aurora Perez to Felix Cantu Cantu & wife, Sonia D. Vazquez Gonzalez by Warranty Deed, recorded June 8, 2015 under Document No. 2015-2617852 of the O.R.H.C.T., continuing along the line common to said 37.82-acre tract and said Lot 100, a total distance of 134.16 feet to the point of intersection with the existing westerly ROW line of the La Donna Canal Company ROW as conveyed from William Easley to La Donna Canal Company by Right-of-Way Deed, recorded September 29, 1917 in Volume 63, Page 410 of the Deed Records of Hidalgo County, Texas (D.R.H.C.T.), from which a Hidalgo County Regional Mobility Authority ROW marker with aluminum cap bears South $08^{\circ}54'05''$ West, 1.95 feet;
6. **THENCE**, South $08^{\circ}37'24''$ West, along existing westerly line of said La Donna Canal Company ROW, a distance of 1,288.57 feet to a pair of found 1/2-inch iron rods for an angle point in the existing westerly ROW line of said La Donna Canal Company ROW, from which a found 2-inch iron pipe (leaning) bears North $03^{\circ}31'14''$ East, 0.90 feet;

REVISED July 10, 2026
August 29, 2025
Parcel P00093199.001
Page 3 of 8

7. **THENCE**, North 81°20'13" West, along the existing westerly ROW line of said La Donna Canal Company ROW, at a distance of 24.84 feet passing an angle point in the existing westerly ROW line of said La Donna Canal Company ROW and said Lot 2 of the Haro Subdivision, continuing along the line common to said 37.82-acre tract and said Lot 2, a total distance of 97.69 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 3.214-acres (139,979 square feet) of land.

All bearings and coordinates are based on the Texas Coordinate System, South Zone (4205), North American Datum 1983 (2011 adjustment), Epoch 2010.00.

Coordinates and distances are U.S. Survey Feet displayed in surface values and may be converted to grid by dividing by the TxDOT Combined Scale Factor (1.00004).

Field Surveys performed during the months of April 2024 through August 2025.

Abstracting research performed by McKim & Creed, Inc. during the months of April through November 2024.

Access will not be permitted to the remainder property abutting the highway facility.

A parcel plat of even date accompanies this property description.

** 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.

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

 07/10/2026

Richard R. Dorr, R.P.L.S. #4780
McKim & Creed, Inc.
12718 Century Drive, Stafford, Texas 77477
(281) 491-2525
TBPELS Firm No. 10177600
DATE August 29, 2025
REVISED July 10, 2026 to correct access note



I:\06176\0068\Geomatics\70-Record\Parcel M&B info\P00093199.001_(Parcel 115)\P00093199.001_(115).docx

EXHIBIT "A"

- LEGEND
- EXISTING RIGHT OF WAY LINE
 - PROPOSED RIGHT OF WAY LINE
 - PROPOSED ACCESS DENIAL LINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - PROPERTY LINE
 - CONTINUOUS OWNERSHIP
 - SURVEY LINE
 - CITY LIMIT LINE

□ = FOUND 5/8" IRON ROD WITH TXDOT ALUM CAP (UNLESS NOTED OTHERWISE).

■ = ADL = BEGIN / END ACCESS DENIAL LINE

⊙ = FND MONUMENT (AS NOTED)

● = SET 5/8" IR W/CAP STAMPED "MCKIM & CREED"

■ = SET 5/8" IRON ROD WITH TXDOT ALUM CAP (UNLESS NOTED OTHERWISE).

D.R.H.C.T. = DEED RECORDS HIDALGO COUNTY, TEXAS

O.R.H.C.T. = OFFICIAL RECORDS HIDALGO COUNTY, TEXAS

M.R.H.C.T. = MAP RECORDS HIDALGO COUNTY, TEXAS

P.O.C. = POINT OF COMMENCING

P.O.B. = POINT OF BEGINNING

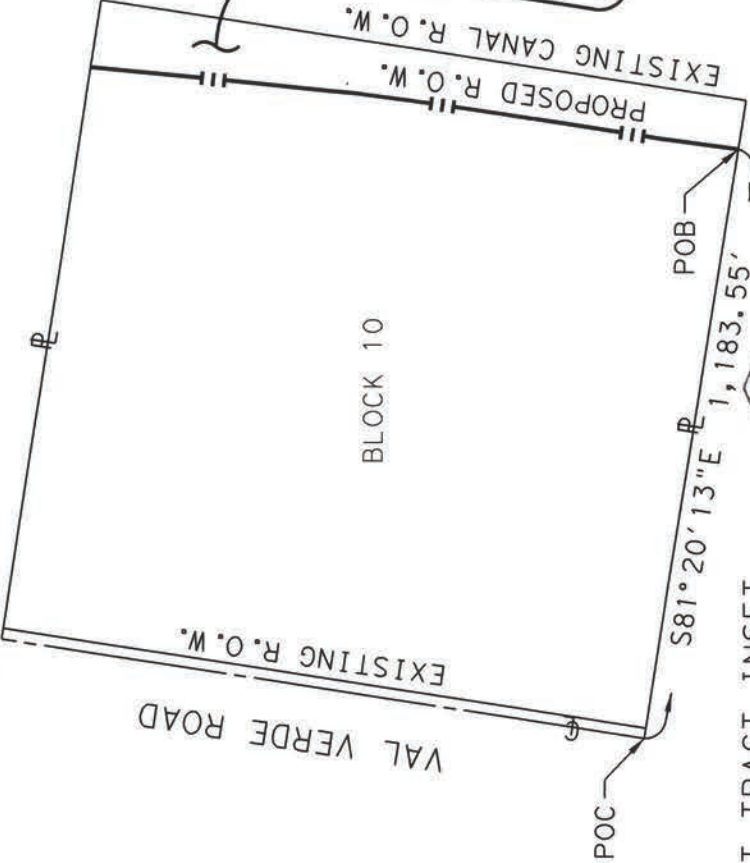
R.O.W. = RIGHT OF WAY

N.T.S. = NOT TO SCALE

** THE MONUMENT DESCRIBED 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.

GENERAL NOTES

- ABSTRACTING WAS PERFORMED BY MCKIM & CREED, INC. ABSTRACT DATE: APRIL 2024 THROUGH NOVEMBER 2024.
- BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM (NAD) 1983, 2011 ADJUSTMENT, EPOCH 2010.00.
- ALL COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING THE TXDOT COMBINED SCALE FACTOR OF 1.00004.
- BASILINE STATION/OFFSET INFORMATION IS BASED ON TXDOT'S PROJECT SCHEMATIC DATED: 11/03/2021, PROJECT CONTROL SECTION JOB: 0921-02-142.
- PROJECT CONTROL WAS ESTABLISHED BY AG3 GROUP LLC. IN 2024.
- FIELD SURVEYS WERE PERFORMED BETWEEN APRIL 2024 AND AUGUST 2025.
- PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALCULATED ACRES OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACRES OF PROPERTY CONVAYANCES OF RECORD, FROM THE PARENT TRACT.
- A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.



PARENT TRACT INSET

N.T.S.

LEGEND CONTINUED

STA = BASELINE STATION

O/S = BASELINE OFFSET

DOC = DOCUMENT

I, RICHARD R. DORR, HEREBY CERTIFY THAT THE PARCEL PLAT AND ACCOMPANYING METES AND BOUNDS DESCRIPTION CONFORM TO THE CURRENT GENERAL RULES OF PROCEDURE AND PRACTICES AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. (TBPELS)

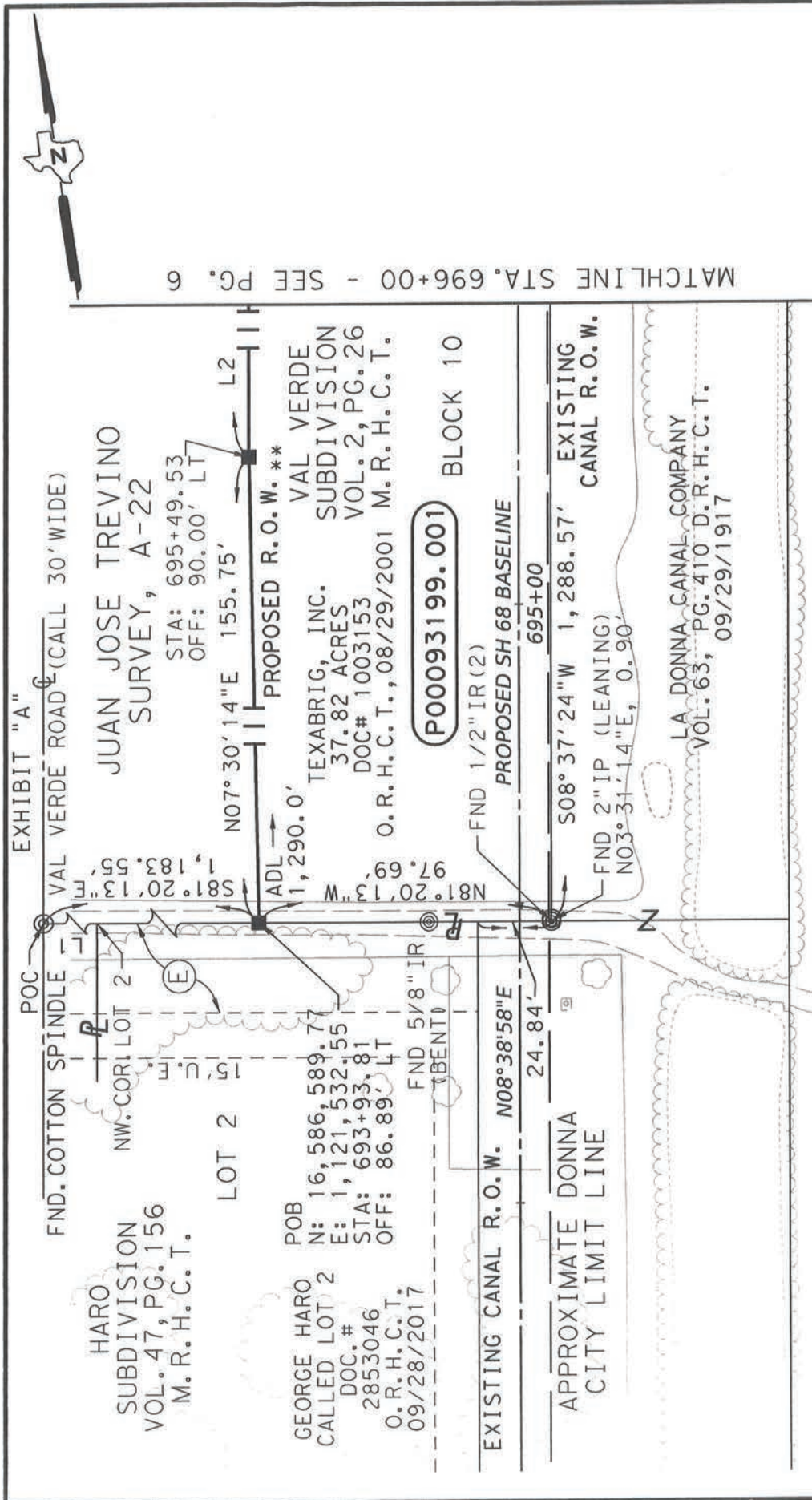


Richard R. Dorr
RICHARD R. DORR, RPLS NO. 4780
DATE: 07/10/2026

07/10/2026
DATE

PAGE 04 OF 08

REVISED JULY 10, 2026 TO CORRECT ACCESS NOTE			
PARCEL		REMAINDER AREA	
PARENT TRACT TOTAL AREA	ACQUISITION AREA	CALC. REMAINDER AREA	
37.90 AC. (CALCULATED)	3.214 AC. (139,979 SQ.FT.)	34.69 AC. (LT)	
 Texas Department of Transportation			
 MCKIM & CREED			
12718 Century Drive, Stafford, TX 77477, 281.491.2525, www.mckimcreed.com TBPELS Firm Registration No. 101776-00			
PARCEL PLAT			
SHOWING			
PARCEL P00093199.001			
3.214 ACRES (139,979 SQ. FT.)			
SH 68 HIDALGO COUNTY, TEXAS			
RCSJ: 3629-02-003 CCSJ: 3629-02-002			
ROW PROJ. ID: R00017650			
AUGUST 29, 2025			
N. T. S.			



LINE TABLE

LINE	BEARING	DISTANCE
L1	S81°20'13"E	60.00'
L2	N08°38'58"E	252.30'

GRAPHIC SCALE

0' 50' 100'

TEXAS DEPARTMENT OF TRANSPORTATION

MCKIM & CREED

12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBP&S Firm Registration No. 101776-00

PARCEL PLAT

SHOWING

PARCEL P00093199.001

3.214 ACRES (139,979 SQ. FT.)

SH 68 HIDALGO COUNTY, TEXAS

RCSJ: 3629-02-003 CCSJ: 3629-02-002

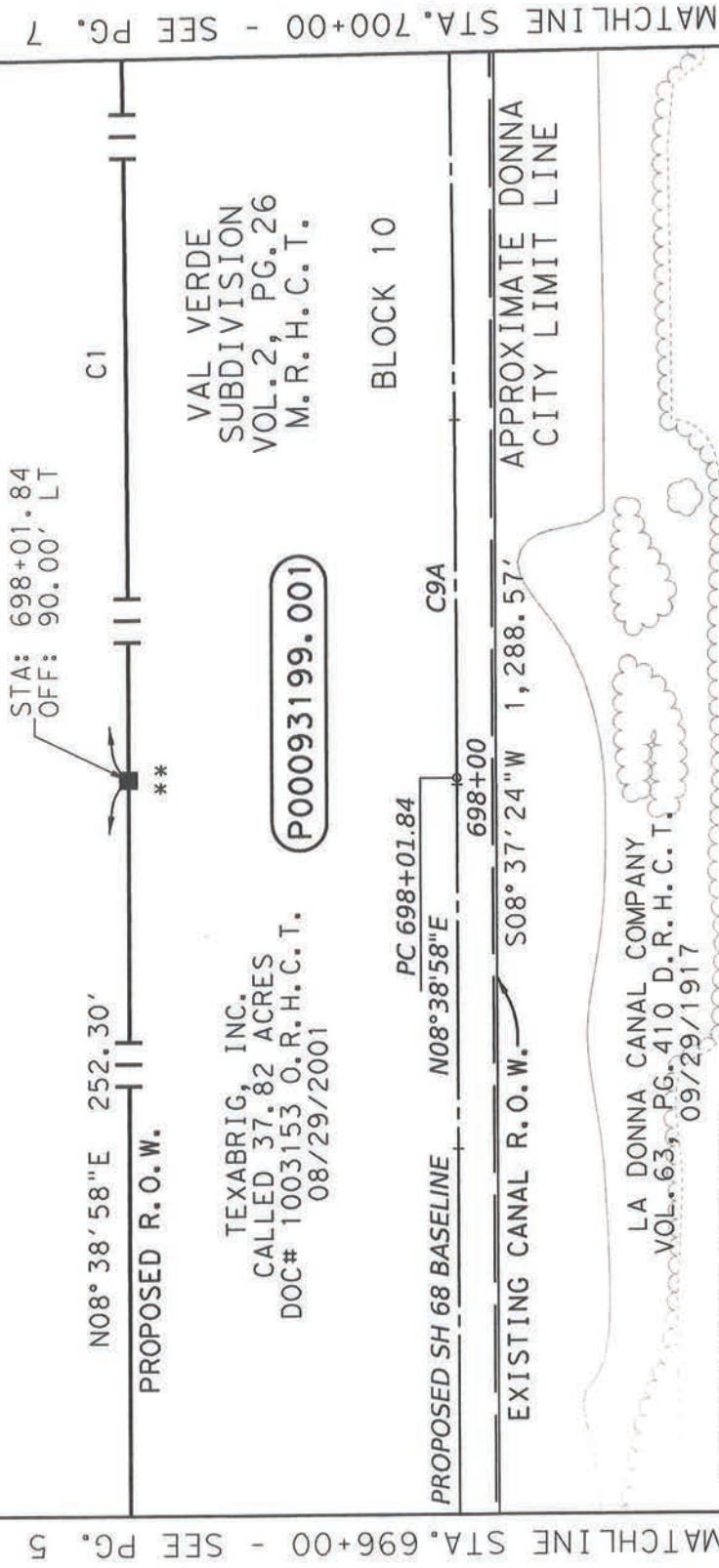
ROW PROJ. ID: R00017650

AUGUST 29, 2025 SCALE: 1"=50'

(E) 30.00' DONNA IRRIGATION DISTRICT HIDALGO COUNTY NO. ONE EASEMENT VOLUME 1035, PAGE 505 D.R.H.C.T.

EXHIBIT "A"

JUAN JOSE TREVINO SURVEY, A-22



BASELINE CURVE DATA (C9A)

PI: 701+27.12
N: 16,587.301.67
E: 1,121,728.73
Δ: 02° 38' 35" (LT)
L: 650.44'
R: 14,100.00'
CHD BRG: N07° 19' 41" E
CHD DIST: 650.38'

GRAPHIC SCALE



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	347.19'	14,010.00'	01° 25' 12"	N07° 56' 23" E	347.18'

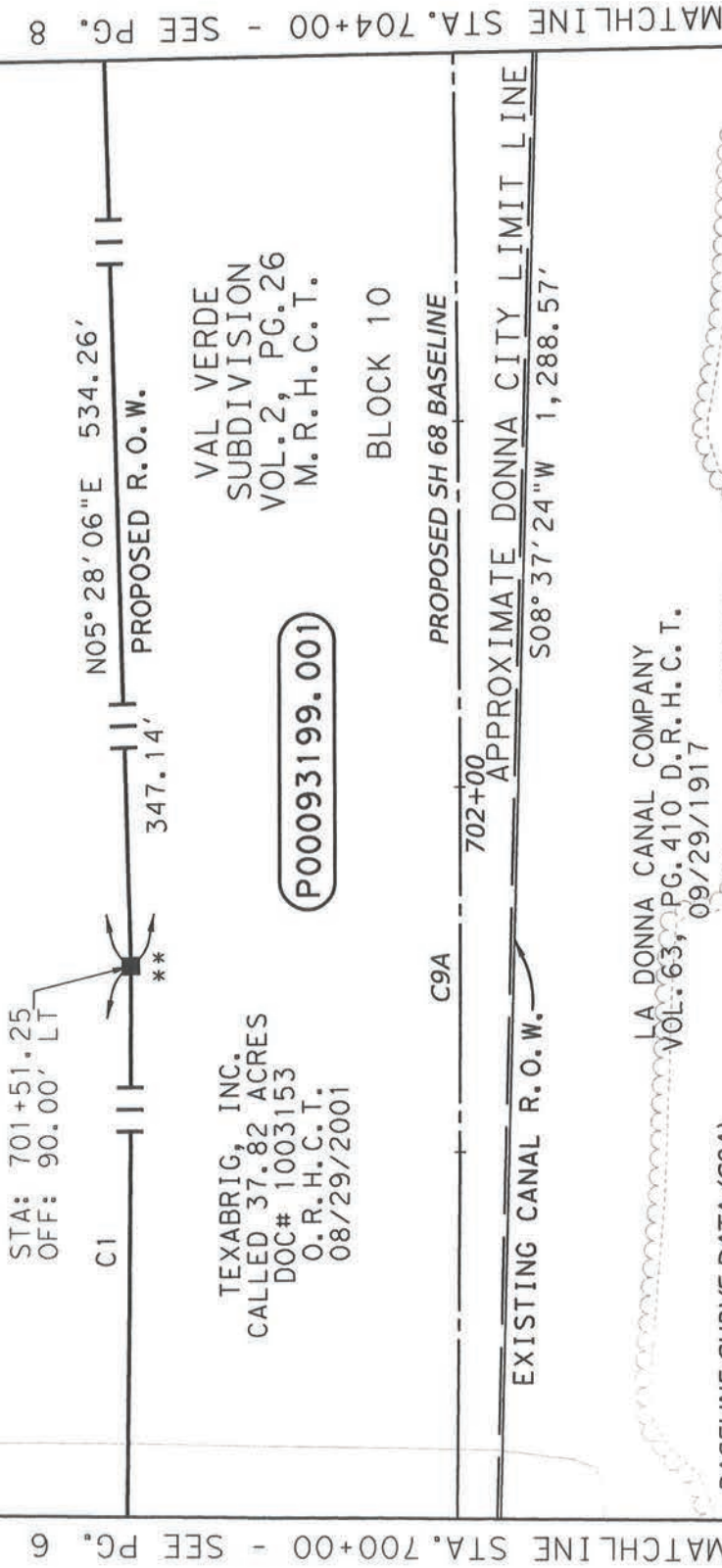
Texas Department of Transportation

12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mkimcreed.com
TBEELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093199.001
3.214 ACRES (139,979 SQ. FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 29, 2025
SCALE: 1" = 50'

EXHIBIT "A"

JUAN JOSE TREVINO SURVEY, A-22



GRAPHIC SCALE



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	347.19'	14,010.00'	01° 25' 12"	N07° 56' 23" E	347.18'



Texas Department of Transportation



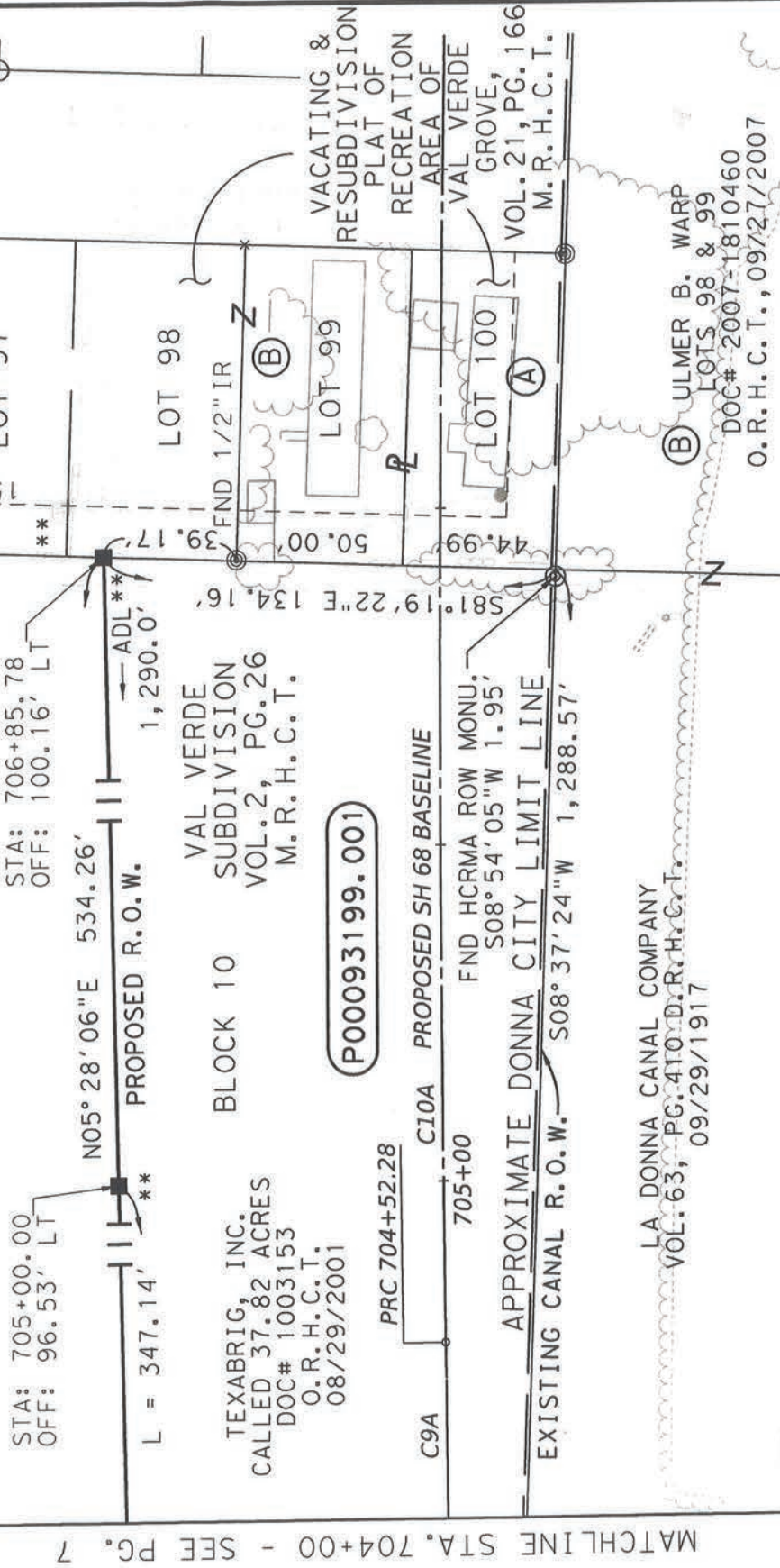
12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBP&S Firm Registration No. 101776-00

PARCEL PLAT
SHOWING

PARCEL P00093199.001
3.214 ACRES (139,979 SQ. FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 29, 2025
SCALE: 1" = 50'

EXHIBIT "A"

JUAN JOSE TREVINO SURVEY, A-22



BASELINE CURVE DATA (C9A)

PI: 701+27.12
N: 16,587,301.67
E: 1,121,728.73
Δ: 02°38'35" (LT)
L: 650.44'
R: 14,100.00'
CHD BRG: N07°19'41"E
CHD DIST: 650.38'

BASELINE CURVE DATA (C10A)

PI: 720+43.51
N: 16,589,207.65
E: 1,121,929.27
Δ: 12°52'39" (RT)
L: 3,169.05'
R: 14,100.00'
CHD BRG: N12°26'43"E
CHD DIST: 3,162.39'

(A) FELIX CANTU CANTU & WIFE
SONIA D. VAZQUEZ GONZALEZ
LOT 100
DOC# 2015-2617852
O.R.H.C.T., 06/08/2015

GRAPHIC SCALE



Texas Department of Transportation	MCKIM & CREED 12718 Century Drive, Stafford, TX 77477, 281.491.2525, www.mckimcreed.com TBPELS Firm Registration No. 101776-00
PARCEL PLAT SHOWING PARCEL P00093199.001 3.214 ACRES (139,979 SQ.FT.) SH 68 HIDALGO COUNTY, TEXAS RCSJ: 3629-02-003 CCSJ: 3629-02-002 ROW PROJ. ID: R00017650 AUGUST 29, 2025 SCALE: 1"=50'	

August 29, 2025

Parcel P00093209.001

Page 1 of 8

County: Hidalgo
Highway: SH 68
Limits: From 365 Tollway to IH 2
Project ID: R00017650
RCSJ: 3629-02-003
CCSJ: 3629-02-002

PROPERTY DESCRIPTION FOR PARCEL P00093209.001

Being a 2.672-acre (116,398 square feet) parcel of land situated in the Juan Jose Trevino Survey, Abstract No. 22, Hildago County, Texas, out of Block 14 of the Val Verde Subdivision, a subdivision of record according to the map or plat thereof recorded in Volume 2, Page 26 of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), said Block 14 described as Tract III and conveyed from Krytex Limited to Texabrig Inc. by Warranty Deed with Vendor's Lien, recorded April 17, 1986 in Volume 2275, Page 722 of the Official Records of Hidalgo County, Texas (O.R.H.C.T.), said 2.672-acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at the common westerly corner of said Block 14 and Block 12 of said Val Verde Subdivision and a tract of land described as the South 1/2 of the South 1/2 of Lot 12 and conveyed from Rita Miller Fason to Jesus Trevino and wife, Felicita Trevino by Warranty Deed with Vendor's Lien, recorded January 3, 1997 under Document No. 570948 of the O.R.H.C.T., being in the existing easterly right-of-way (ROW) line Val Verde Road (30 feet wide) dedicated by said Val Verde Subdivision, from which a found cotton spindle bears North 81°19'40" West, 15.00 feet, thence as follows;

South 81°19'40" East, along the line common to said Block 14 and said Block 12, a distance of 1,177.89 feet to a 5/8-inch iron rod with TxDOT aluminum cap, set for the point of intersection with the proposed westerly right-of-way (ROW) line and Access Denial Line (ADL) of State Highway 68 (SH 68) and the **POINT OF BEGINNING**, of the herein described parcel, (N=16,585,316.33, E=1,121,347.67), being 78.00 feet left of SH 68 Baseline Station 681+06.69;

1. **THENCE**, South 81°19'40" East, continuing along the line common to said Block 14 and said Block 12, a distance of 67.72 feet to a Hidalgo County Regional Mobile Authority (H.C.R.M.A.) aluminum ROW marker found for the point of intersection with the existing westerly ROW line of the Donna Irrigation District Canal, conveyed from William Easley to La Donna Canal Company by ROW Deed recorded September 29, 1917 in Volume 63, Page 410 of the Deed Records of Hidalgo County, Texas (D.R.H.C.T), from which a found 1/2-inch iron rod with cap stamped "MF" bears North 82°15'15" West. 3.23 feet;
2. **THENCE**, South 08°39'16" West, along the existing westerly ROW line of said Donna Irrigation District Canal, a distance of 1,286.78 feet to a 1/2-inch iron rod with cap stamped "MH" found for an angle point;

August 29, 2025

Parcel P00093209.001

Page 2 of 8

3. **THENCE**, North $81^{\circ}19'25''$ West, continuing along the existing westerly ROW line of said Donna Irrigation Canal at a distance of 1.47 feet passing a 1/2-inch iron rod found for an angle point in said existing westerly ROW line and the northeasterly corner of Lot 14 of Maiz Acres #5, a subdivision of record according to the map thereof recorded under Document No. 2554283 of the M.R.H.C.T., said Lot 14 conveyed from RHRW Properties, Ltd. to Alejandro Garza and San Juanita Garza by Special Warranty Deed with Vendor's Lien, recorded under Document No. 2015-2602839, continuing along the line common to said Block 14 and said Lot 14, at a distance of 115.75 feet passing the common northerly corner of said Lot 14 and Lot 13 of said Maiz Acres #5, conveyed from RHRW Properties, Ltd. to Miguel Angel Diaz, by Special Warranty Deed with Vendor's Lien, recorded May 11, 2015 under Document No. 2019-2610098 of the O.R.H.C.T., continuing along the line common to said Block 14 and said Lot 13, a total distance of 135.36 feet to 5/8-inch iron rod with TxDOT aluminum cap set for the point of intersection with the proposed westerly ROW line and ADL of said SH 68;
4. **THENCE**, North $15^{\circ}22'43''$ East, along the proposed westerly ROW line and ADL of said SH 68, a distance of 107.18 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the beginning of a non-tangent curve to the left, being 78.00 feet left of SH 68 Baseline Station 669+18.17;**
5. **THENCE**, Northeasterly, continuing along the proposed westerly ROW line and ADL of said SH 68, at an arc distance of 578.61 feet passing a 5/8-inch iron rod with TxDOT aluminum cap set, Being 78.00 feet left of SH 68 Baseline Station 675+00.00, continuing a total distance of 1,181.94 feet along the arc of said curve to the left, having a radius of 14,022.00 feet, a central angle of $04^{\circ}49'47''$, and a chord bearing and distance of North $11^{\circ}19'35''$ East, 1,181.59 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 2.672-acres (116,398 square feet) of land.

August 29, 2025

Parcel P00093209.001

Page 3 of 8

All bearings and coordinates are based on the Texas Coordinate System, South Zone (4205), North American Datum 1983 (2011 adjustment), Epoch 2010.00.

Coordinates and distances are U.S. Survey Feet displayed in surface values and may be converted to grid by dividing by the TxDOT Combined Scale Factor (1.00004).

Field Surveys performed during the months of April 2024 through August 2025.

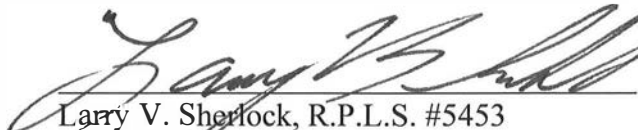
Abstracting research performed by McKim & Creed, Inc. during the months of April through November 2024.

A parcel plat of even date accompanies this property description.

Access will not be permitted to the remainder property abutting the highway facility.

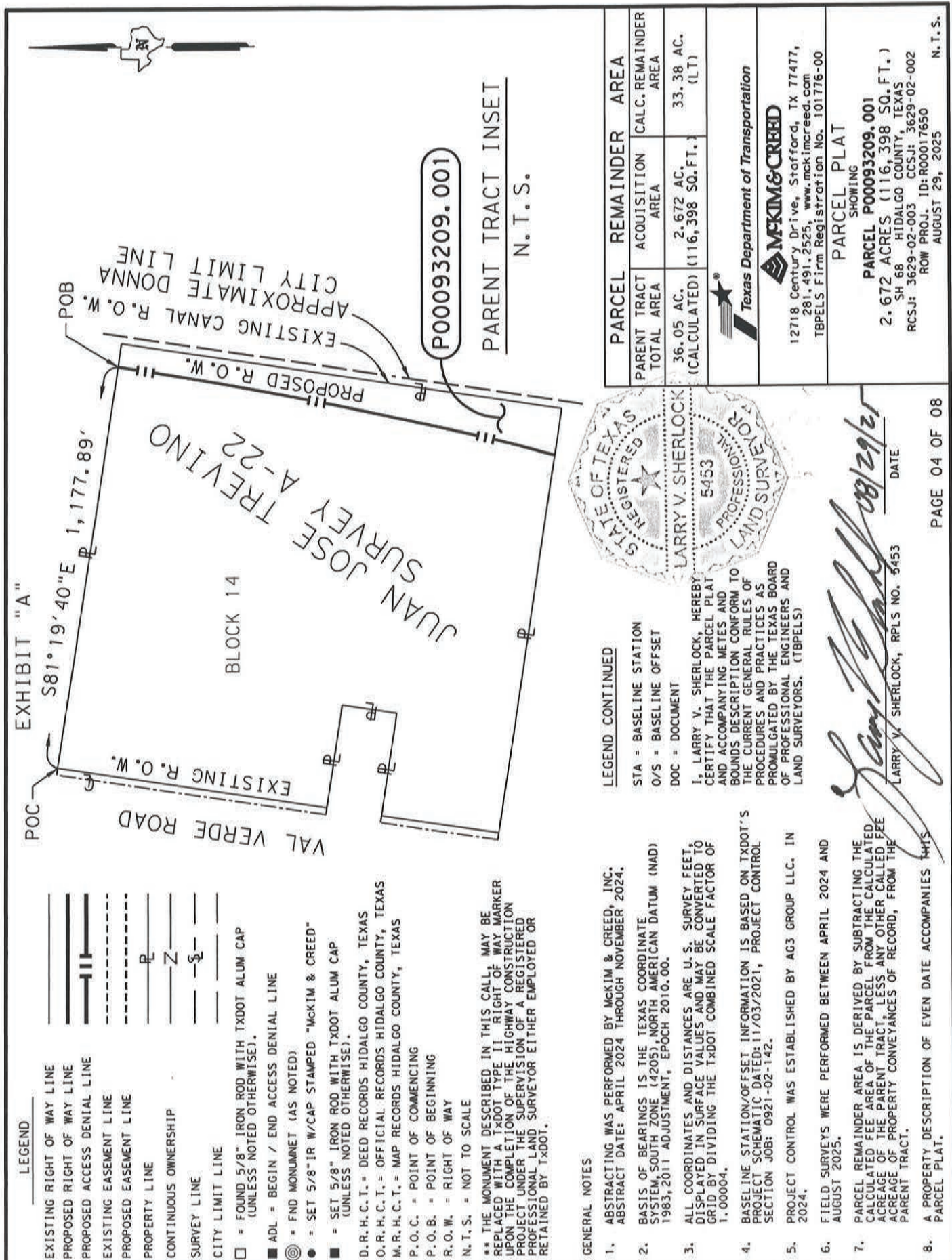
** The monument described and set in this call may be replaced with a TxDOT Type II Right-of-way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

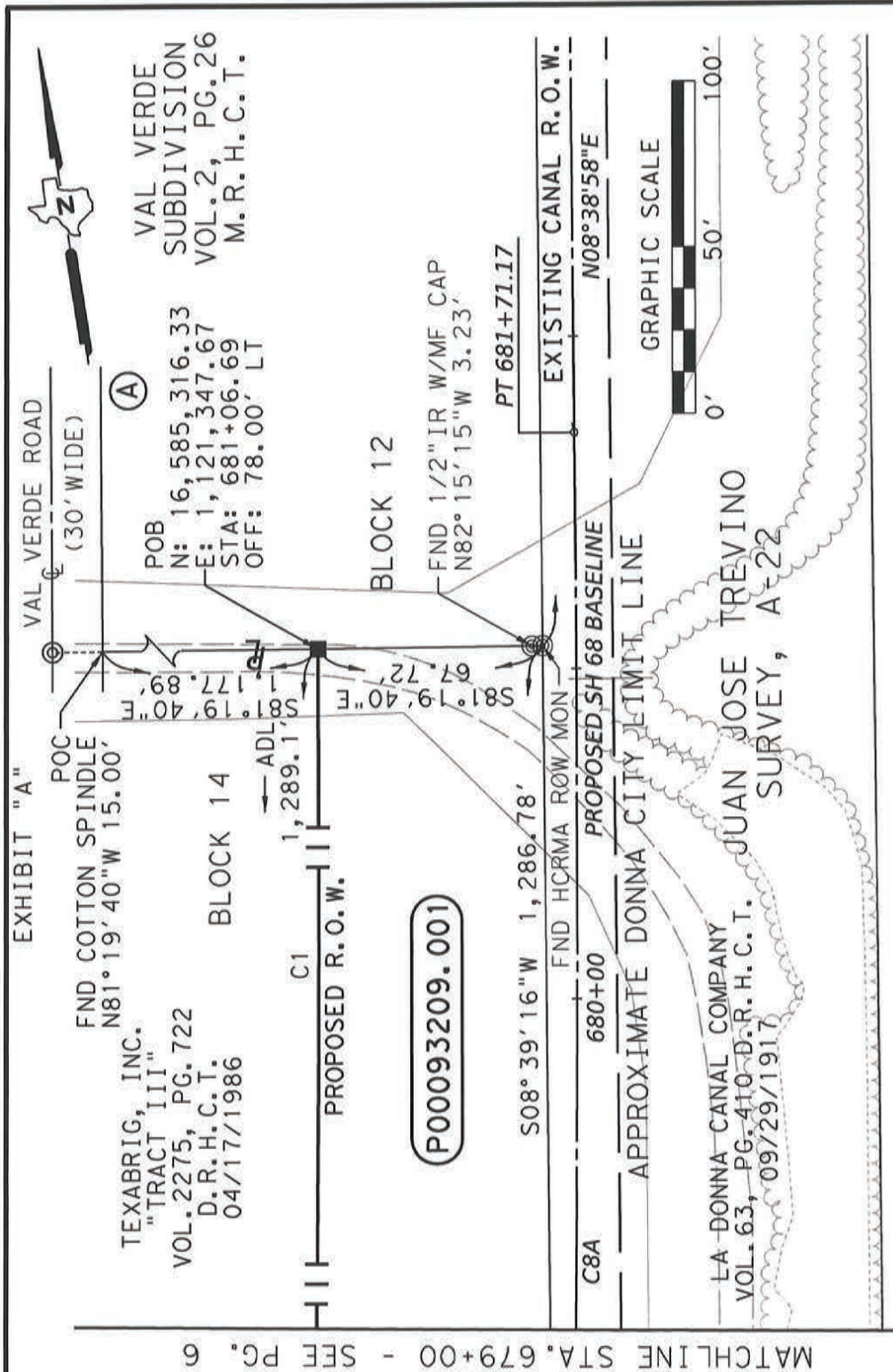
I do hereby certify that this metes and bounds description and accompanying parcel plat conform to the current General Rules of Procedures and Practices as promulgated by the Texas Board of Professional Engineers and Land Surveyors.


Larry V. Sherlock, R.P.L.S. #5453
McKim & Creed, Inc.
12718 Century Drive, Stafford, Texas 77477
(281) 491-2525
TBPELS Firm No. 10177600
DATE August 29, 2025



08/29/25





① JESUS TREVINO AND WIFE, FELICITA TREVINO
REMAINDER OF CALLED SOUTH 1/2
OF THE SOUTH 1/2 OF LOT 12

THE SOUTH 1/2 OF LOT
DOC. NO. 570948
O.R. H.C. T., 01/03/1997

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING CHORD DISTANCE
C1	1,181.94'	14,022.00'	04°49'47"	N11°19'35"E 1,181.59'

CHD BRG: N11°11'43"E
CHD DIST: 1,252.58'

PAGE 05 OF 08


Texas Department of Transportation
McKIM & CREED
 12718 Century Drive, Stafford, TX 77477,
 281.491.2525, www.mckimcreed.com
 TBP&S Firm Registration No. 101776-00

EXHIBIT "A"

JUAN JOSE TREVINO SURVEY, A-22

VAL VERDE
SUBDIVISION
VOL. 2, PG. 26
M.R.H.C.T.

TEXABRIG, INC.
"TRACT III"
VOL. 2275, PG. 722
D.R.H.C.T.
04/17/1986

STA: 675+00.00
OFF: 78.00' LT

MATCHLINE STA. 675+00 - SEE PG. 7

MATCHLINE STA. 679+00 - SEE PG. 5

C1
PROPOSED R.O.W.

P00093209.001

S08° 39' 16" W 1,286.78'

C8A

EXISTING CANAL R.O.W.

677+00

PROPOSED SH 68 BASELINE

APPROXIMATE DONNA CITY LIMIT LINE

LA DONNA CANAL COMPANY
VOL. 63, PG. 410 D.R.H.C.T.
09/29/1917

BASELINE CURVE DATA (C8A)

PI: 675+45.08
N: 16,584,748.18
E: 1,121,340.29
Δ: 05° 05' 30" (LT)
L: 1,252.99'
R: 14,100.00'

CHD BRG: N11° 11' 43" E
CHD DIST: 1,252.58'

GRAPHIC SCALE



MCKIM & CREED

12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBP&S Firm Registration No. 101776-00

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1,181.94'	14,022.00'	04° 49' 47"	N11° 19' 35" E	1,181.59'

PARCEL PLAT
SHOWING

PARCEL P00093209.001

2.672 ACRES (116,398 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 29, 2025
SCALE: 1"=50'

EXHIBIT "A"

JUAN JOSE TREVINO SURVEY, A-22

TEXABRIG, INC.
"TRACT III"
VOL. 2275, PG. 722
D.R.H.C.T., 04/17/1986

BLOCK 14

VAL VERDE
SUBDIVISION
VOL. 2, PG. 26
M.R.H.C.T.

MATCHLINE STA. 671+00 - SEE PG. 8

C1

PROPOSED R.O.W. L = 578.61'

STA: 675+00.00
OFF: 78.00' LT

MATCHLINE STA. 675+00 - SEE PG. 6

P00093209.001

C8A

PROPOSED SH 68 BASELINE

673+00

EXISTING CANAL R.O.W.

508° 39' 16" W 1,286.78'

APPROXIMATE DONNA CITY LIMIT LINE

LA DONNA CANAL COMPANY
VOL. 63, PG. 410 D.R.H.C.T.
09/29/1917

GRAPHIC SCALE



BASELINE CURVE DATA (C8A)

PI: 675+45.08
N: 16,584,748.18
E: 1,121,340.29
Δ: 05°05'30" (LT)
L: 1,252.99'
R: 14,100.00'
CHD BRG: N11°11'43"E
CHD DIST: 1,252.58'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1,181.94'	14,022.00'	04°49'47"	N11°19'35"E	1,181.59'

Texas Department of Transportation

12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093209.001
2.672 ACRES (116,398 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 29, 2025
SCALE: 1"=50'

EXHIBIT "A"

GRAPHIC SCALE



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	1,181.94'	14,022.00'	04°49'47"	N11°19'35"E
				1,181.59'

MIGUEL ANGEL DIAZ
CALLED LOT 13
DOC. NO. 2015-2610098
O.R.H.C.T., 05/11/2015

LOT 13

MAIZ ACRES #5
DOC. NO. 2554283
M.R.H.C.T.

LOT 14

ALEJANDRO GARZA AND
SAN JUANITA GARZA
CALLED LOT 14
DOC. NO. 2015-2602839
O.R.H.C.T., 04/15/2015

15' U.E.

JUAN JOSE TREVINO SURVEY, A-22

ADL → N15°22'43"E
1,289.1' 107.18' BLOCK 14

STA: 669+18.17
OFF: 78.00' LT
L = 578.61'
PROPOSED R.O.W.

VAL VERDE SUBDIVISION
VOL. 2, PG. 26 M.R.H.C.T.

TEXABRIG, INC.
"TRACT III"

VOL. 2275, PG. 722
D.R.H.C.T., 04/17/1986

P00093209.001

PRC 669+18.17

C7A PROPOSED SH 68 BASELINE C8A

670+00

LA DONNA CANAL COMPANY
VOL. 63, PG. 410 D.R.H.C.T.
09/29/1917

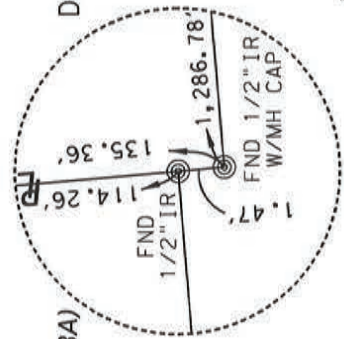
S08°39'16"W 1,286.78'
EXISTING CANAL R.O.W.

FND 1/2" IR
W/MH CAP

APPROXIMATE DONNA CITY LIMIT LINE

SEE DETAIL "A"

MATCHLINE STA. 671+00 - SEE PG. 7



BASELINE CURVE DATA (C7A)

PI: 662+90.10
N: 16,583.528.31
E: 1,121,041.99
Δ: 05°06'28" (RT)
L: 1,256.98'
R: 14,100.00'
CHD BRG: N11°11'14"E
CHD DIST: 1,256.57'

DETAIL "A"
N.T.S.

BASELINE CURVE DATA (C8A)

PI: 675+45.08
N: 16,584,748.18
E: 1,121,340.29
Δ: 05°05'30" (LT)
L: 1,252.99'
R: 14,100.00'
CHD BRG: N11°11'43"E
CHD DIST: 1,252.58'

Texas Department of Transportation

MCKIM & CREED
12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093209.001
2.672 ACRES (116,398 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 29, 2025 SCALE: 1"=50'

County: Hidalgo
Highway: SH 68
Limits: From 365 Tollway to IH 2
Project ID: R00017650
RCSJ: 3629-02-003
CCSJ: 3629-02-002

PROPERTY DESCRIPTION FOR PARCEL P00093212.001

Being a 0.4859-acre (21,167 square feet) parcel of land situated in the Juan Jose Trevino Survey, Abstract No. 22, Hildago County, Texas, being a portion of Lot 16 of Maiz Acres #5, a subdivision of record according to the map or plat thereof recorded under Document No. 2554283 of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), said Lot 16 conveyed from RHRW Properties, Ltd. to Gloria Leticia Perez Hernandez by Special Warranty Deed with Vendor's Lien, recorded April 15, 2015 under Document No. 2015-2602836 of the Official Records of Hidalgo County, Texas (O.R.H.C.T.), said 0.4859-acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with cap (damaged) found for the common northerly corner of Lot 18 and Lot 19 of said Maiz Acres #5, being in the existing southerly right-of-way (ROW) line of Maiz Street (50 feet wide), as dedicated by the plat of said Maiz Acres #5, thence as follows;

South $81^{\circ}19'47''$ East, along the existing southerly ROW line of said Maiz Street, at a distance of 77.55 feet passing the common northerly corner of said Lot 18 and Lot 17 of Maiz Acres #5, conveyed from RHRW Properties, Ltd. to Maria Del Carmen Sanchez-Mireles by Special Warranty Deed with Vendor's Lien, recorded April 14, 2015 under Document No. 2015-2602596 of the O.R.H.C.T., from which a found 1/2-inch iron rod with cap stamped 'Melden & Hunt, Inc.' (leaning) bears North $31^{\circ}23'43''$ East, 0.78 feet, at a distance of 155.08 feet passing the common northerly corner of said Lot 17 and said Lot 16, continuing a total distance of 163.49 feet to a point for the beginning of a non-tangent curve to the left;

Southeasterly, continuing along the existing southerly ROW of said Maiz Street, a distance of 8.01 feet along the arc of said curve to the left, having a radius of 50.00 feet, a central angle of $09^{\circ}11'01''$, and a chord bearing and distance of South $25^{\circ}43'58''$ East, 8.01 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the point of intersection with the proposed westerly ROW line and Access Denial Line (ADL) of State Highway 68 (SH 68) (width varies), being the **POINT OF BEGINNING** of the herein described parcel, (N=16,583,731.46, E=1,120,998.53), being 97.35 feet left of SH 68 Baseline Station 664+79.24,**

1. **THENCE**, Southeasterly, continuing along the existing southerly ROW of said Maiz Street, a distance of 79.21 feet along the arc of said curve to the left, having a radius of 50.00 feet, a central angle of $90^{\circ}46'20''$, and a chord bearing and distance of South $75^{\circ}42'39''$ East, 71.19 feet to the common northerly corner of said Lot 16 and Lot 15 of said Maiz Acres #5, conveyed from RHRW Properties, Ltd. to Gregoria Guerrero by Special Warranty Deed with Vendor's Lien, recorded December 18, 2014 under Document No. 2014-2572359 of the O.R.H.C.T., from which a found 1/2-inch iron rod with cap stamped "Melden & Hunt Inc" bears North $07^{\circ}10'58''$ East, 0.27 feet;
2. **THENCE**, South $08^{\circ}40'13''$ West, along the line common to said Lot 16 and said Lot 15, a distance of 267.43 feet to a 1/2-inch iron rod with cap stamped "Melden & Hunt Inc" found for the common southerly corner of said Lot 16 and said Lot 15, being in the northerly line of the remainder of a called 8.50 acre tract of land, conveyed from Donald E. Thompson to Albert Koskela by Quitclaim Deed recorded March 9, 1981 in Volume 1713, Page 230 of the Deed Records of Hidalgo County, Texas (O.R.H.C.T.);
3. **THENCE**, North $81^{\circ}19'47''$ West, along the line common to said Lot 16 and the remainder of said 8.50-acre tract, a distance of 83.56 feet to a 5/8-inch iron rod with cap stamped "McKim & Creed" set for the common southerly corner of said Lot 16 and said Lot 17;
4. **THENCE**, North $08^{\circ}40'13''$ East, along the line common to said Lot 16 and said Lot 17, a distance of 146.44 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the point of intersection with the proposed westerly ROW line and ADL of said SH68 for the beginning of a non-tangent curve to the right;
5. **THENCE**, Northeasterly, along the proposed westerly ROW line and ADL of said SH 68, a distance of 128.59 feet along the arc of said curve to the right, having a radius of 6,000.00 feet, a central angle of $01^{\circ}13'41''$, and a chord bearing and distance of North $14^{\circ}20'44''$ East, 128.59 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 0.4859-acre (21,167 square feet) of land.

All bearings and coordinates are based on the Texas Coordinate System, South Zone (4205), North American Datum 1983 (2011 adjustment), Epoch 2010.00.

Coordinates and distances are U.S. Survey Feet displayed in surface values and may be converted to grid by dividing by the TxDOT Combined Scale Factor (1.00004).

Field Surveys performed during the months of April 2024 through August 2025.

Abstracting research performed by McKim & Creed, Inc. during the months of April through November 2024.

Access will not be permitted to the remainder property abutting the highway facility.

A parcel plat of even date accompanies this property description.

** 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.

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


Larry V. Sherlock, R.P.L.S. #5453

McKim & Creed, Inc.

12718 Century Drive, Stafford, Texas 77477

(281) 491-2525

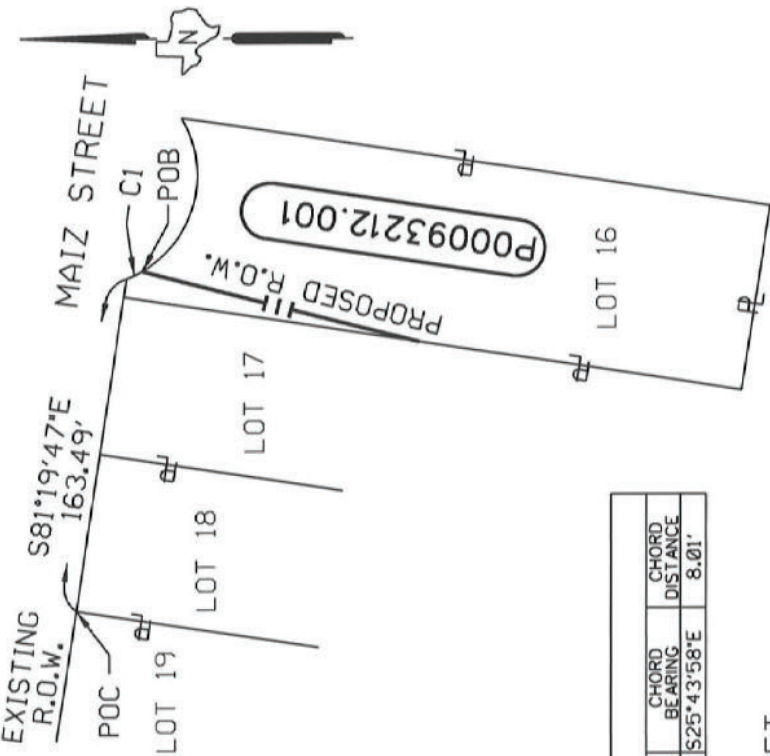
TBPELS Firm No. 10177600

DATE September 22, 2025



09/22/25

EXHIBIT "A"



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	8.01'	50.00'	0°11'01"	S25°43'58"E
				8.01'

PARENT TRACT INSET

N.T.S.

LEGEND CONTINUED

STA = BASELINE STATION
O/S = BASELINE OFFSET
DOC = DOCUMENT

I, LARRY V. SHERLOCK, HEREBY CERTIFY THAT THE PARCEL PLAT AND ACCOMPANYING METES AND BOUNDS DESCRIPTION CONFORM TO THE CURRENT GENERAL RULES OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. (TBPELS)



Larry V. Sherlock
LARRY V. SHERLOCK, RPLS NO. 5453
DATE 09/22/21

LEGEND

- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED ACCESS DENIAL LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPERTY LINE
- CONTINUOUS OWNERSHIP
- SURVEY LINE
- CITY LIMIT LINE

- FOUND 5/8" IRON ROD WITH TXDOT ALUM CAP (UNLESS NOTED OTHERWISE).
- ADL - BEGIN / END ACCESS DENIAL LINE
- ⊙ - END MONUMENT (AS NOTED)
- - SET 5/8" IR W/CAP STAMPED "MCKIM & CREED"
- - SET 5/8" IRON ROD WITH TXDOT ALUM CAP (UNLESS NOTED OTHERWISE).
- D.R.H.C.T. = DEED RECORDS HIDALGO COUNTY, TEXAS
- O.R.H.C.T. = OFFICIAL RECORDS HIDALGO COUNTY, TEXAS
- M.R.H.C.T. = MAP RECORDS HIDALGO COUNTY, TEXAS
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY
- N.T.S. = NOT TO SCALE

** THE MONUMENT DESCRIBED 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.

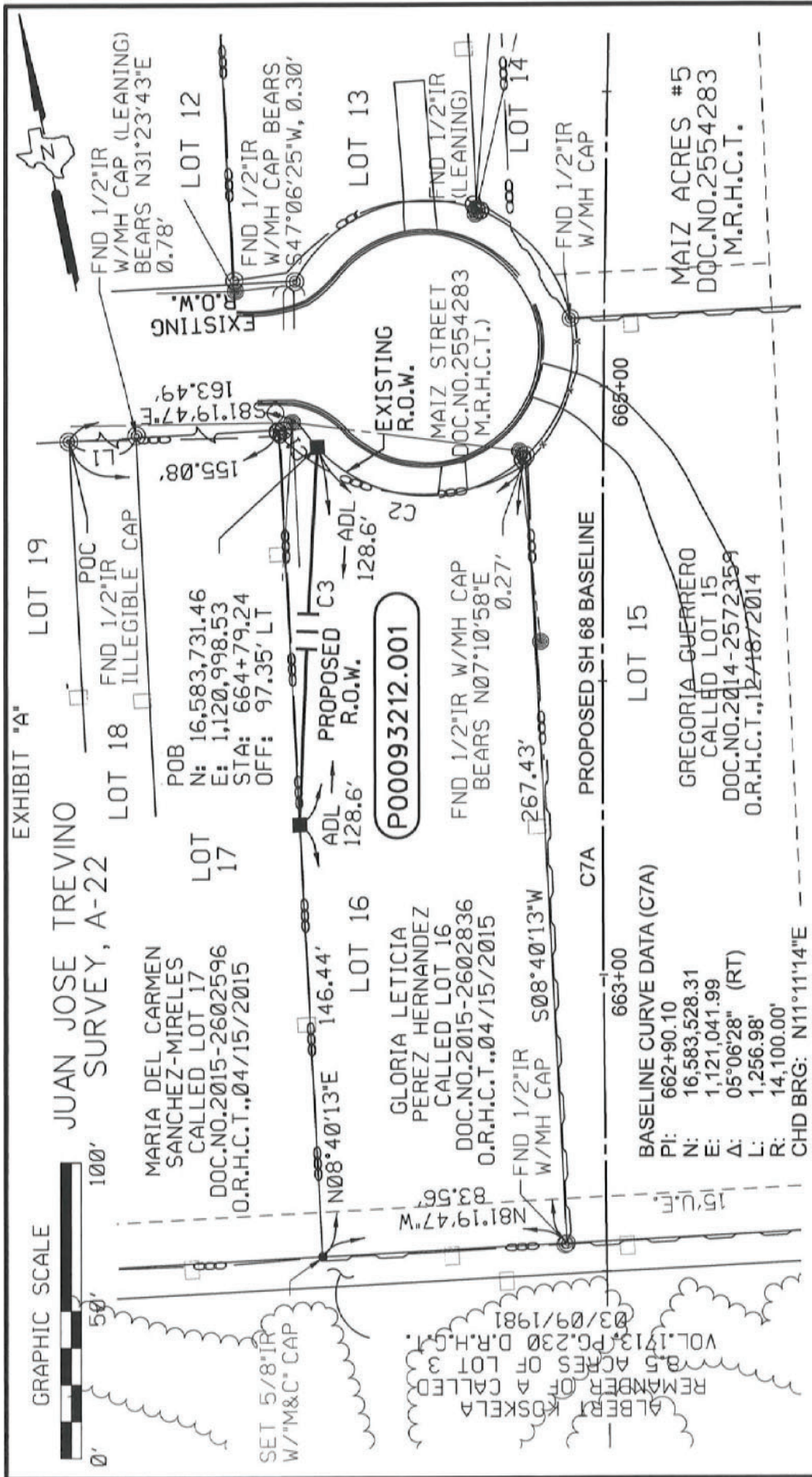
GENERAL NOTES

- ABSTRACTING WAS PERFORMED BY MCKIM & CREED, INC. ABSTRACT DATE: APRIL 2024 THROUGH NOVEMBER 2024.
- BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, 14205, NORTH AMERICAN DATUM (NAD) 1983, 2011 ADJUSTMENT, EPOCH 2010.00.
- ALL COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING THE TXDOT COMBINED SCALE FACTOR OF 1.000004.
- BASIS LINE STATION/OFFSET INFORMATION IS BASED ON TXDOT'S PROJECT SCHEMATIC DATED 11/03/2021, PROJECT CONTROL SECTION JOB: 0921-02-142.
- PROJECT CONTROL WAS ESTABLISHED BY AG3 GROUP LLC, IN 2024.
- FIELD SURVEYS WERE PERFORMED BETWEEN APRIL 2024 AND AUGUST 2025.
- PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALCULATED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.
- A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

PARCEL	TRACT TOTAL AREA	REMAINDER ACQUISITION AREA	AREA
0.5055 AC. (CALCULATED)	0.4859 AC. (21,167 SQ.FT.)	0.0196 AC. (LT)	

Texas Department of Transportation
MCKIM & CREED
12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093212.001
0.4859 ACRE (21,167 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
SEPTEMBER 22, 2025
N.T.S.



Texas Department of Transportation

MFKIM&CREED

12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mfkimcreed.com
TSP/ELS Firm Registration No.101776-00

PARCEL PLAT
SHOWING
PARCEL P00093212.001
0.4859 ACRE (21,167 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID:R00017650
SEPTEMBER 22, 2025 SCALE:1"=50'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S81°19'47"E	77.55'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	8.01'	50.00'	09°11'01"	S25°43'58"E
C2	79.21'	50.00'	90°46'20"	S75°42'39"E
C3	128.59'	6,000.00'	01°13'41"	N14°20'44"E

October 3, 2025
P00093215.001
Page 1 of 8

County: Hidalgo
Highway: SH 68
Limits: From 365 Tollway to IH 2
Project ID: R00017650
RCSJ: 3629-02-003
CCSJ: 3629-02-002

PROPERTY DESCRIPTION FOR P00093215.001

Being a 2.225-acre (96,937 square feet) parcel of land situated in the Juan Jose Trevino Survey, A-22, Hidalgo County, Texas, out of Block 4 of the C.H. Swallow and Company Subdivision a subdivision of record according to the map or plat thereof recorded in Volume 2, Page 3 of the Map Records Hidalgo County, Texas (M.R.H.C.T.), conveyed from F.E. and J.A. Knapp Limited Partnership to Francis E. Knapp, Jr. Family Trust (Knapp Tract), by General Warranty Deed, recorded September 20, 2004 under Document No. 1383210 Official Records Hidalgo County, Texas (O.R.H.C.T.), said 2.225-acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at the point of intersection of the line common to Block 4 and Block of said C.H. Swallow and Company Subdivision with the line common to said Knapp Tract and a called 97.68-acre tract of land conveyed from Rebecca B. Phillips (a/k/a Rebecca Ann Bentsen Phillips) and Melvin E. Phillips (a/k/a Melvin Eugene Phillips, Jr.) to 2009 Llano Grande, LP (2009 Llano Grande Tract) by General Warranty Deed, recorded December 2, 2009 under Document No. 2009-2055911 of the O.R.H.C.T., said line common to said Knapp Tract and said 2009 Llano Grande Tract, being established by description of Fifth Tract in document to Hidalgo County Drainage District Number One recorded November 29, 1933 in Volume 384, Page 65 of the Deed Records of Hidalgo County, Texas (D.R.H.C.T.), from which a 1/2-inch iron rod with plastic cap stamped 'CDS MUERY SA TX' found bears South 39°39'21" East, 1.04 feet:

North 13°38'26" West, along the line common to said Knapp Tract and said 2009 Llano Grande Tract, a distance of 803.50 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the point of intersection with the proposed southerly right-of-way (ROW) line of State Highway 68 (SH 68) and an Access Denial Line (ADL), being the **POINT OF BEGINNING** of the herein described parcel, (N=16,571,110.81, E=1,114,343.95), being 242.02 feet right of SH 68 Baseline Station 511+11.17,**

1. **THENCE**, South 59°05'41" West, along the proposed southerly ROW line and ADL of said SH 68, a distance of 95.61 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point, being 246.60 feet right of SH 68 Baseline Station 510+15.67,**

October 3, 2025
P00093215.001
Page 2 of 8

2. **THENCE**, South $61^{\circ}50'29''$ West, continuing along the proposed southerly ROW line and ADL of said SH 68, passing at a distance of 15.67 feet 5/8-inch iron rod with TxDOT aluminum cap set at 246.60 feet right of SH 68 Baseline Station 510+00.00, continuing a total distance of 174.00 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point and the beginning of a non-tangent curve to the right, being 246.60 feet right of SH 68 Baseline Station 508+41.67;**
3. **THENCE**, southwesterly, continuing along the proposed southerly ROW line and ADL of said SH 68 an arc distance of 98.38 feet along said curve to the right having a radius of 550.00 feet, a central angle of $10^{\circ}14'57''$, a chord bearing and distance of South $03^{\circ}31'06''$ West, 98.25 feet, to a 5/8-inch iron rod with TxDOT aluminum cap set for the end of said curve, being 330.22 feet right of SH 68 Baseline Station 507+90.07;**
4. **THENCE**, South $08^{\circ}38'34''$ West, continuing along the proposed southerly ROW line and ADL of said SH 68, passing at a distance of 360.18 feet a 5/8-inch iron rod with TxDOT aluminum cap stamped 'Denial of Access' set for the end of said ADL, continuing a total distance of 481.22 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the point of intersection with the line common to said Block 4 and said Block 6, being 715.54 feet right of SH 68 Baseline Station 505+01.80;**
5. **THENCE** North $81^{\circ}26'11''$ West, continuing along the proposed southerly ROW line of said SH 68 and the line common to said Block 4 and said Block 6, a distance of 25.00 feet to the point of intersection with the existing easterly ROW line of Border Road (50' Wide) dedicated by said C.H. Swallow Company Subdivision, being 700.59 feet right of SH 68 Baseline Station 504+81.76;**
6. **THENCE**, North $08^{\circ}38'34''$ East, along the existing easterly ROW line of said Border Road, a distance of 1,191.00 feet to a 5/8-inch iron rod with TxDOT aluminum cap stamped 'Denial of Access' set for the point of intersection with the proposed northerly ROW line of said SH 68 and the beginning of an ADL, being 253.06 feet left of SH 68 Baseline Station 511+95.22;**
7. **THENCE**, North $65^{\circ}48'07''$ East, along the proposed northerly ROW line and ADL of said SH 68, a distance of 43.48 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the point of intersection with the line common to said Knapp Tract and said 2009 Llano Grande Tract, being 250.05 feet left of SH 68 Baseline Station 512+38.59;
8. **THENCE**, South $13^{\circ}38'26''$ East, along the line common to said Knapp Tract and said 2009 Llano Grande Tract, a distance of 508.31 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 2.225-acres (96,937 square feet) of land.

October 3, 2025
P00093215.001
Page 3 of 8

All bearings and coordinates are based on the Texas Coordinate System, South Zone (4205), North American Datum 1983 (2011 adjustment), Epoch 2010.00.

Coordinates and distances are U.S. Survey Feet displayed in surface values and may be converted to grid by dividing by the TxDOT Combined Scale Factor (1.00004).

Field Surveys performed during the months of April 2024 through August 2025.

Abstracting research performed by McKim & Creed, Inc. during the months of April through November 2024.

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

A parcel plat of even date accompanies this property description.

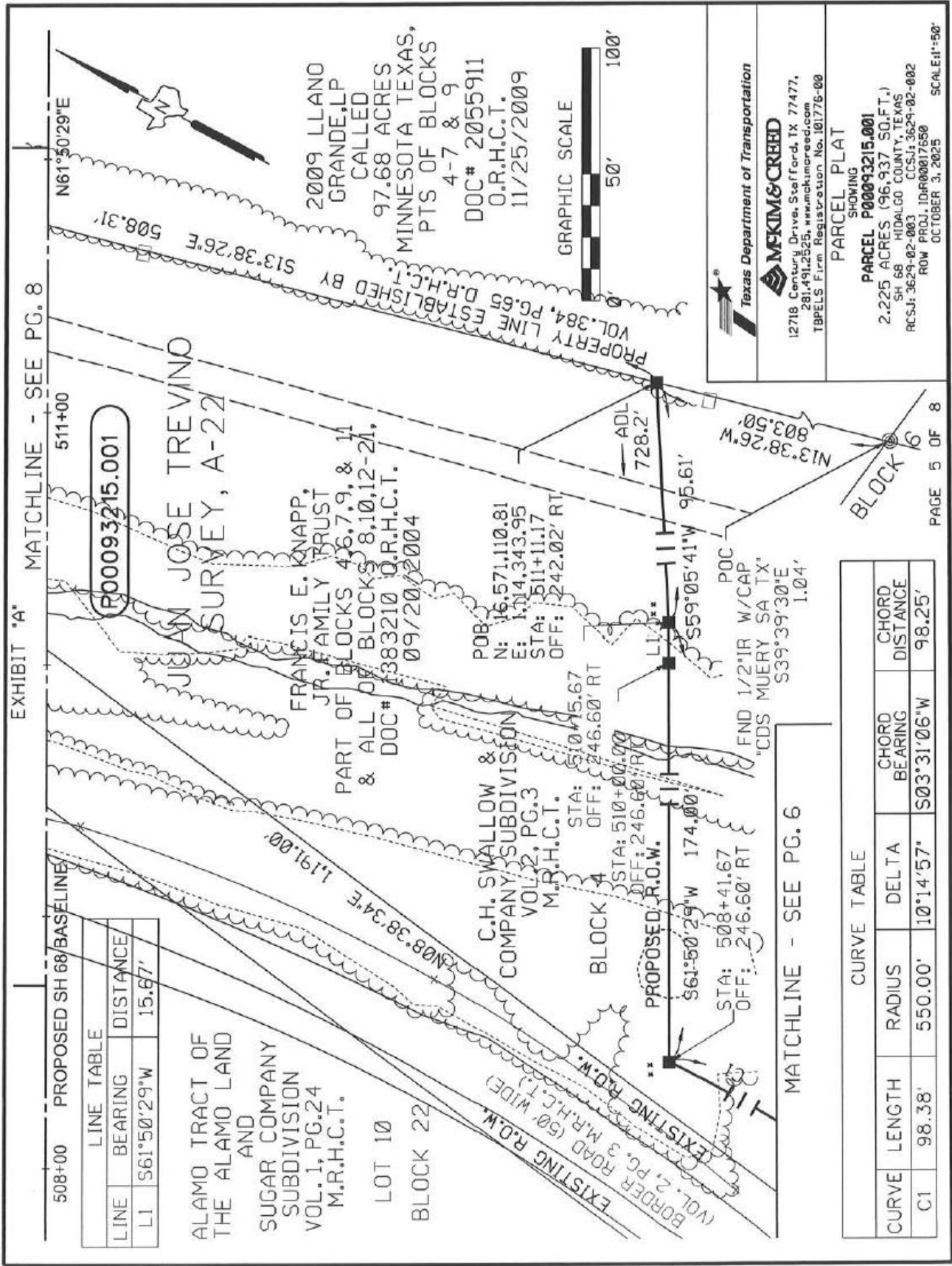
** The monument described and set in this call may be replaced with a TxDOT Type II Right-of-way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

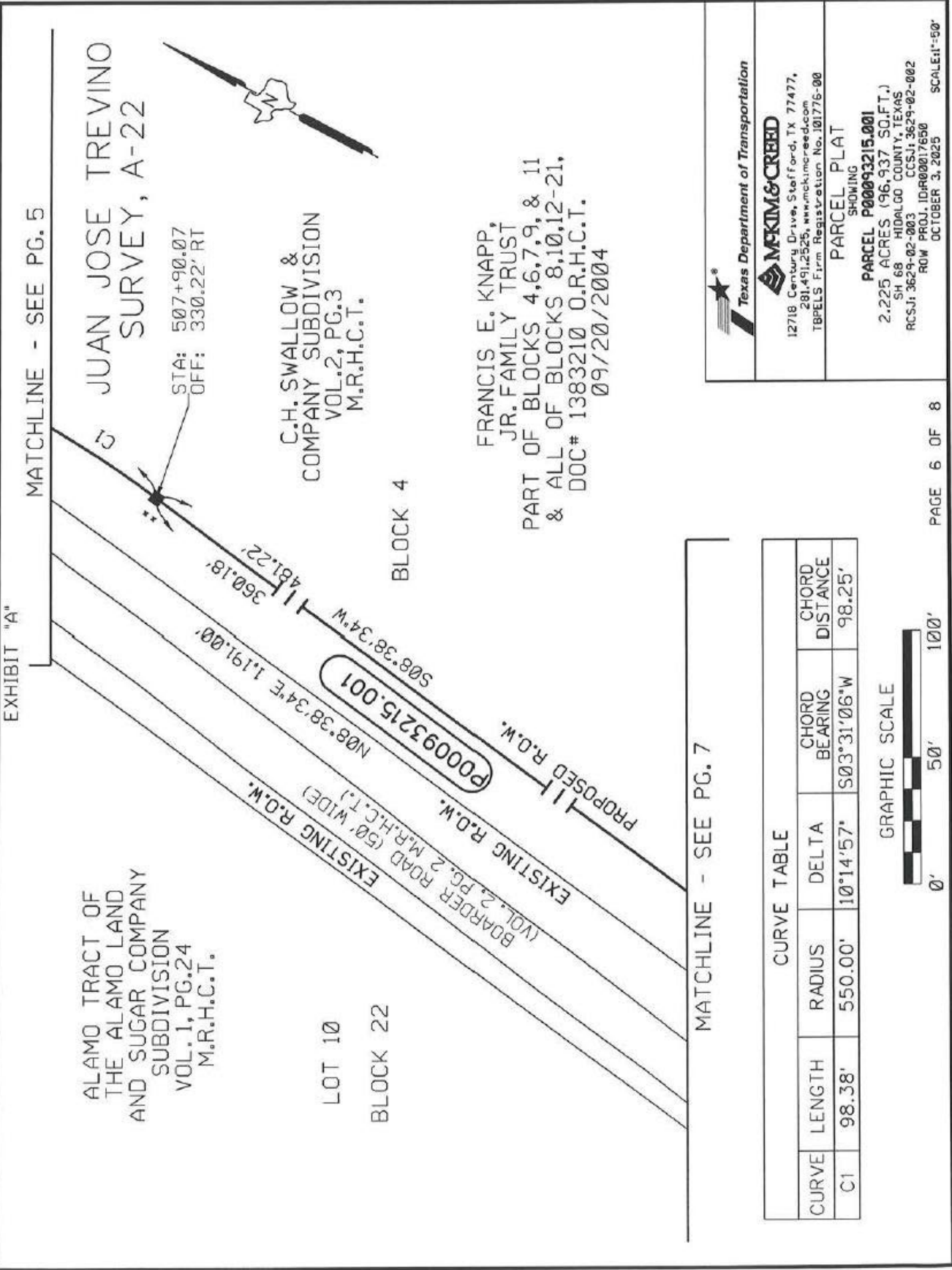
I do hereby certify that this metes and bounds description and accompanying parcel plat conform to the current General Rules of Procedures and Practices as promulgated by the Texas Board of Professional Engineers and Land Surveyors.

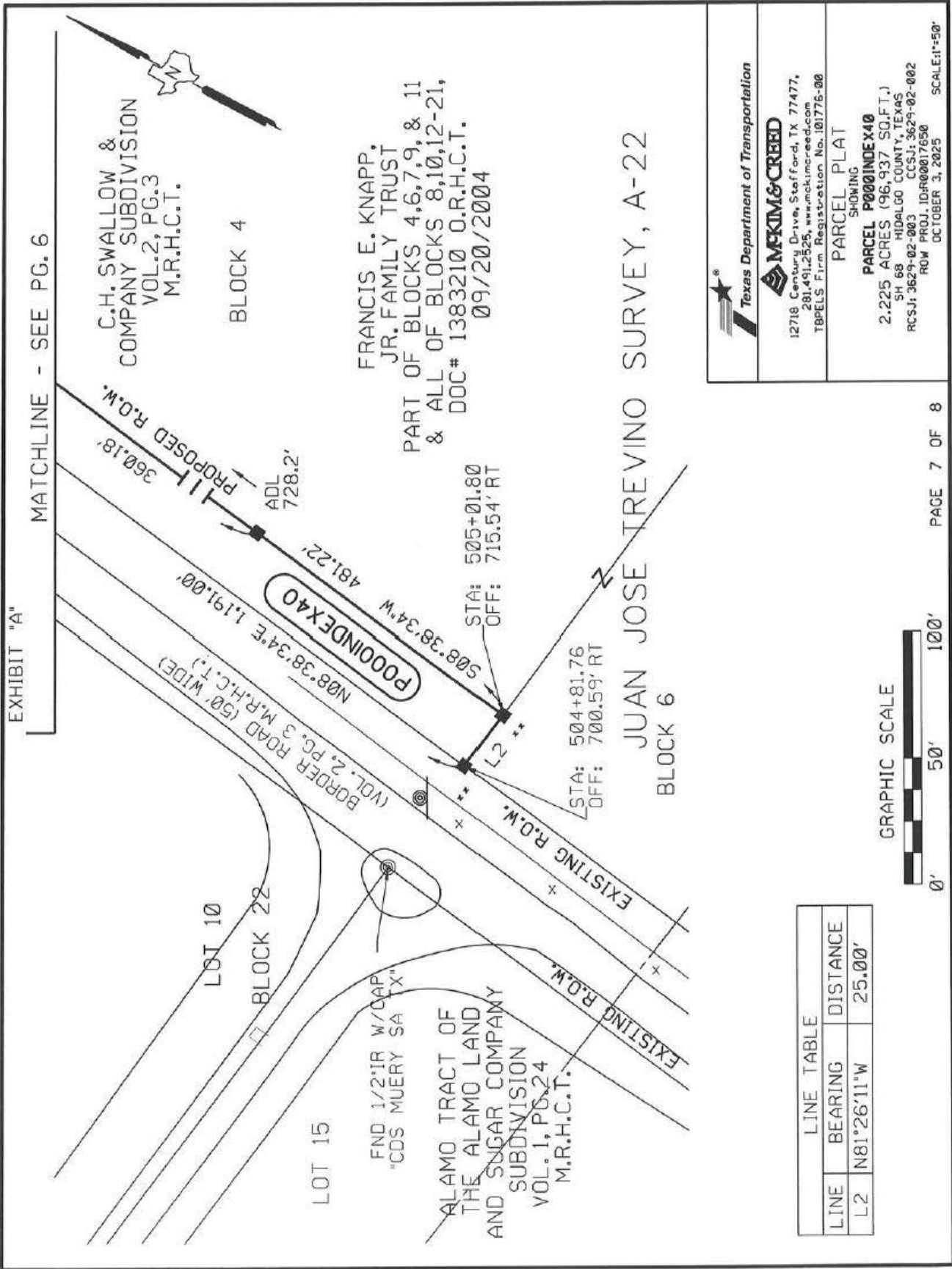

Larry V. Sherlock, R.P.L.S. #5453
McKim & Creed, Inc.
12718 Century Drive, Stafford, Texas 77477
(281) 491-2525
TBPELS Firm No. 10177600
DATE October 3, 2025
I:\06176\0068\Geomatics\70-Record\Parcel M&B info\Parcel P00093215.001.docx

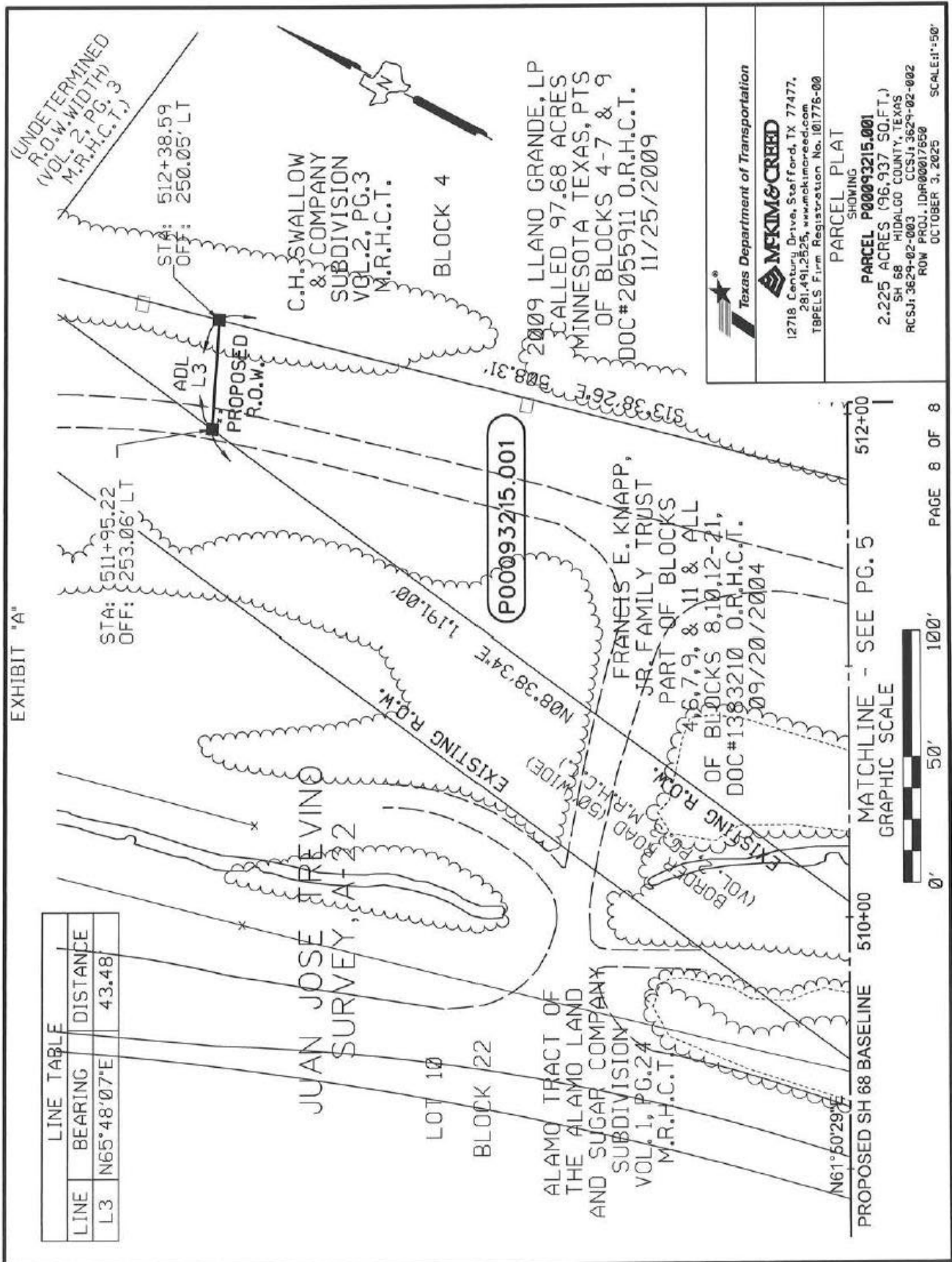


10/03/25









August 1, 2025
P00093225.001
Page 1 of 20

County: Hidalgo
Highway: SH 68
Limits: From 365 Tollway to IH 2
Project ID: R00017650
RCSJ: 3629-02-003
CCSJ: 3629-02-002

PROPERTY DESCRIPTION FOR P00093225.001

Being a 22.59-acre (983,930 square feet) parcel of land situated in the Juan Jose Trevino Survey, A-22, Hidalgo County, Texas, out of Lots 9 and 10, Block 22 of the Alamo Land and Sugar Company Subdivision, according to the map or plat thereof recorded in Volume 1, Page 24 of the Map Records Hidalgo County, Texas (M.R.H.C.T.), conveyed from McAllen State Bank to Rio Fresh, Inc., by Warranty Deed with Vendor's Lien executed August 21, 1987 (recording date illegible) and recorded in Volume 2486, Page 829 of the Deed Records Hidalgo County, Texas (D.R.H.C.T.), said 22.59 -acre parcel of land being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found (disturbed) for the common westerly corner of said Lot 9, Block 22, Lot 16, Block 22 conveyed from Lori Vanderpool Johnson to Karen Vanderpool, by General Warranty Deed recorded June 17, 2021 under Document No. 3234864 of the Official Records of Hidalgo County, Texas (O.R.H.C.T.) Lot 12, Block 21 and Lot 13, Block 21 of said Alamo Land and Sugar Company Subdivision, thence as follows;

South $81^{\circ}26'11''$ East, along the line common to said Lot 9, Block 22 and said Lot 16, Block 22, a distance of 1,230.83 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the point of intersection with the proposed northerly Right-of-Way (ROW) line of State Highway 68 (SH 68), in the arc of a non-tangent curve to the left, and the **POINT OF BEGINNING** of the herein described parcel, (N=16,570,647.84, E=1,112,422.54), being 256.55 feet left of Baseline Station 491+98.69;

1. **THENCE**, Northeasterly along the proposed northerly ROW line of said SH 68, a distance of 51.24 feet along said curve to the left having a radius of 5,970.00 feet, a central angle of $00^{\circ}29'30''$, and a chord bearing and distance of North $53^{\circ}42'11''$ East, 51.24 feet, to a 5/8-inch iron rod with TxDOT aluminum cap set for the point of reverse curvature with a non-tangent curve to the right, being 263.80 feet left of Baseline Station 492+49.42;**
2. **THENCE**, Northeasterly, continuing along the proposed northerly ROW line of said SH 68, passing at an arc distance of 252.75 feet a 5/8-inch iron rod with TxDOT aluminum cap at 296.73 feet left of SH 68 Baseline Station 495+00.00, continuing, passing at an arc distance of 1,151.78 feet a 5/8-inch iron rod with TxDOT cap stamped "Denial of Access" for the beginning of an Access Denial Line, continuing a total distance of 1,180.17 feet along said curve to the right having a radius of 8,065.00 feet, a central angle of $08^{\circ}23'03''$, and a chord bearing and distance of North $57^{\circ}38'57''$ East, 1,179.12 feet, to a 5/8-inch iron rod with TxDOT aluminum cap set for the end of said curve, being 350.00 feet left of Baseline Station 504+25.38;**

August 1, 2025

P00093225.001

Page 2 of 20

3. **THENCE**, North $61^{\circ}50'29''$ East, continuing along the proposed northerly ROW line and ADL of said SH 68, a distance of 356.69 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point, being 350.00 feet left of SH 68 Baseline Station 507+82.07;**
4. **THENCE**, North $17^{\circ}30'16''$ East, continuing along the proposed northerly ROW line and ADL of said SH 68, a distance of 107.31 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the beginning of a non-tangent curve to the left, being 425.00 feet left of SH 68 Baseline Station 508+58.83;**
5. **THENCE**, Northwesterly, continuing along the proposed northerly ROW line and ADL of said SH 68 and along said curve to the left at an arc distance of 123.78 feet passing a 5/8-inch iron rod with TxDOT aluminum cap stamped "Denial of Access" for the end of said ADL and continuing a total arc distance of 364.63 feet along said curve to the left, having a radius of 450.00 feet, a central angle of $46^{\circ}25'34''$, a chord bearing and distance of North $57^{\circ}47'41''$ West, 354.74 feet, to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point, being 733.33 feet left of SH 68 Baseline Station 506+83.42;**
6. **THENCE**, North $08^{\circ}35'00''$ East, continuing along the proposed northerly ROW line of said SH 68 a distance of 30.00 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the point of intersection with the existing southerly ROW line of Juan Balli Road (40 feet wide) as dedicated by the plat of said Alamo Land and Sugar Company Subdivision, being 757.37 feet left of SH 68 Baseline Station 507+01.36;**
7. **THENCE**, South $81^{\circ}26'11''$ East, along the existing southerly ROW line of said Juan Balli Road, a distance of 274.36 feet to a 5/8-inch iron rod with TxDOT aluminum cap stamped "Denial of Access" set for the point of intersection with the proposed northerly ROW line of said SH 68 and the beginning of an ADL, being 593.32 feet left of SH 68 Baseline Station 509+21.28;**
8. **THENCE**, South $59^{\circ}50'37''$ East, continuing along the proposed northerly ROW line and ADL of said SH 68, a distance of 231.22 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point, being 396.56 feet left of SH 68 Baseline Station 510+42.72;**
9. **THENCE**, South $10^{\circ}26'00''$ East, continuing along the proposed northerly ROW line and ADL of said SH 68, a distance of 136.55 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point, being 266.49 feet left of SH 68 Baseline Station 510+01.15;**
10. **THENCE**, North $65^{\circ}48'07''$ East, continuing along the proposed northerly ROW line and ADL of said SH 68, a distance of 135.02 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the point of intersection with the existing westerly ROW line of Border Road, (50 feet wide) as dedicated by the plat of the C.H. Swallow and Company Subdivision, recorded in Volume 2, Page 3 M.R.H.C.T., and the end of said ADL, being 257.17 feet left of SH 68 Baseline Station 511+35.85;**

August 1, 2025

P00093225.001

Page 3 of 20

11. **THENCE**, South 08°38'34" West, along the existing westerly ROW line of said Border Road, a distance of 1,158.79 feet to a 1/2-inch iron rod with plastic cap stamped 'CDS MUERY SA TX' found for the point of intersection with the proposed southerly ROW line of said SH 68 and being the common easterly corner of Lot 10, Block 22 and Lot 15, Block 22 of said Alamo Land and Sugar Company Subdivision, being 670.70 feet right of SH 68 Baseline Station 504+41.68;**
12. **THENCE**, North 81°26'11" West, along the proposed southerly ROW line of said SH 68 and the line common to said Lot 10, Block 22 and said Lot 15, Block 22 a distance of 25.00 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point, being 655.75 feet right of SH 68 Baseline Station 504+21.64;**
13. **THENCE**, North 08°38'34" East, continuing along the proposed southerly ROW line of said SH 68, passing at a distance of 121.22 feet a 5/8-inch iron rod with TxDOT aluminum cap stamped "Denial of Access" for the beginning of an ADL and continuing a total distance of 284.00 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point, being 428.35 feet right of SH 68 Baseline Station 505+91.77;**
14. **THENCE**, North 54°44'46" West, continuing along the proposed southerly ROW line and ADL of said SH 68, a distance of 87.61 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point and the beginning of a non-tangent curve to the right, being 350.00 feet right of SH 68 Baseline Station 505+52.56;**
15. **THENCE**, southwesterly, continuing along the proposed southerly ROW line and ADL of said SH 68, passing at an arc distance of 259.46 feet a 5/8-inch iron rod with TxDOT aluminum cap stamped "Denial of Access" set for the end of said ADL and continuing a total arc distance of 560.20 feet along said curve to the right, having a radius of 8,138.78 feet, a central angle of 03°56'37", a chord bearing and distance of South 63°18'04" West, 560.08 feet, to a 5/8-inch iron rod with TxDOT aluminum cap set for the point of intersection with the line common to said Lot 15, and said Lot 10, being 335.73 feet right of SH 68 Baseline Station 499+92.66;
16. **THENCE**, North 81°26'11" West, along the line common to said Lot 15 and said Lot 10 a distance of 990.55 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 22.59-acres (983,930 square feet) of land.

August 1, 2025

P00093225.001

Page 4 of 20

All bearings and coordinates are based on the Texas Coordinate System, South Zone (4205), North American Datum 1983 (2011 adjustment), Epoch 2010.00.

Coordinates and distances are U.S. Survey Feet displayed in surface values and may be converted to grid by dividing by the TxDOT Combined Scale Factor (1.00004).

Field Surveys performed during the months of April 2024 through August 2025.

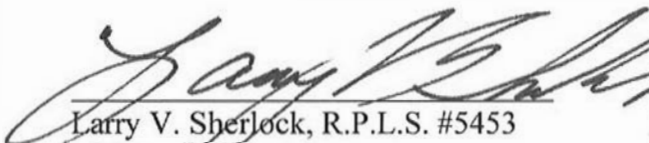
Abstracting research performed by McKim & Creed, Inc. during the months of April through November 2024.

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

A parcel plat of even date accompanies this property description.

** 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.

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


Larry V. Sherlock, R.P.L.S. #5453
McKim & Creed, Inc.
12718 Century Drive, Stafford, Texas 77477
(281) 491-2525
TBPELS Firm No. 10177600
DATE August 1, 2025



08/01/25-

I:\06176\0068\Geomatics\70-Record\Parcel M&B info\Parcel P00093225.001.docx

EXHIBIT "A"

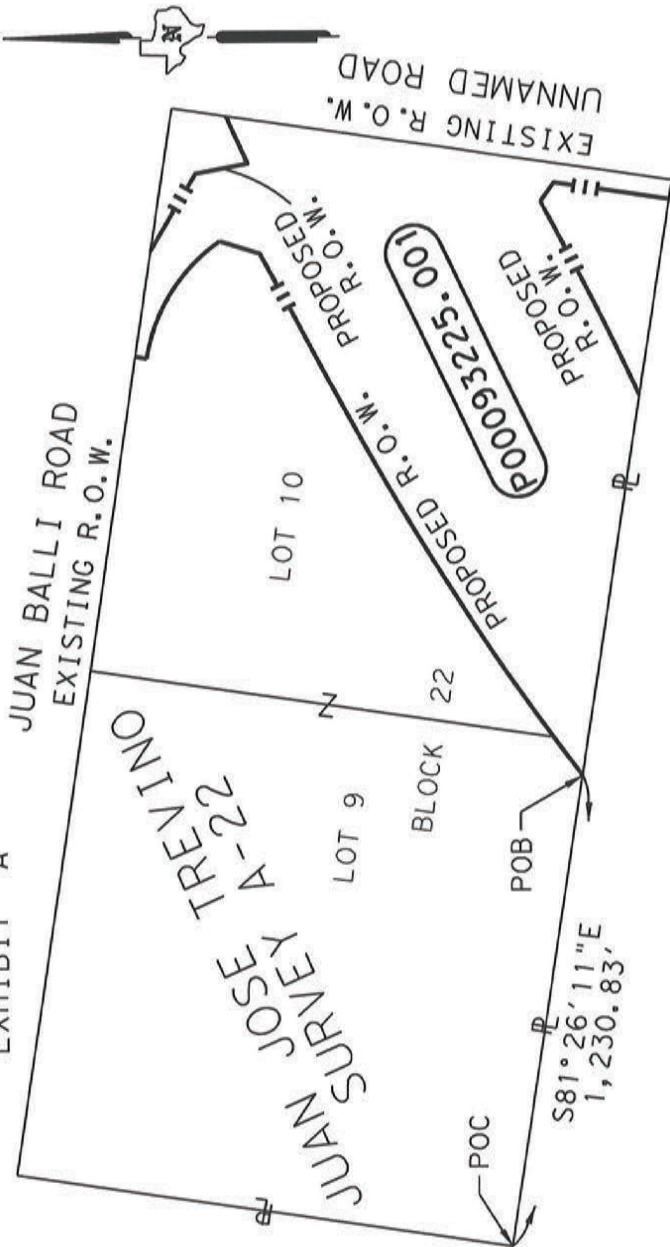
- LEGEND
- EXISTING RIGHT OF WAY LINE
 - PROPOSED RIGHT OF WAY LINE
 - PROPOSED ACCESS DENIAL LINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - PROPERTY LINE
 - CONTINUOUS OWNERSHIP
 - SURVEY LINE
 - CITY LIMIT LINE

- = FOUND 5/8" IRON ROD WITH TXDOT ALUM CAP (UNLESS NOTED OTHERWISE).
- = ADL = BEGIN / END ACCESS DENIAL LINE
- ⊙ = FND MONUMENT (AS NOTED)
- = SET 5/8" IR W/CAP STAMPED "MCKIM & CREED"
- = SET 5/8" IRON ROD WITH TXDOT ALUM CAP (UNLESS NOTED OTHERWISE).
- D.R.H.C.T. = DEED RECORDS HIDALGO COUNTY, TEXAS
- O.R.H.C.T. = OFFICIAL RECORDS HIDALGO COUNTY, TEXAS
- M.R.H.C.T. = MAP RECORDS HIDALGO COUNTY, TEXAS
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY
- N.T.S. = NOT TO SCALE

** THE MONUMENT DESCRIBED 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.

GENERAL NOTES

1. ABSTRACTING WAS PERFORMED BY MCKIM & CREED, INC. ABSTRACT DATE: APRIL 2024 THROUGH NOVEMBER 2024.
2. BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM (NAD) 1983, 2011 ADJUSTMENT, EPOCH 2010.00.
3. ALL COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING THE TXDOT COMBINED SCALE FACTOR OF 1.000004.
4. BASELINE STATION/OFFSET INFORMATION IS BASED ON TXDOT'S PROJECT SCHEMATIC DATED: 11/03/2021, PROJECT CONTROL SECTION JOB: 0921-02-142.
5. PROJECT CONTROL WAS ESTABLISHED BY AG3 GROUP LLC. IN 2024.
6. FIELD SURVEYS WERE PERFORMED BETWEEN APRIL 2024 AND AUGUST 2025.
7. PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALCULATED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.
8. A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.



PARENT TRACT INSET

N.T.S.



LEGEND CONTINUED

- STA = BASELINE STATION
- O/S = BASELINE OFFSET
- DOC = DOCUMENT

I, LARRY V. SHERLOCK, HEREBY CERTIFY THAT THE METES AND BOUNDS DESCRIPTION CONFORM TO THE CURRENT GENERAL RULES OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. (TBPELS)

Larry V. Sherlock
LARRY V. SHERLOCK, RPLS NO. 5453
DATE 08/01/25

PARCEL TRACT TOTAL AREA	ACQUISITION AREA	REMAINDER AREA	CALC. REMAINDER AREA
83.04 AC. (CALCULATED)	22.59 AC. (983,930 SQ.FT.)	2.20 AC. (RT)	58.25 AC. (LT)

TEXAS DEPARTMENT OF TRANSPORTATION
MCKIM & CREED
12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093225.001
22.59 ACRES (983,930 SQ. FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 1, 2025
N.T.S.

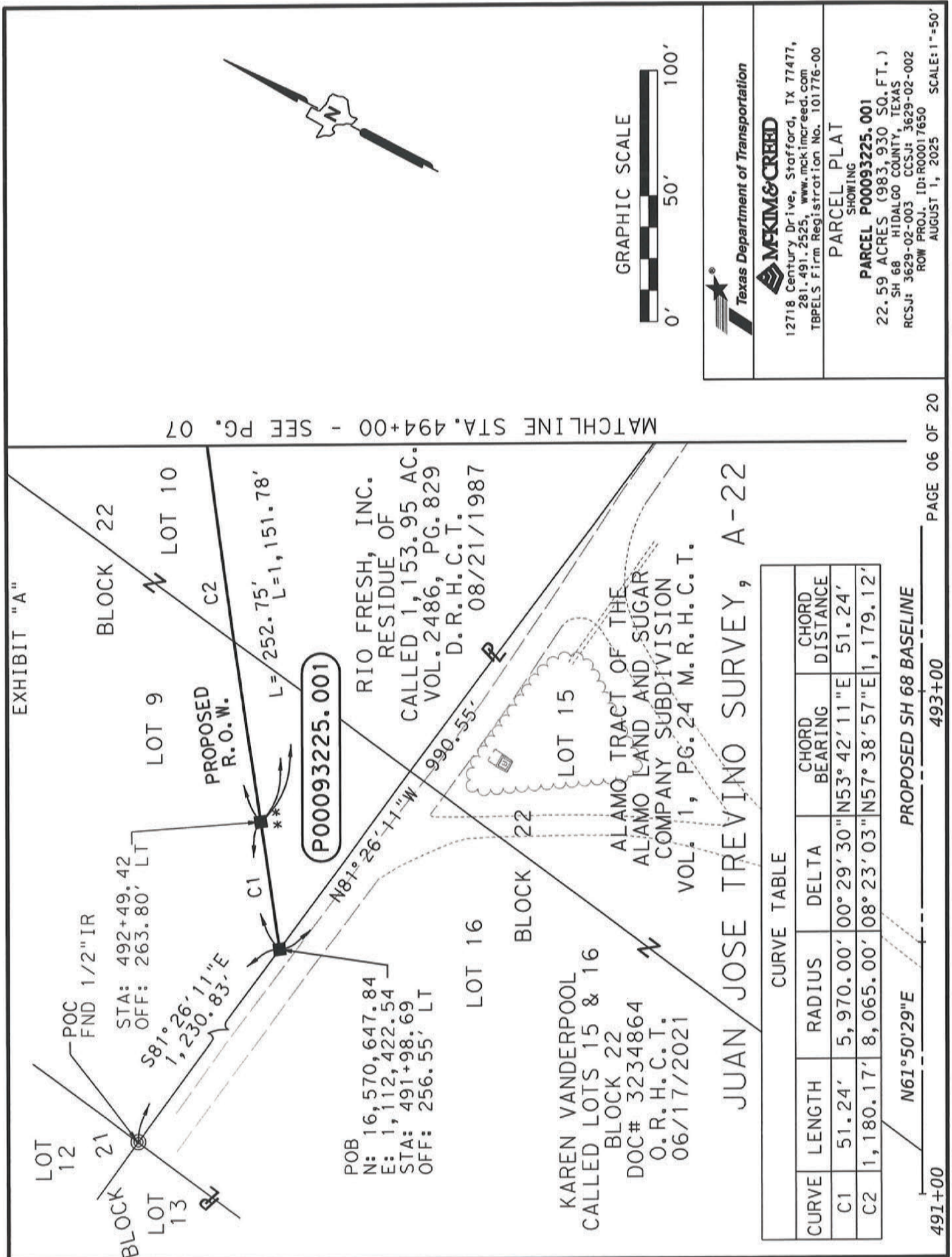


EXHIBIT "A" JUAN JOSE TREVINO SURVEY, A-22

STA: 495+00.00
OFF: 296.73' LT
C2
PROPOSED R.O.W.

MATCHLINE STA. 494+00 - SEE PG. 06

L = 252.75' L = 1,151.78'

P00093225.001

RIO FRESH, INC.
RESIDUE OF CALLED 1,153.95 AC.
VOL. 2486, PG. 829 D.R.H.C.T.
08/21/1987

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C2	1,180.17'	8,065.00'	08° 23' 03"	N57° 38' 57"E 1,179.12'

LOT 10

ALAMO TRACT OF THE
ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24 M.R.H.C.T.

BLOCK 22

LOT 15

(A)

N61°50'29"E

PROPOSED SH 68 BASELINE

MATCHLINE - SEE PG. 19 496+00

PAGE 07 OF 20

MATCHLINE STA. 497+00 - SEE PG. 08



(A) KAREN VANDERPOOL
CALLED LOTS 15 & 16
BLOCK 22
DOC# 3234864 O.R.H.C.T.
06/17/2021

GRAPHIC SCALE



Texas Department of Transportation

MCKIM & CREED

12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBP&S Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093225.001
22.59 ACRES (983,930 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 1, 2025 SCALE: 1"=50'

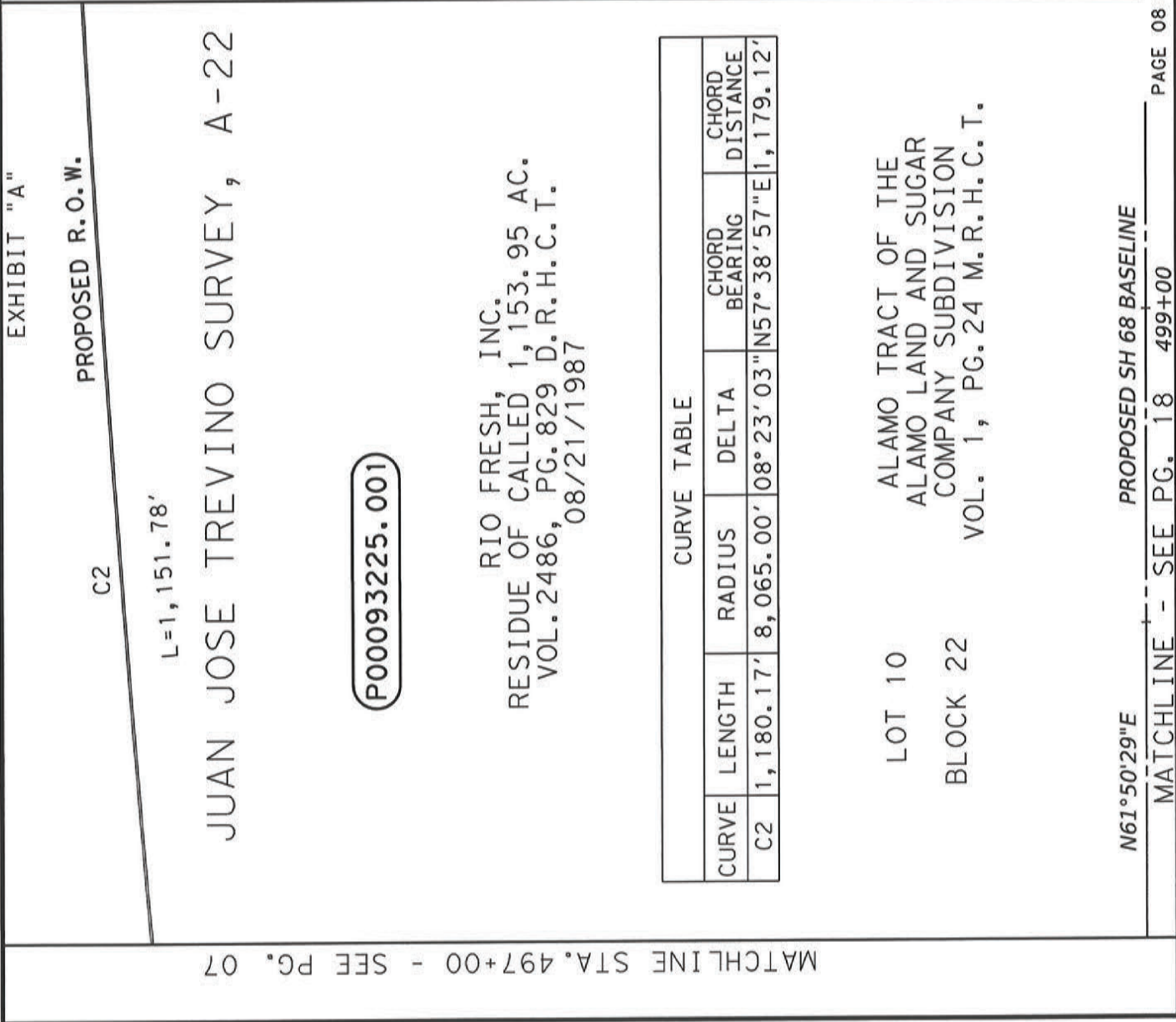


EXHIBIT "A"

PROPOSED R.O.W. C2

L=1,151.78'

JUAN JOSE TREVINO SURVEY, A-22

P00093225.001

RIO FRESH, INC.
RESIDUE OF CALLED 1,153.95 AC.
VOL. 2486, PG. 829 D.R.H.C.T.
08/21/1987

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	1,180.17'	8,065.00'	08° 23' 03"	N57° 38' 57"E	1,179.12'

LOT 10
ALAMO TRACT OF THE
ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24 M.R.H.C.T.

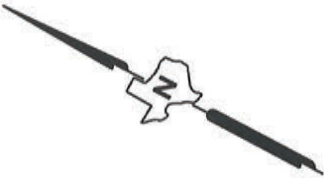
BLOCK 22

N61°50'29"E

PROPOSED SH 68 BASELINE

MATCHLINE - SEE PG. 17 502+00

MATCHLINE STA. 503+00 - SEE PG. 10





Texas Department of Transportation



12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093225.001
22.59 ACRES (983,930 SQ. FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 1, 2025 SCALE: 1"=50'

MATCHLINE STA. 500+00 - SEE PG. 08



JUAN JOSE TREVINO SURVEY, A-22

P00093225.001

RIO FRESH, INC.
RESIDUE OF CALLED 1,153.95 AC.
VOL. 2486, PG. 829 D.R.H.C.T.
08/21/1987

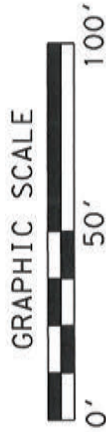
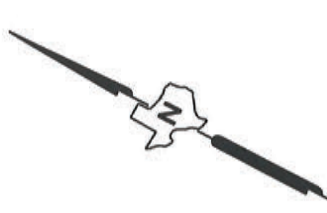
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C2	1,180.17'	8,065.00'	08° 23' 03"	N57° 38' 57"E

LOT 10
BLOCK 22
ALAMO TRACT OF THE
ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24 M.R.H.C.T.

N61°50'29"E

MATCHLINE - SEE PG. 16 505+00

MATCHLINE STA. 506+00 - SEE PG. 11





Texas Department of Transportation



MCKIM & CREED

12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093225.001
22.59 ACRES (983,930 S.O.F.T.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 1, 2025 SCALE: 1"=50'

MATCHLINE STA. 503+00 - SEE PG. 09

MATCHLINE - SEE PG. 12

EXHIBIT "A"

N61°50'29"E - 356.69'

PROPOSED R.O.W.

STA: 507+82.07
OFF: 350.00' LT

JUAN JOSE TREVINO SURVEY, A-22

P00093225.001

RIO FRESH, INC.
RESIDUE OF CALLED 1,153.95 AC.
VOL. 2486, PG. 829 D.R.H.C.T.
08/21/1987

LOT 10
BLOCK 22
ALAMO TRACT OF THE
ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24 M.R.H.C.T.

N61°50'29"E

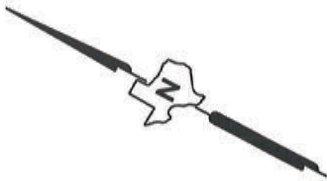
MATCHLINE - SEE PG. 15

PAGE 11 OF 20

MATCHLINE STA. 509+00 - SEE PG. 14

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N17°30'16"E	107.31'

GRAPHIC SCALE





Texas Department of Transportation



12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPES Firm Registration No. 101776-00

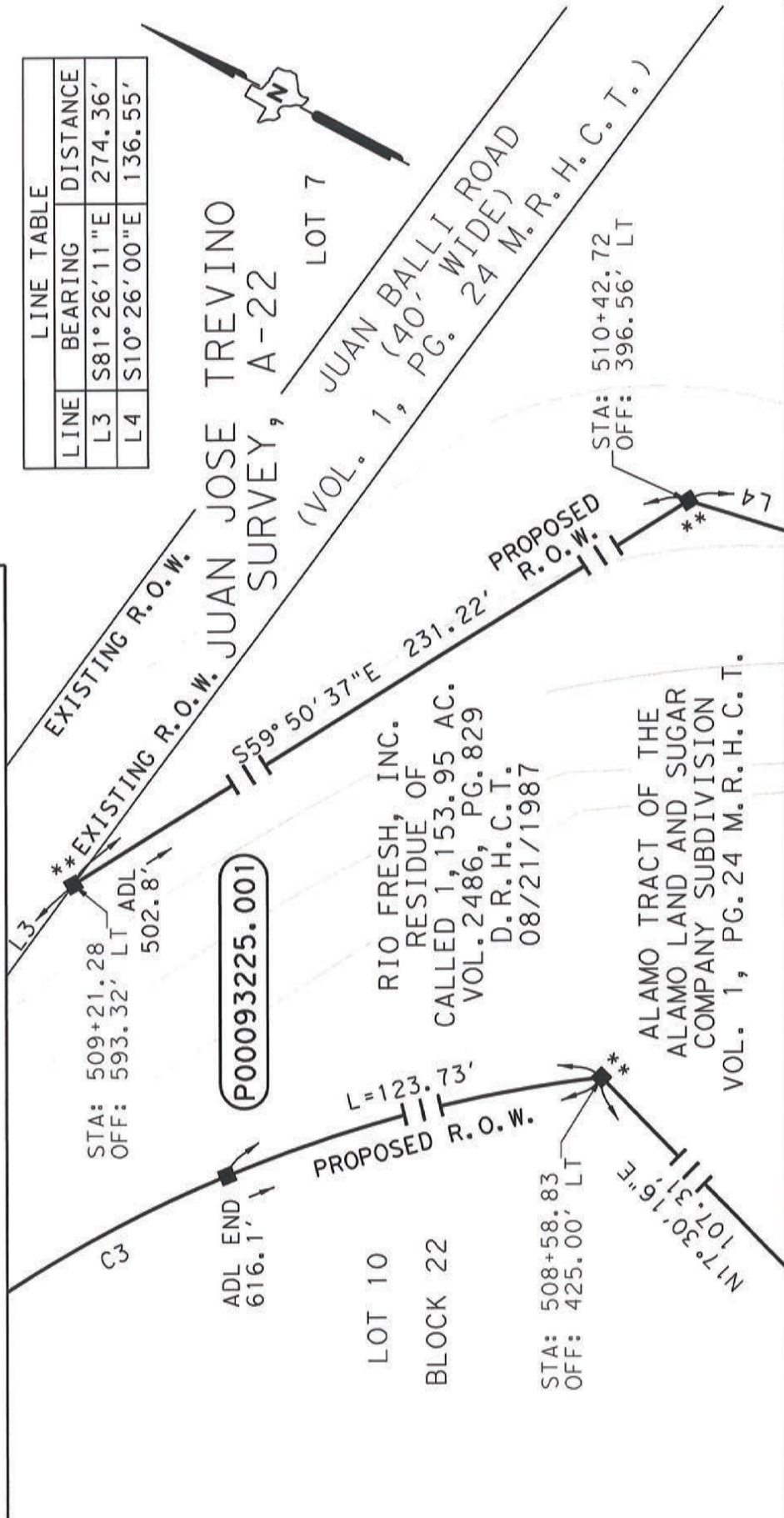
PARCEL PLAT
SHOWING
PARCEL P00093225.001
22.59 ACRES (983,930 SQ. FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 1, 2025
SCALE: 1"=50'

MATCHLINE STA. 506+00 - SEE PG. 10

EXHIBIT "A"

MATCHLINE - SEE PG. 13

LINE TABLE		
LINE	BEARING	DISTANCE
L3	S81°26'11"E	274.36'
L4	S10°26'00"E	136.55'



MATCHLINE - SEE PG. 11

MATCHLINE - SEE PG. 14

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C3	364.63'	450.00'	46°25'34"	N57°47'41"W	354.74'

GRAPHIC SCALE



12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBP&S Firm Registration No. 101776-00

PARCEL PLAT

SHOWING

PARCEL P00093225.001

22.59 ACRES (983,930 SQ. FT.)

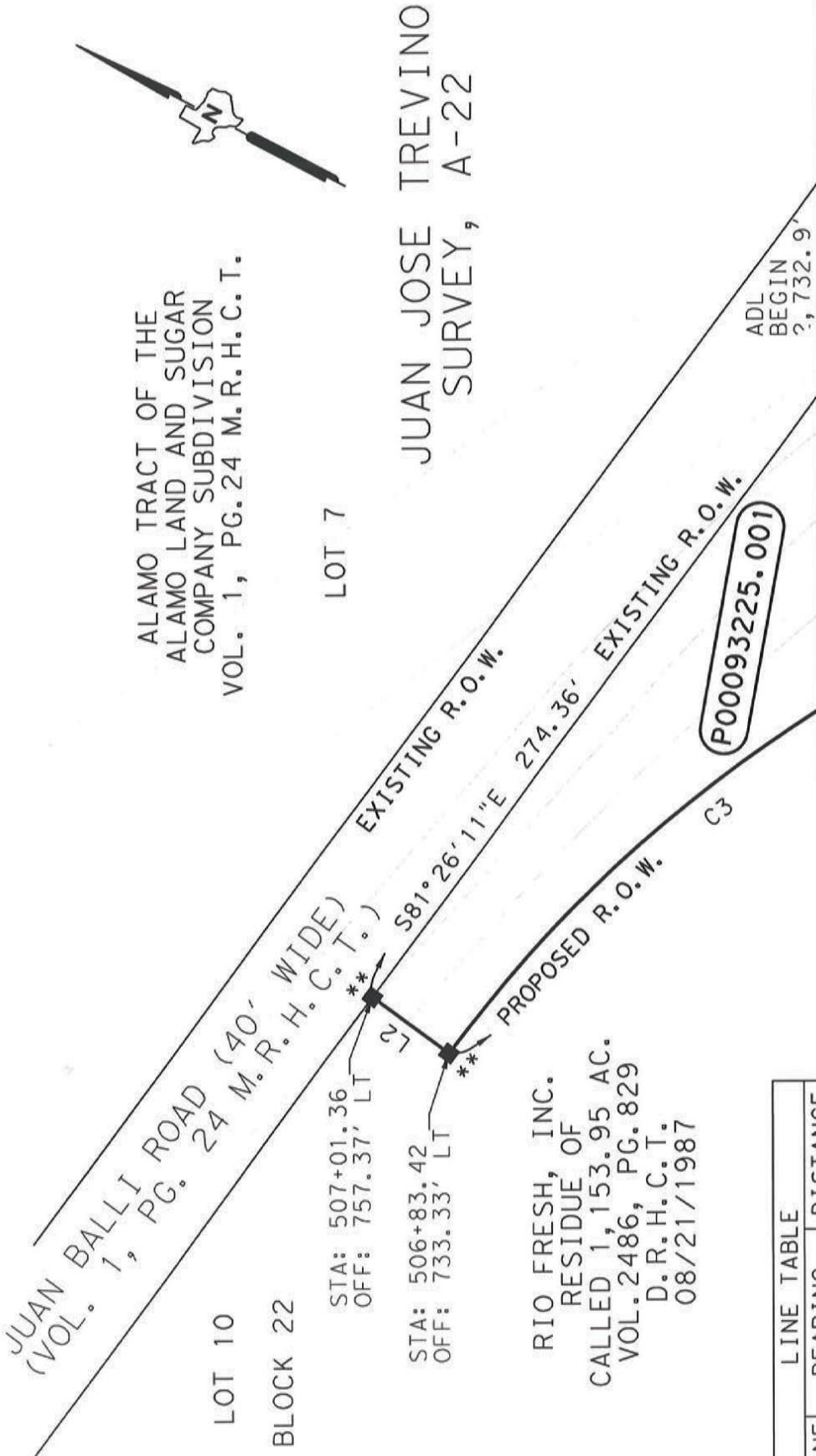
SH 68 HIDALGO COUNTY, TEXAS

RCSJ: 3629-02-003 CCSJ: 3629-02-002

ROW PROJ. ID: R00017650

AUGUST 1, 2025 SCALE: 1"=50'

EXHIBIT "A"



RIO FRESH, INC.
RESIDUE OF
CALLED 1,153.95 AC.
VOL. 2486, PG. 829
D.R.H.C.T.
08/21/1987

LINE TABLE		
LINE	BEARING	DISTANCE
L2	N08°35'00"E	30.00'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C3	364.63'	450.00'	46°25'34"
			N57°47'41"W
			354.74'

GRAPHIC SCALE



Texas Department of Transportation

12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mfkimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093225.001
22.59 ACRES (983,930 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 1, 2025
SCALE: 1"=50'

EXHIBIT "A"

JUAN JOSE TREVINO
SURVEY, A-22

LOT 10

BLOCK 22

STA: 510+01.15
OFF: 266.49' L

PROPOSED R.O.W.

STA: 511+35.85
OFF: 257.17' L

ADL 502.8'

P00093225.001

C. H. SWALLOW &
COMPANY SUBDIVISION
VOL. 2, PG. 3
M/R. H. C. T.

ON: 213+77.15
OFF: 240.46

ALAMO TRACT OF THE
ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24 M.R.H.C.

RIO FRESH, INC.
RESIDUE OF
CALLED 1,153.95 AC.
VOL.2486, PG.829
D.R.H.C.T.
08/21/1987

CALLER 1, 153.95 AC.
VOL. 2486, PG. 829

D. R. H. C. T.
08/21/1987

W. BORDER ROAD (VOL. 2)

N61°50'29"E
PROPOSED SH 68 BASELINE

MATCHLINE - SEE PG. 15

511+00

PAGE 14 OF 20

AUGUST 1, 2021

SCALE: 1"=50'

MATCHLINE STA. 509+00 - SEE PG. 11



Texas Department of Transportation



12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckinreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING

PARCEL P00093225.001

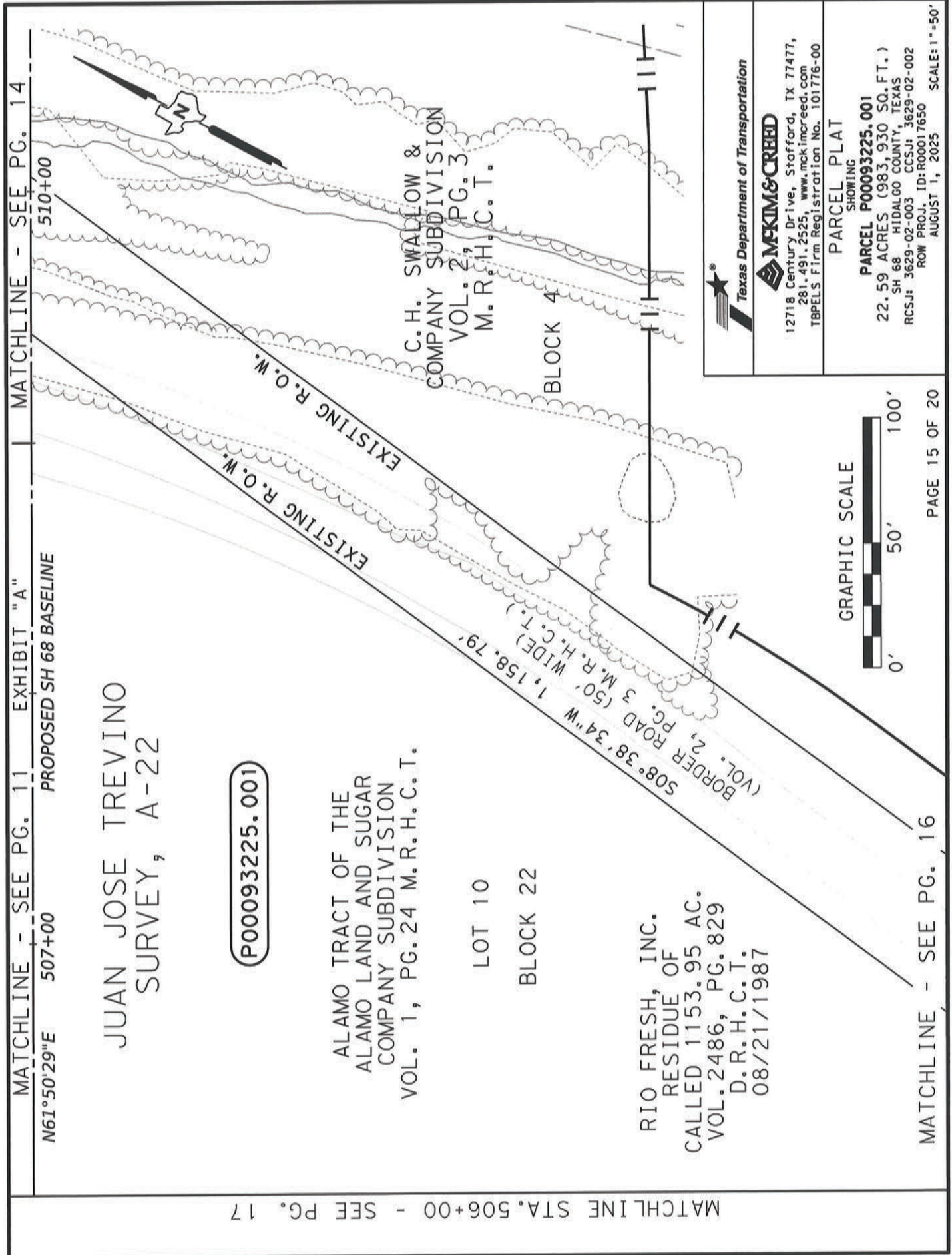
22.59 ACRES (983,930 SQ. FT.)
CL 68 LINDAL CO. COUNTY TEXAS

SH 88 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650

SCALE: 1"=50'



GRAPHIC SCALE



MATCHLINE STA. 506+00 - SEE PG. 17

MATCHLINE - SEE PG. 15

JUAN JOSE TREVINO SURVEY, A-22

ALAMO TRACT OF THE
ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24 M.R.H.C.T.

RIO FRESH, INC.
RESIDUE OF
CALLED 1,153.95 AC.
VOL. 2486, PG. 829
D.R.H.C.T.
08/21/1987

C.H. SWALLOW &
COMPANY SUBDIVISION
VOL. 2, PG. 3
M.R.H.C.T.

LINE	BEARING	DISTANCE
L5	N81°26'11"W	25.00'

GRAPHIC SCALE



Texas Department of Transportation

12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093225.001
22.59 ACRES (983,930 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 1, 2025 SCALE: 1"=50'

BLOCK 4

PAGE 16 OF 20

P00093225.001

N54°44'46"W
87.61'-19.46' RT
STA: 505+91.77
OFF: 428.35' RT

LOT 10

BLOCK 22

284.00'

ADL END 509.8'
N08°38'34"E
508°38'34"W
(50' WIDE)
(VOL. 2, PG. 3 M.R.H.C.T.)
1,158.79'

PROPOSED R.O.W.
121.22'

KAREN
VANDERPOOL
CALLED LOTS
15 & 16 BLOCK 22
DOC#3234864 O.R.H.C.T. **
06/17/2021

STA: 504+21.64
OFF: 655.75' RT
END 1/2" IR W/CAP
"CDS MUERY SA TX"
STA: 504+41.68
OFF: 670.70' RT

LOT 15

MATCHLINE - SEE PG. 10 EXHIBIT "A"
PROPOSED SH 68 BASELINE 505+00 N61°50'29"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C4	560.20'	8,138.78'	03°56'37"	S63°18'04"W
				560.08'

JUAN JOSE TREVINO SURVEY, A-22

P00093225.001

ALAMO TRACT OF THE
ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24 M.R.H.C.T.

LOT 10

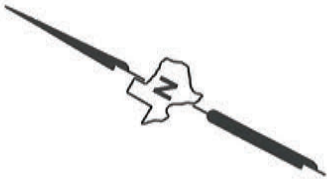
BLOCK 22

RIO FRESH, INC.
RESIDUE OF CALLED 1,153.95 AC.
VOL. 2486, PG. 829 D.R.H.C.T.
08/21/1987



MATCHLINE STA. 503+00 - SEE PG. 18

PAGE 17 OF 20



LINE TABLE		
LINE	BEARING	DISTANCE
L6	N54°44'46"W	87.61'



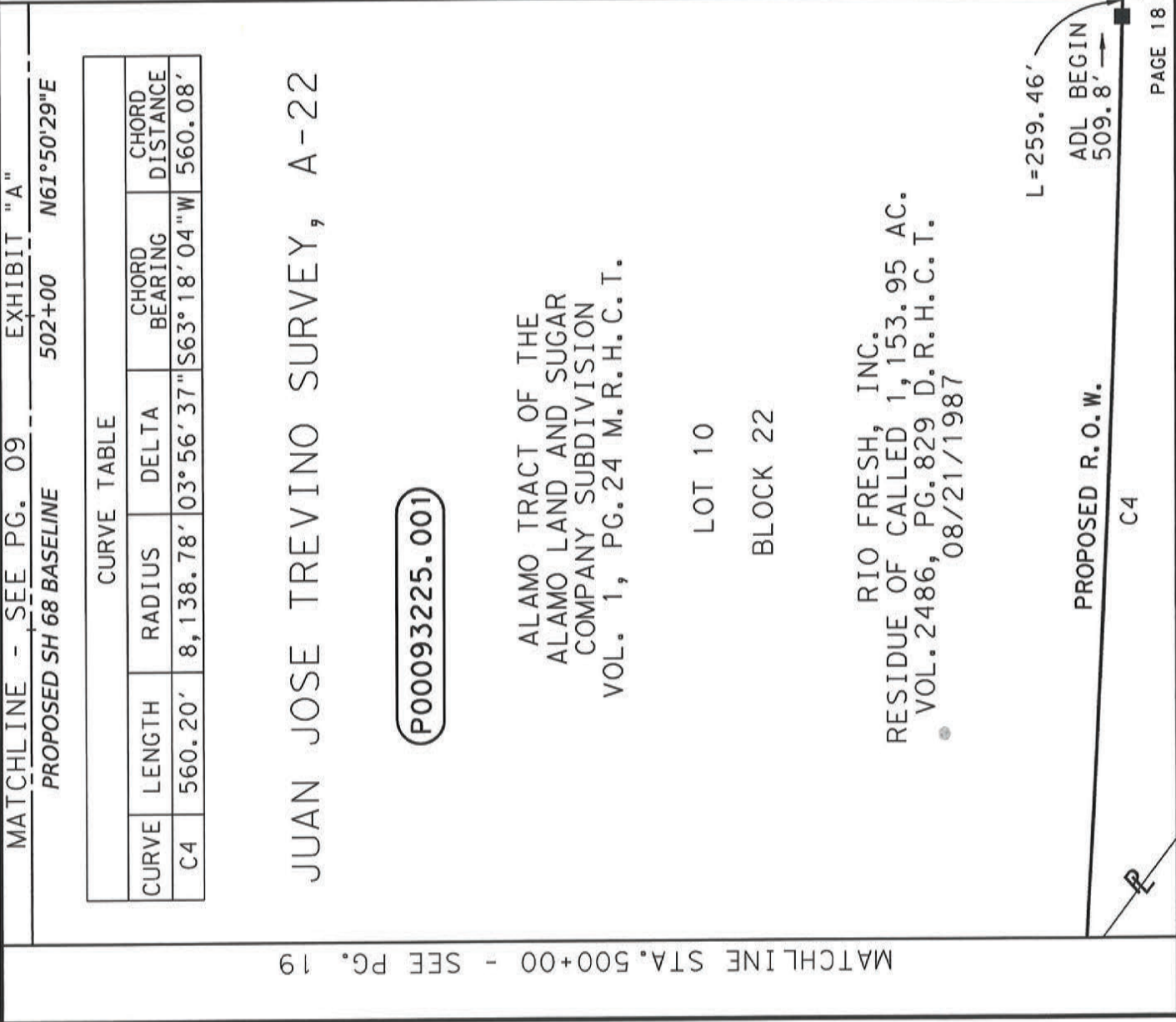


Texas Department of Transportation



12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093225.001
22.59 ACRES (983,930 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 1, 2025 SCALE: 1"=50'



MATCHLINE - SEE PG. 08 EXHIBIT "A"
PROPOSED SH 68 BASELINE 499+00 N61°50'29"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C4	560.20'	8,138.78'	03°56'37"	S63°18'04"W
				560.08'

JUAN JOSE TREVINO SURVEY, A-22

P00093225.001

RIO FRESH, INC.
RESIDUE OF CALLED 1,153.95 AC.
VOL. 2486, PG. 829 D.R.H.C.T.
08/21/1987

ALAMO TRACT OF THE
ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOL. 1, PG. 24
M.R.H.C.T.

LOT 15

KAREN VANDERPOOL
CALLED LOTS
15 & 16 BLOCK 22
DOC#3234864 O.R.H.C.T.
06/17/2021

LOT 10

BLOCK 22

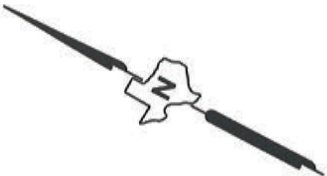
N87°26'11"W 990.55'

STA: 499+92.66
OFF: 335.73' RT

C4

MATCHLINE STA. 497+00 - SEE PG. 20

MATCHLINE STA. 500+00 - SEE PG. 18





Texas Department of Transportation

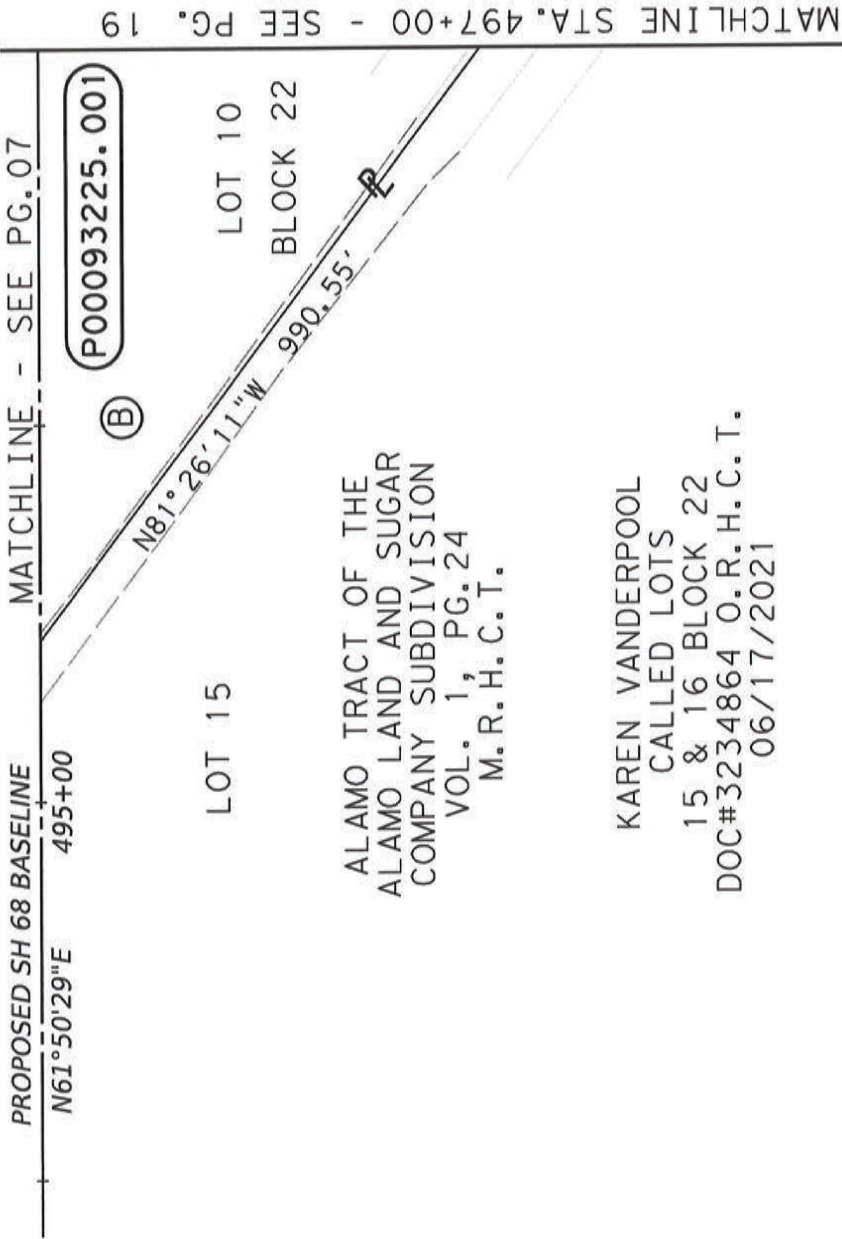


MCKIM & CREED

12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093225.001
22.59 ACRES (983,930 SQ. FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 1, 2025 SCALE: 1"=50'

EXHIBIT "A"



(B) RIO FRESH, INC.
RESIDUE OF
CALLED 1,153.95 AC.
VOL. 2486, PG. 829
D.R.H.C.T.
08/21/1987

JUAN JOSE TREVINO SURVEY, A-22

	 12718 Century Drive, Stafford, TX 77477, 281.491.2525, www.mckimcreed.com TBPELS Firm Registration No. 101776-00
PARCEL PLAT SHOWING PARCEL P00093225.001 22.59 ACRES (983,930 SQ. FT.) SH 68 HIDALGO COUNTY, TEXAS RCSJ: 3629-02-003 CCSJ: 3629-02-002 ROW PROJ. ID: R00017650 AUGUST 1, 2025 SCALE: 1"=50'	

GRAPHIC SCALE



REVISED July 10, 2026
August 29, 2025
Parcel P00093232.001
Page 1 of 13

County: Hidalgo
Highway: SH 68
Limits: From 365 Tollway to IH 2
Project ID: R00017650
RCSJ: 3629-02-003
CCSJ: 3629-02-002

PROPERTY DESCRIPTION FOR PARCEL P00093232.001

Being a 13.48-acre (587,120 square feet) parcel of land situated in the Juan Jose Trevino Survey, Abstract No. 22, Hidalgo County, Texas, out of Blocks 2 & 3 of the C.H. Swallow and Company Subdivision (C.H. Swallow Subd.), recorded in Volume 2, Page 3 of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), also being out of a called 67.32-acre tract of land (Property F) conveyed from Rebecca B. Phillips and Melvin E. Phillips to 2009 Llano Grande, LP (Llano Grande tract) by General Warranty Deed, recorded December 2, 2009, under Document No. 2009-2055911 of the Official Records of Hidalgo County, Texas (O.R.H.C.T.), said 13.48-acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with yellow plastic cap (bent) found for an angle point in the line common to said Llano Grand Tract and a called 35.32-acre tract of land (Tract 1) conveyed from Texas Land Conservancy to Valley Land Fund, Inc., by Special Warrant Deed recorded May 1, 2012 under Document No. 2012-2303815 of the O.R.H.C.T., thence as follows;

South 57°08'09" East, along the line common to said Llano Grande Tract and said 35.32-acre tract, at 607.17 feet passing the common northerly corner of Block 1 and Block 3 of said C.H. Swallow Subd., continuing along the line common to Llano Grande Tract and said 35.32-acre tract, a total distance of 881.60 feet to an angle point;

South 33°38'09" East, continuing along the line common to said Llano Grande Tract and said 35.32-acre tract, a distance of 318.38 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the point of intersection with the proposed northerly ROW line and Access Denial Line (ADL) of State Highway 68 (SH 68) (width varies), being the **POINT OF BEGINNING** of the herein described parcel, (N= 16,572,531.61, E= 1,116,016.10), being 221.51 feet left of SH 68 Baseline Station 532+55.92;

1. **THENCE**, South 33°38'09" East, continuing along the line common to said Llano Grande tract and said 35.32-acre tract, a distance of 198.67 feet to an angle point;

REVISED July 10, 2026

August 29, 2025

Parcel P00093232.001

Page 2 of 13

2. **THENCE**, South $00^{\circ}51'51''$ West, continuing along the line common to said Llano Grande tract and said 35.32-acre tract, a distance of 268.41 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the point of intersection with the proposed southerly ROW line and ADL of said SH 68, being 210.95 feet right of Baseline Station 531+44.66;
3. **THENCE**, South $64^{\circ}35'17''$ West, along the proposed southerly ROW line and ADL of said SH 68, a distance of 228.59 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point, being 200.00 feet right of SH 68 Baseline Station 529+16.33;**
4. **THENCE**, South $61^{\circ}50'29''$ West, continuing along the proposed southerly ROW line and ADL of said SH 68, passing at a distance of 416.33 feet a 5/8-inch iron rod with TxDOT aluminum cap set at 200.00 feet left of SH 68 Baseline Station 525+00.00, continuing a total distance of 851.45 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the point of intersection with the existing northerly ROW line of Juan Balli Road (undetermined width), as dedicated by said C.H. Swallow Subd., being 200.00 feet right of SH 68 Baseline Station 520+64.88;**
5. **THENCE**, North $81^{\circ}18'29''$ West, along the existing northerly ROW line of said Juan Balli Road, a distance of 721.71 feet to a 5/8-inch iron rod with TxDOT aluminum cap set at the point of intersection with the proposed northerly ROW line and ADL of said SH 68 for the southwest corner of the herein described parcel, being 232.83 feet left of SH 68 Baseline Station 514+87.37;**
6. **THENCE**, North $65^{\circ}48'07''$ East, along the proposed northerly ROW line and ADL of said SH 68, a distance of 475.30 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point, being 200.00 feet left of SH 68 Baseline Station 519+61.54;**
7. **THENCE**, North $61^{\circ}50'29''$ East, continuing along the proposed northerly ROW line and ADL of said SH 68, passing at a distance of 538.46 feet a 5/8-inch iron rod with TxDOT cap set at 200.00 feet left of SH 68 Baseline Station 525+00.00, continuing a total distance of 979.50 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point, being 200.00 feet left of SH 68 Baseline Station 529+41.04;**
8. **THENCE**, North $57^{\circ}55'57''$ East, continuing along the proposed northerly ROW line and ADL of said SH 68, a distance of 315.61 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 13.48-acres (587,120 square feet) of land.

REVISED July 10, 2026
August 29, 2025
Parcel P00093232.001
Page 3 of 13

All bearings and coordinates are based on the Texas Coordinate System, South Zone (4205), North American Datum 1983 (2011 adjustment), Epoch 2010.00.

Coordinates and distances are U.S. Survey Feet displayed in surface values and may be converted to grid by dividing by the TxDOT Combined Scale Factor (1.00004).

Field Surveys performed during the months of April 2024 through August 2025.

Abstracting research performed by McKim & Creed, Inc. during the months of April through November 2024.

Access will not be permitted to the remainder property abutting the highway facility.

A parcel plat of even date accompanies this property description.

** 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.

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

 07/10/2026

Richard R. Dorr, R.P.L.S. #4780
McKim & Creed, Inc.
12718 Century Drive, Stafford, Texas 77477
(281) 491-2525
TBPELS Firm No. 10177600
DATE August 29, 2025
REVISED July 10, 2026 to correct access note

I:\06176\0068\Geomatics\70-Record\Parcel M&B info\P00093232.001_(45).docx



EXHIBIT "A"

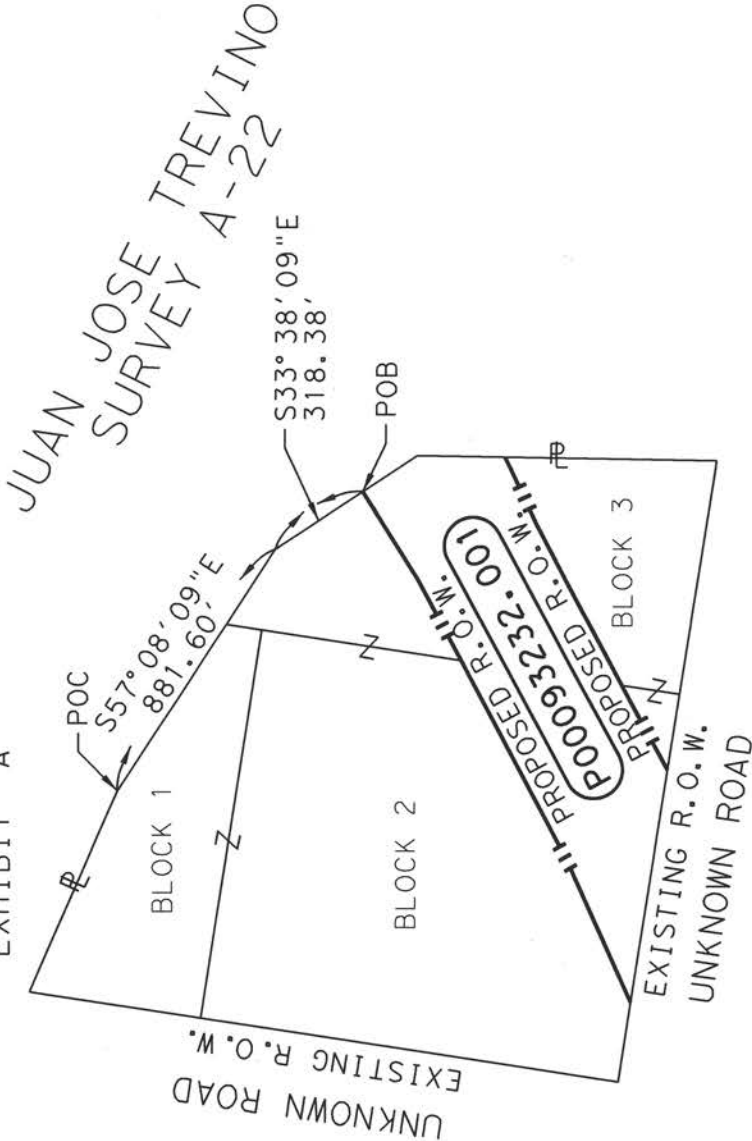
- LEGEND
- EXISTING RIGHT OF WAY LINE
 - PROPOSED RIGHT OF WAY LINE
 - PROPOSED ACCESS DENIAL LINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - PROPERTY LINE
 - CONTINUOUS OWNERSHIP
 - SURVEY LINE
 - CITY LIMIT LINE
 - = FOUND 5/8" IRON ROD WITH TXDOT ALUM CAP (UNLESS NOTED OTHERWISE).
 - = ADL = BEGIN / END ACCESS DENIAL LINE
 - ⊙ = FND MONUMENT (AS NOTED)
 - = SET 5/8" IR W/CAP STAMPED "MCKIM & CREED"
 - = SET 5/8" IRON ROD WITH TXDOT ALUM CAP (UNLESS NOTED OTHERWISE).

D.R.H.C.T. = DEED RECORDS HIDALGO COUNTY, TEXAS
O.R.H.C.T. = OFFICIAL RECORDS HIDALGO COUNTY, TEXAS
M.R.H.C.T. = MAP RECORDS HIDALGO COUNTY, TEXAS
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT OF WAY
N.T.S. = NOT TO SCALE

** THE MONUMENT DESCRIBED 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.

GENERAL NOTES

- ABSTRACTING WAS PERFORMED BY MCKIM & CREED, INC. ABSTRACT DATE: APRIL 2024 THROUGH NOVEMBER 2024.
- BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM (NAD) 1983, 2011 ADJUSTMENT, EPOCH 2010.00.
- ALL COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING THE TXDOT COMBINED SCALE FACTOR OF 1.00004.
- BASELINE STATION/OFFSET INFORMATION IS BASED ON TXDOT'S PROJECT SCHEMATIC DATED: 11/03/2021, PROJECT CONTROL SECTION JOB: 0921-02-142.
- PROJECT CONTROL WAS ESTABLISHED BY AG3 GROUP LLC. IN 2024.
- FIELD SURVEYS WERE PERFORMED BETWEEN APRIL 2024 AND AUGUST 2025.
- PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALCULATED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.
- A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.



PARENT TRACT INSET

N.T.S.

LEGEND CONTINUED

- STA = BASELINE STATION
- O/S = BASELINE OFFSET
- DOC = DOCUMENT

I, RICHARD R. DORR, HEREBY CERTIFY THAT THE PARCEL PLAT AND ACCOMPANYING METES AND BOUNDS DESCRIPTION CONFORM TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. (TBPELS)



Richard R. Dorr
RICHARD R. DORR, RPLS NO. 4780

DATE
07/10/2026

REVISED JULY 10, 2026 TO CORRECT ACCESS NOTE			
PARCEL	REMAINDER	AREA	
PARENT TRACT TOTAL AREA	ACQUISITION AREA	REMAINDER AREA	CALC. REMAINDER AREA
63.00 AC. (CALCULATED)	13.48 AC. (587,120 SQ.FT.)	42.39 AC. (LT)	7.135 AC. (RT)
 Texas Department of Transportation			
12718 Century Drive, Stafford, TX 77477, 281.491.2525, www.mckimcreed.com TBPELS Firm Registration No. 101776-00			
MCKIM & CREED			
SHOWING			
PARCEL PLAT			
PARCEL P00093232.001			
13.48 ACRES (587,120 SQ. FT.)			
SH 68 HIDALGO COUNTY, TEXAS			
RCSJ: 3629-02-003 CCSJ: 3629-02-002			
ROW PROJ. ID: R00017650			
AUGUST 29, 2025			
N.T.S.			

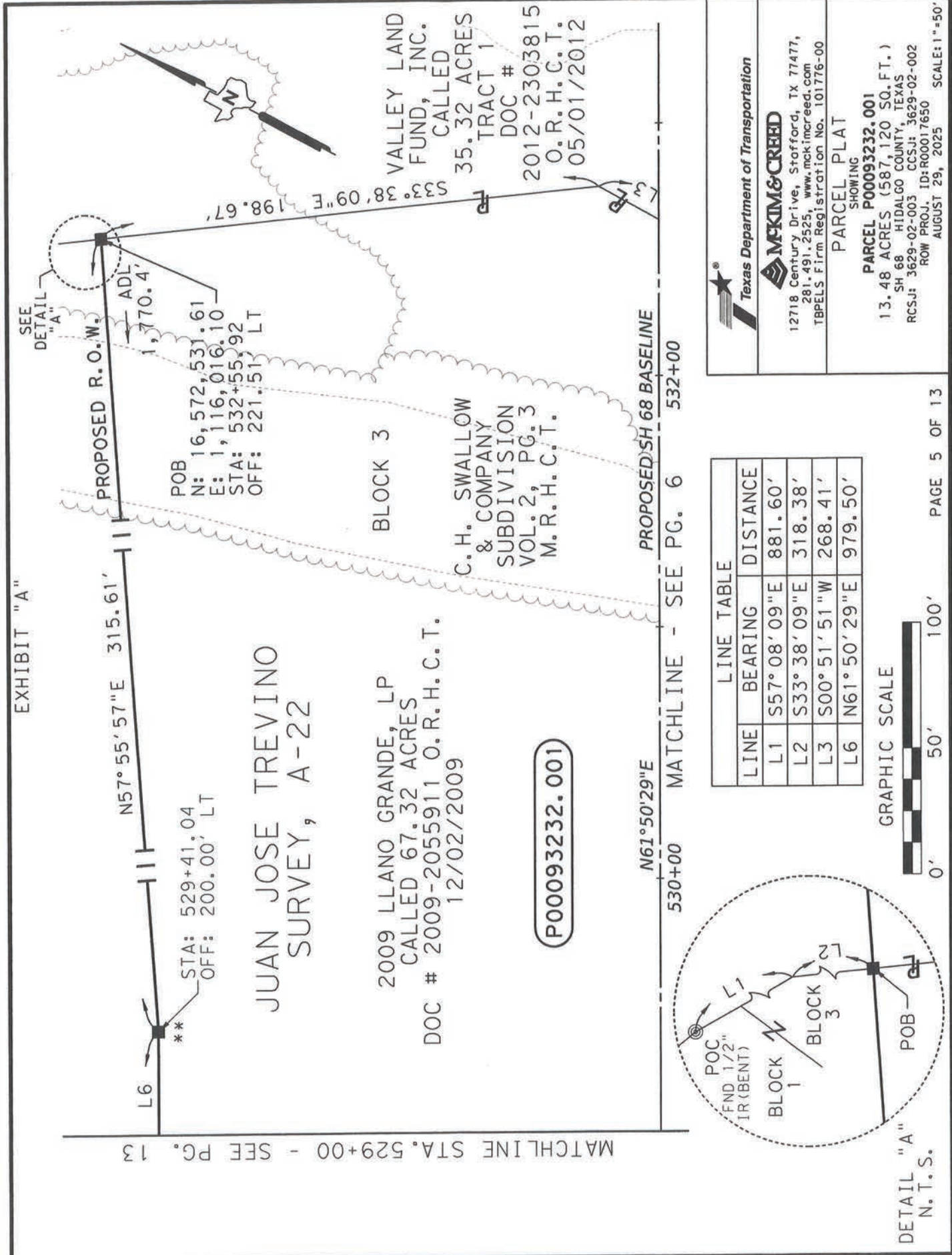
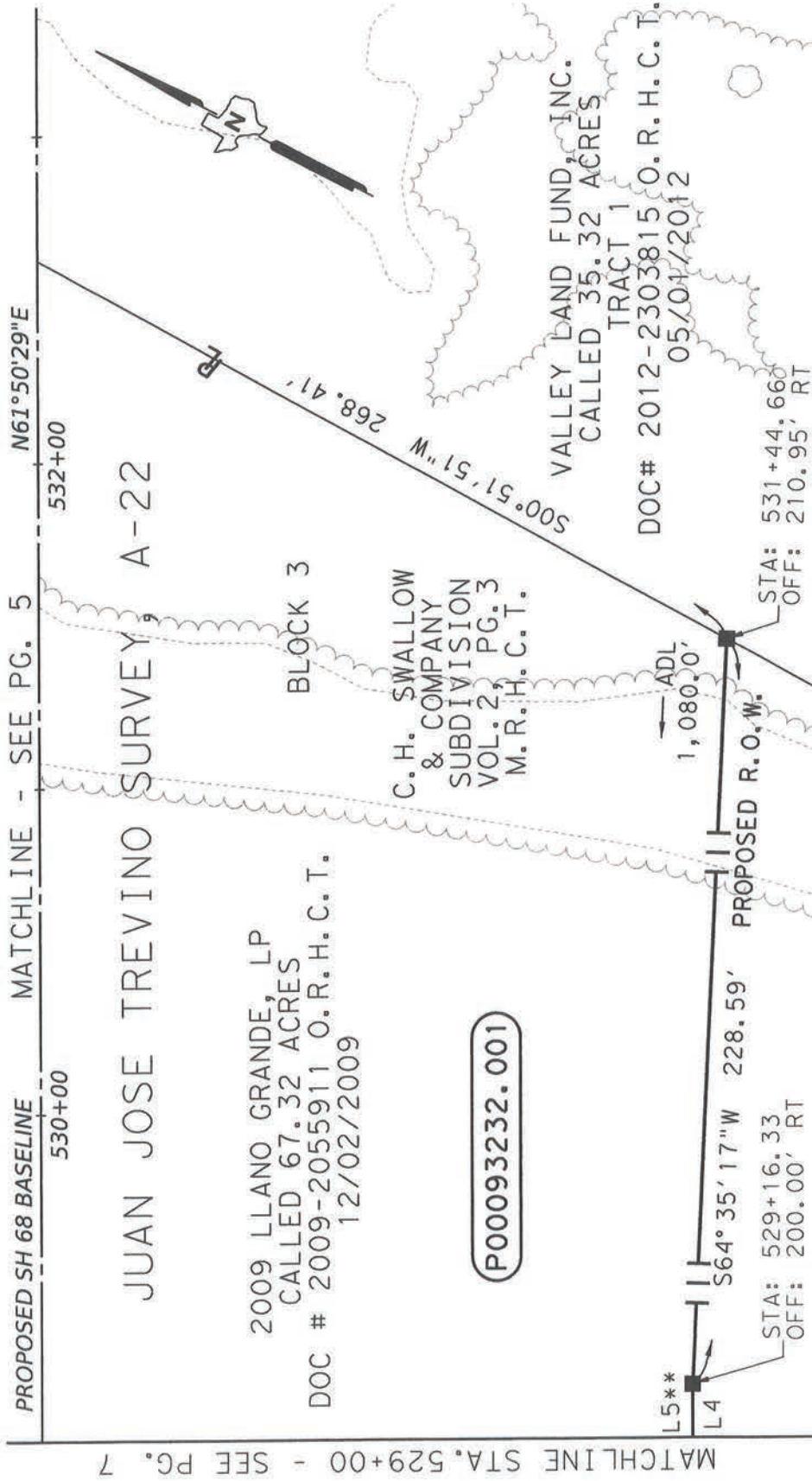


EXHIBIT "A"



P00093232.001

LINE TABLE	
LINE	BEARING DISTANCE
L4	S61°50'29"W 851.45'
L5	S61°50'29"W 416.33'

GRAPHIC SCALE

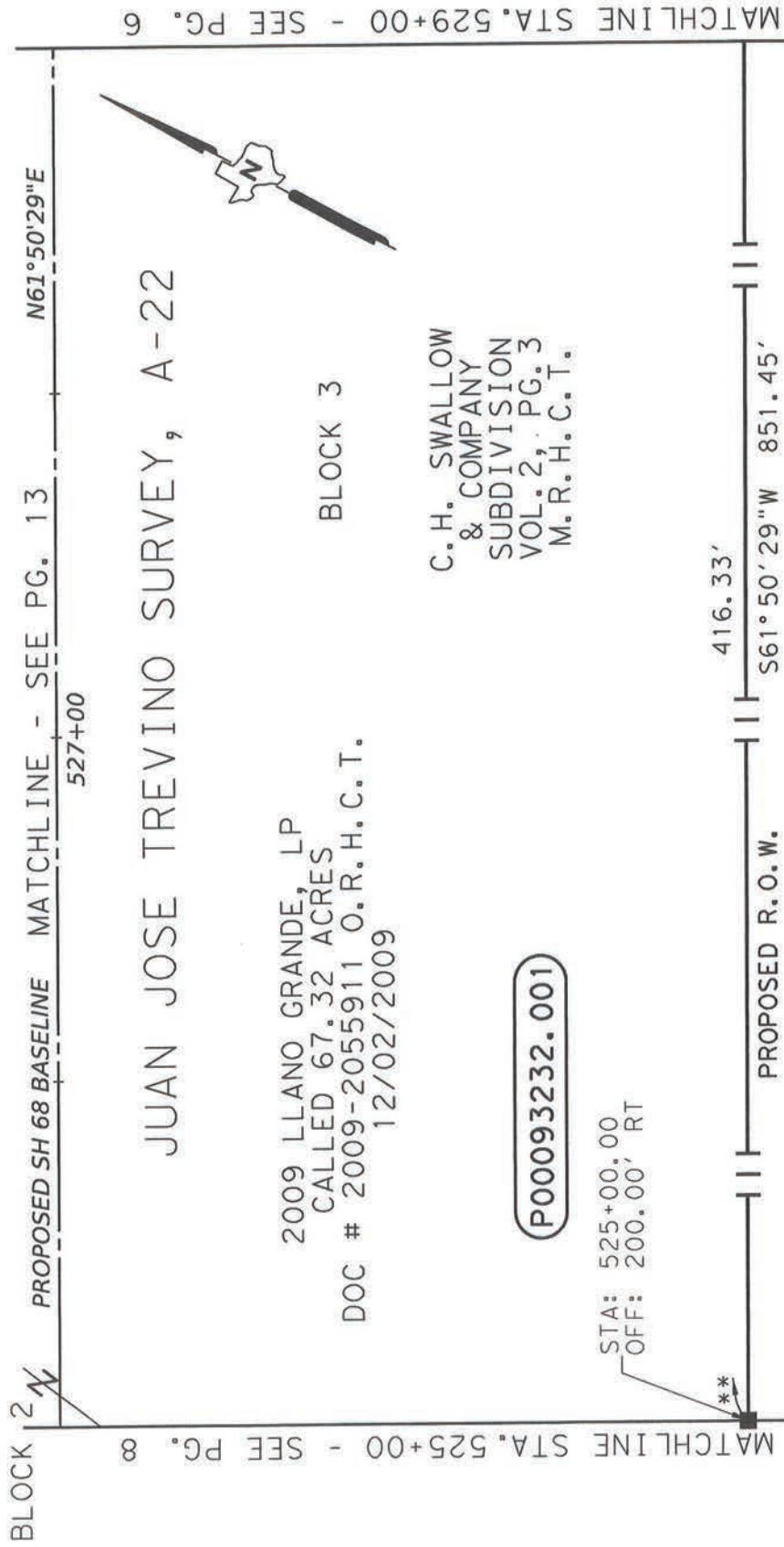


Texas Department of Transportation

12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT
SHOWING
PARCEL P00093232.001
13.48 ACRES (587,120 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 29, 2025 SCALE: 1"=50'

EXHIBIT "A"

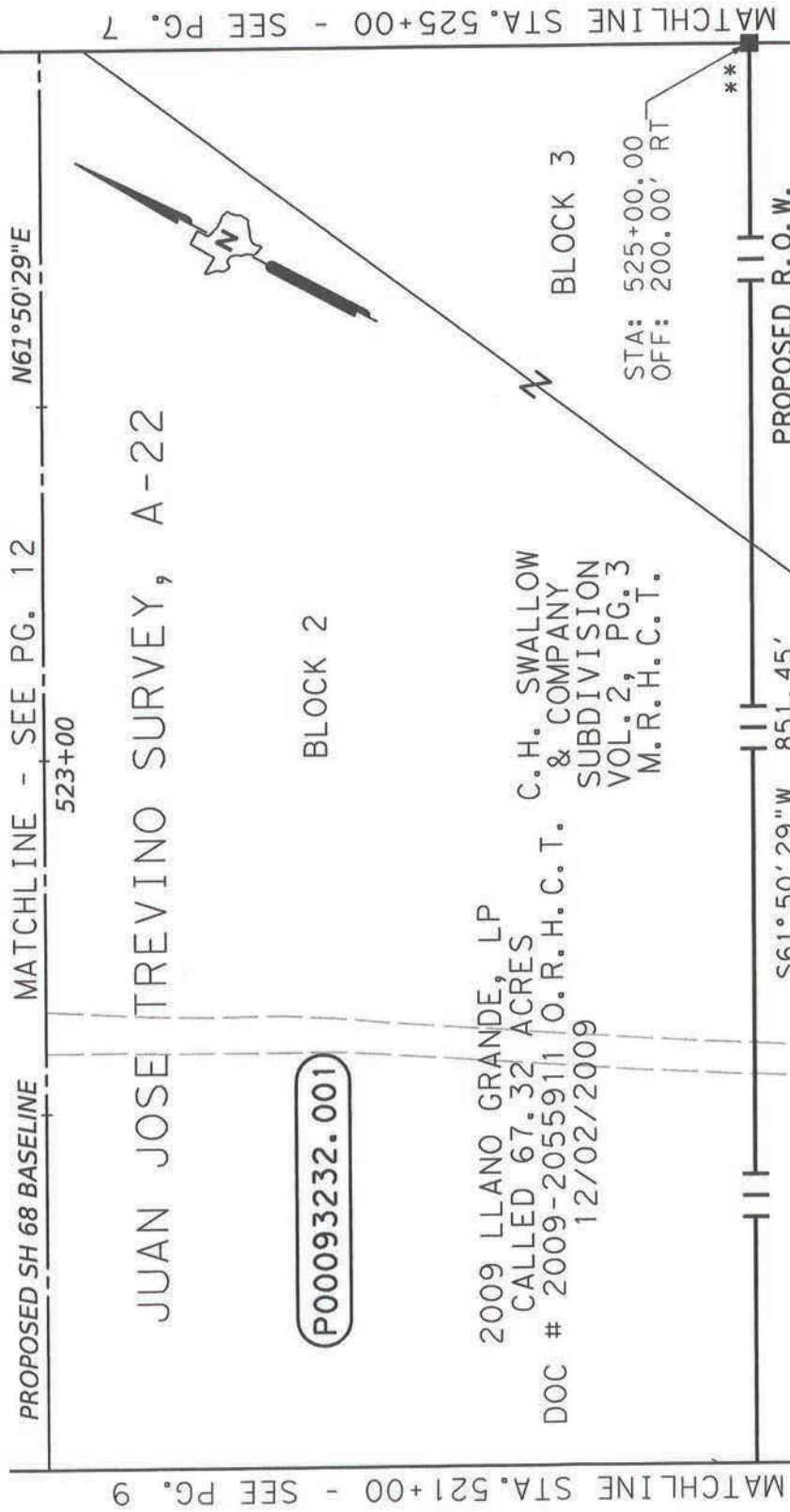


Texas Department of Transportation	12718 Century Drive, Stafford, TX 77477, 281.491.2525, www.mckimcreed.com TBPELS Firm Registration No. 101776-00
PARCEL PLAT SHOWING PARCEL P00093232.001 13.48 ACRES (587,120 SQ.FT.) SH 68 HIDALGO COUNTY, TEXAS RCSJ: 3629-02-003 CCSJ: 3629-02-002 ROW PROJ. ID: R00017650 AUGUST 29, 2025 SCALE: 1"=50'	

GRAPHIC SCALE



EXHIBIT "A"



EXISTING R.O.W.
JUAN BALLI ROAD
(UNDETERMINED R.O.W. WIDTH)
(VOL. 2, PG. 3 M.R.H.C.T.)

GRAPHIC SCALE



PAGE 8 OF 13

	McKIM & CREED 12718 Century Drive, Stafford, TX 77477, 281.491.2525, www.mckimcreed.com TBPELS Firm Registration No. 101776-00
PARCEL PLAT SHOWING PARCEL P00093232.001 13.48 ACRES (587,120 SQ. FT.) SH 68 HIDALGO COUNTY, TEXAS RCSJ: 3629-02-003 CCSJ: 3629-02-002 ROW PROJ. ID: R00017650 AUGUST 29, 2025 SCALE: 1"=50'	



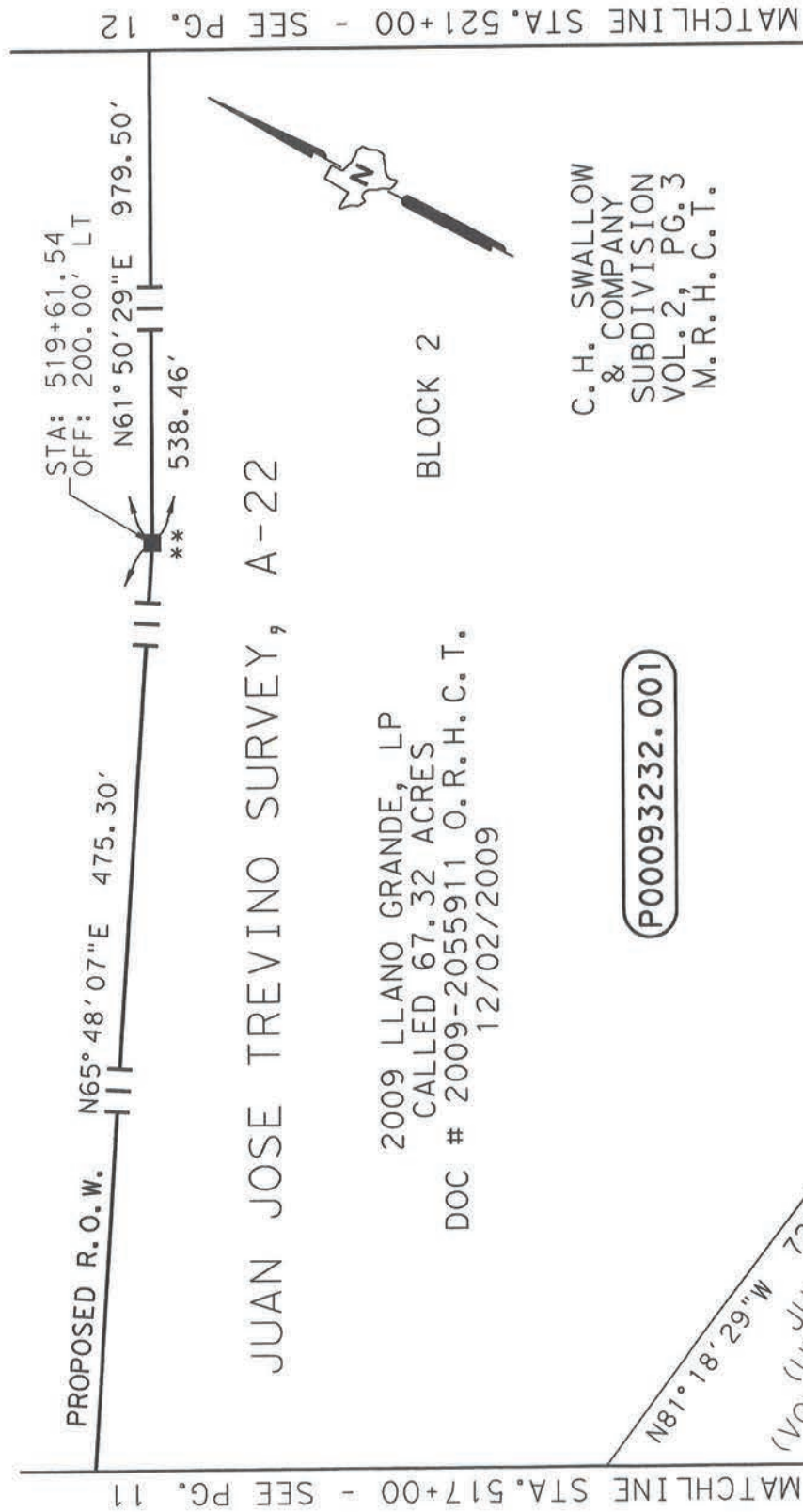
LINE TABLE		
LINE	BEARING	DISTANCE
L4	S61° 50' 29" W	851.45'

GRAPHIC SCALE



PAGE 9 OF 13

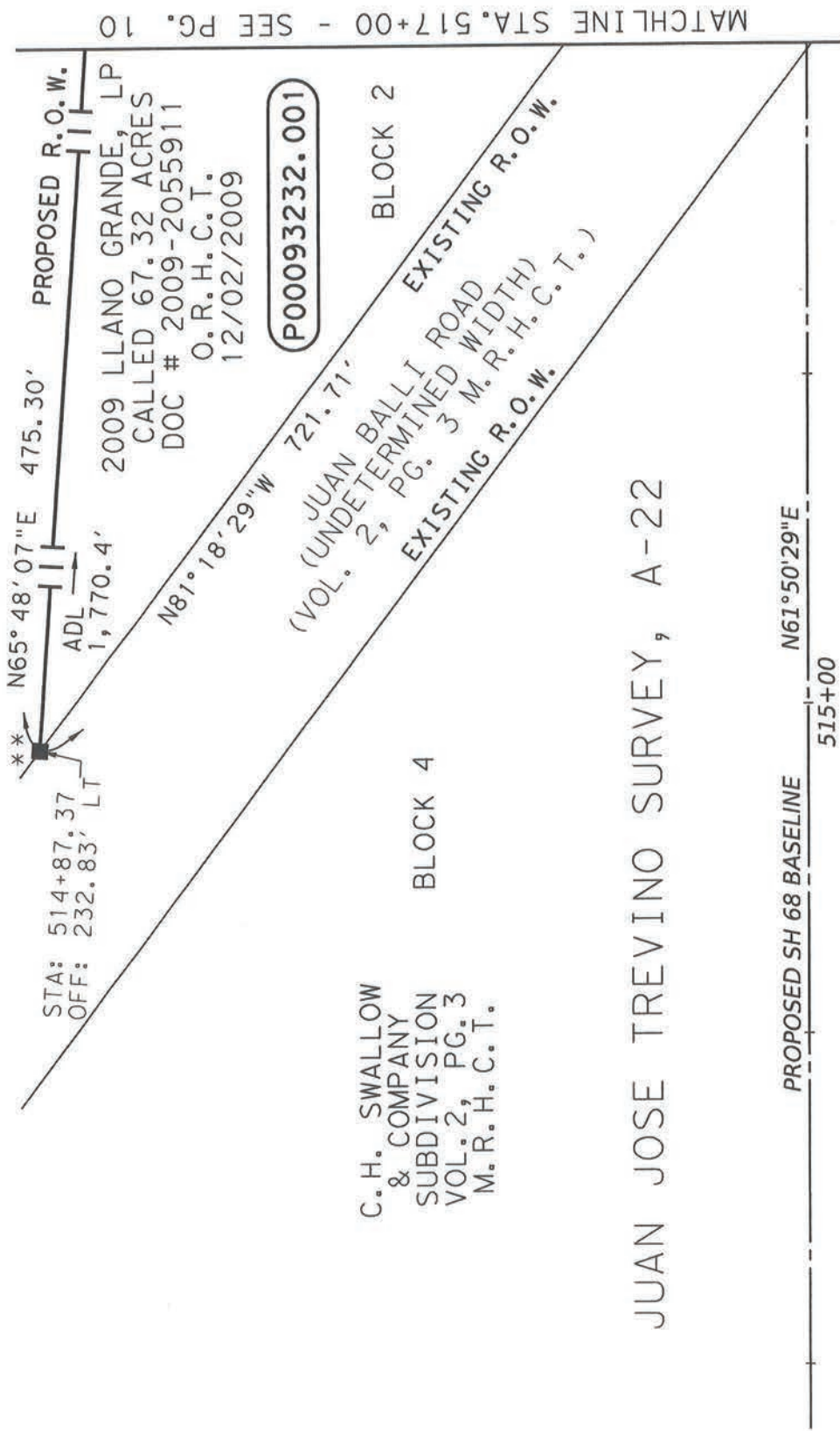
EXHIBIT "A"



 12718 Century Drive, Stafford, TX 77477, 281.491.2525, www.mckimcreed.com TBPELS Firm Registration No. 101776-00
PARCEL PLAT SHOWING PARCEL P00093232.001 13.48 ACRES (587,120 SQ. FT.) SH 68 HIDALGO COUNTY, TEXAS RCSJ: 3629-02-003 CCSJ: 3629-02-002 ROW PROJ. ID: R00017650 AUGUST 29, 2025 SCALE: 1"=50'



EXHIBIT "A"

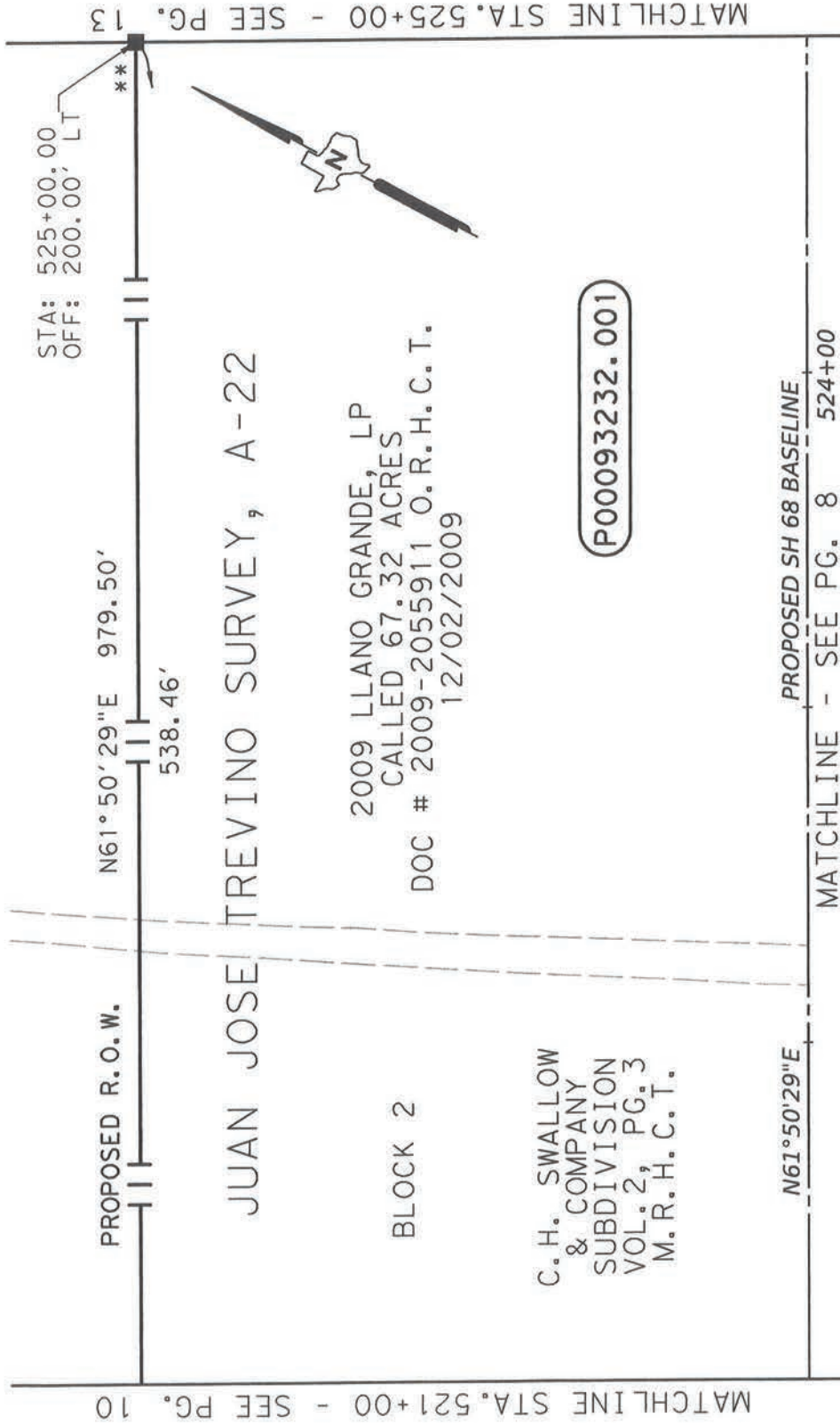


	TEXAS DEPARTMENT OF TRANSPORTATION
	MCKIM & CREED 12718 Century Drive, Stafford, TX 77477, 281.491.2525, www.mckimcreed.com TBP&S Firm Registration No. 101776-00
PARCEL PLAT SHOWING PARCEL P00093232.001 13.48 ACRES (587,120 SQ.FT.) SH 68 HIDALGO COUNTY, TEXAS RCSJ: 3629-02-003 CCSJ: 3629-02-002 ROW PROJ. ID: R00017650 AUGUST 29, 2025 SCALE: 1"=50'	

GRAPHIC SCALE



EXHIBIT "A"

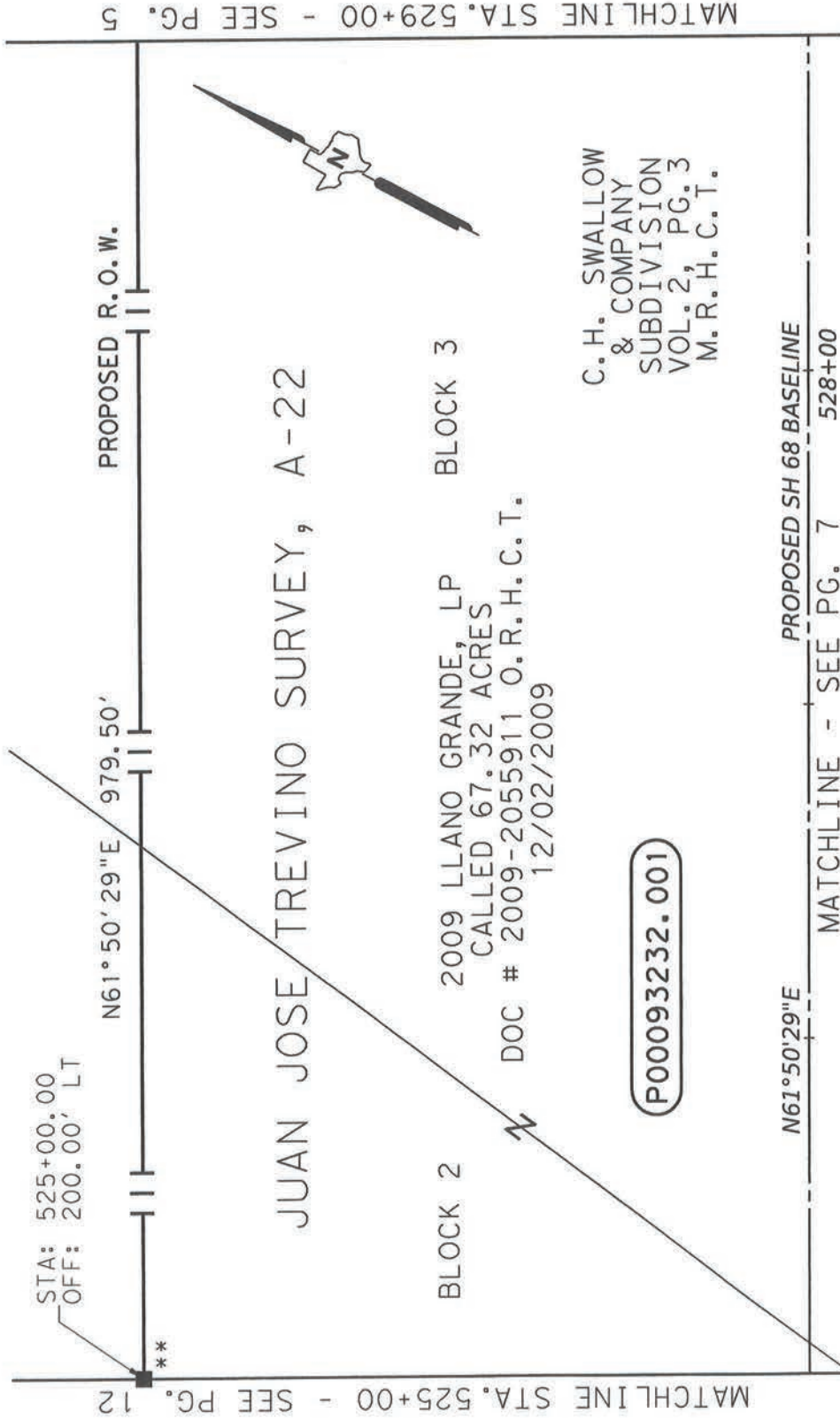


Texas Department of Transportation	12718 Century Drive, Stafford, TX 77477, 281.491.2525, www.mckimcreed.com TBPELS Firm Registration No. 101776-00
PARCEL PLAT SHOWING PARCEL P00093232.001 13.48 ACRES (587,120 SQ. FT.) SH 68 HIDALGO COUNTY, TEXAS RCSJ: 3629-02-003 CCSJ: 3629-02-002 ROW PROJ. ID: R00017650 AUGUST 29, 2025 SCALE: 1"=50'	

GRAPHIC SCALE



EXHIBIT "A"



GRAPHIC SCALE



Texas Department of Transportation	12718 Century Drive, Stafford, TX 77477, 281.491.2525, www.mkimcreed.com TBEELS Firm Registration No. 101776-00
PARCEL PLAT SHOWING PARCEL P00093232.001 13.48 ACRES (587,120 SQ.FT.) SH 68 HIDALGO COUNTY, TEXAS RCSJ: 3629-02-003 CCSJ: 3629-02-002 ROW PROJ. ID: R00017650 AUGUST 29, 2025 SCALE: 1"=50'	

REVISED July 10, 2026
August 1, 2025
Parcel P00093233.001
Page 1 of 8

County: Hidalgo
Highway: SH 68
Limits: From 365 Tollway to IH 2
Project ID: R00017650
RCSJ: 3629-02-003
CCSJ: 3629-02-002

PROPERTY DESCRIPTION FOR PARCEL P00093233.001

Being a 5.407-acre (235,507 square feet) parcel of land situated in the Juan Jose Trevino Survey, A-22, Hildago County, Texas, out of Block 4 of the C.H. Swallow and Company Subdivision (C.H. Swallow Subd.), recorded in Volume 2, Page 3 of the Map Records of Hidalgo County, Texas (M.R.H.C.T.), and out of a called 97.68-acre tract (Property E) conveyed from Rebecca B. Phillips and Melvin E. Phillips to 2009 Llano Grande, LP (Llano Grande tract), by General Warranty Deed recorded December 2, 2009 under Document No. 2009-2055911 of the Official Records of Hidalgo County, Texas (O.R.H.C.T.), said 5.407-acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at the point of intersection of the line common to said Block 4 and Block 6 of said C.H. Swallow Subd. with a northeasterly line of a tract of land (no acreage stated) out of said Block 4, conveyed from F.E. and J.A. Knapp Limited Partnership to Francis E. Knapp, Jr. Family Trust (Knapp tract), by General Warranty Deed recorded September 20, 2004 under Document No. 1383210 of the O.R.H.C.T. and a southwesterly line of said Llano Grande Tract, said line common to said Llano Grande Tract and said Knapp Tract being established by deed recorded November 29, 1933 in Volume 384, Page 65 of the Deed Records of Hidalgo County, Texas (D.R.H.C.T.), from which a 1/2-inch iron rod with cap stamped "CDS MUERY SA TX" found, bears South 39°39'30" East, 1.04 feet;

North 13°38'26" West, along the line common to said Knapp Tract and said Llano Grande tract, a distance of 803.50 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the point of intersection with the proposed southerly ROW line of State Highway 68 (SH 68) and an Access Denial Line (ADL), for the **POINT OF BEGINNING** of the herein described parcel (N=16,571,110.81, E=1,114,343.95), being 242.02 feet right of SH 68 Baseline Station 511+11.17;

1. **THENCE**, North 13°38'26" West, continuing along the line common to said Knapp Tract and said Llano Grande tract, a distance of 508.31 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the point of intersection with the proposed northerly ROW line and ADL of said SH 68, being 250.05 feet left of SH 68 Baseline Station 512+38.59;
2. **THENCE**, North 65°48'07" East, along the proposed northerly ROW line and ADL of said SH 68, a distance of 138.88 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the point of intersection with the existing southerly ROW line of Juan Balli Road (undetermined width), as dedicated by said C.H. Swallow Subd., being 240.46 feet left of SH 68 Baseline Station 513+77.15;**

REVISED July 10, 2026
August 1, 2025
Parcel P00093233.001
Page 2 of 8

3. **THENCE**, South $81^{\circ}18'29''$ East, along the existing southeasterly ROW line of said Juan Balli Road, a distance of 736.10 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for the point of intersection with the proposed southerly ROW line and ADL of said SH 68, being 201.00 feet right of SH 68 Baseline Station 519+66.17;**
4. **THENCE**, South $59^{\circ}05'41''$ West, along the proposed southerly ROW line and ADL of said SH 68, a distance of 855.99 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 5.407-acres (235,507 square feet) of land.

All bearings and coordinates are based on the Texas Coordinate System, South Zone (4205), North American Datum 1983 (2011 adjustment), Epoch 2010.00.

Coordinates and distances are U.S. Survey Feet displayed in surface values and may be converted to grid by dividing by the TxDOT Combined Scale Factor (1.00004).

Field Surveys performed during the months of April 2024 through August 2025.

Abstracting research performed by McKim & Creed, Inc. during the months of April through November 2024.

Access will not be permitted to the remainder property abutting the highway facility.

A parcel plat of even date accompanies this property description.

** 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.

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

 07/10/2026

Richard R. Dorr, R.P.L.S. #4780
McKim & Creed, Inc.
12718 Century Drive, Stafford, Texas 77477
(281) 491-2525
TBPELS Firm No. 10177600
DATE August 1, 2025
REVISED July 10, 2026 to correct access note



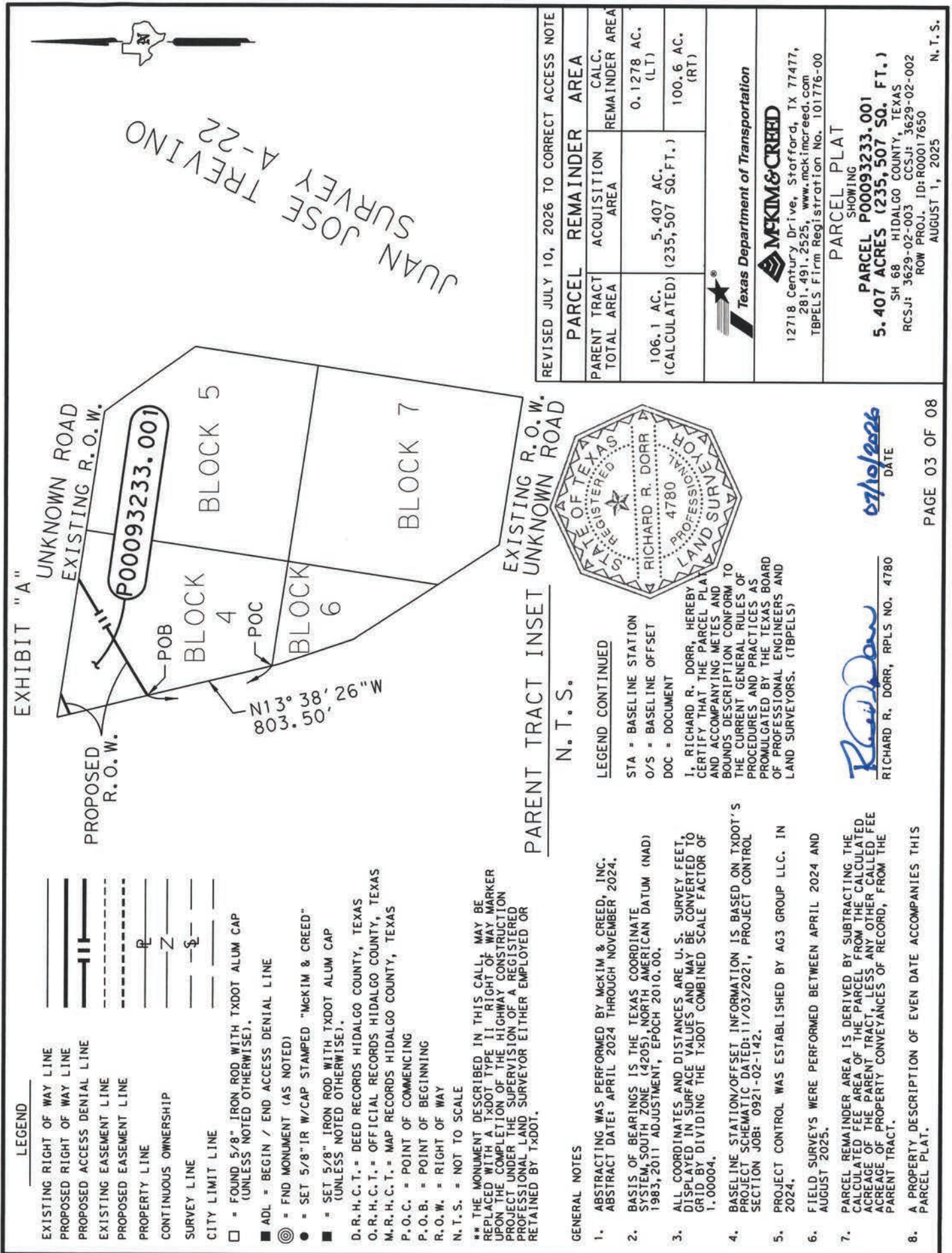
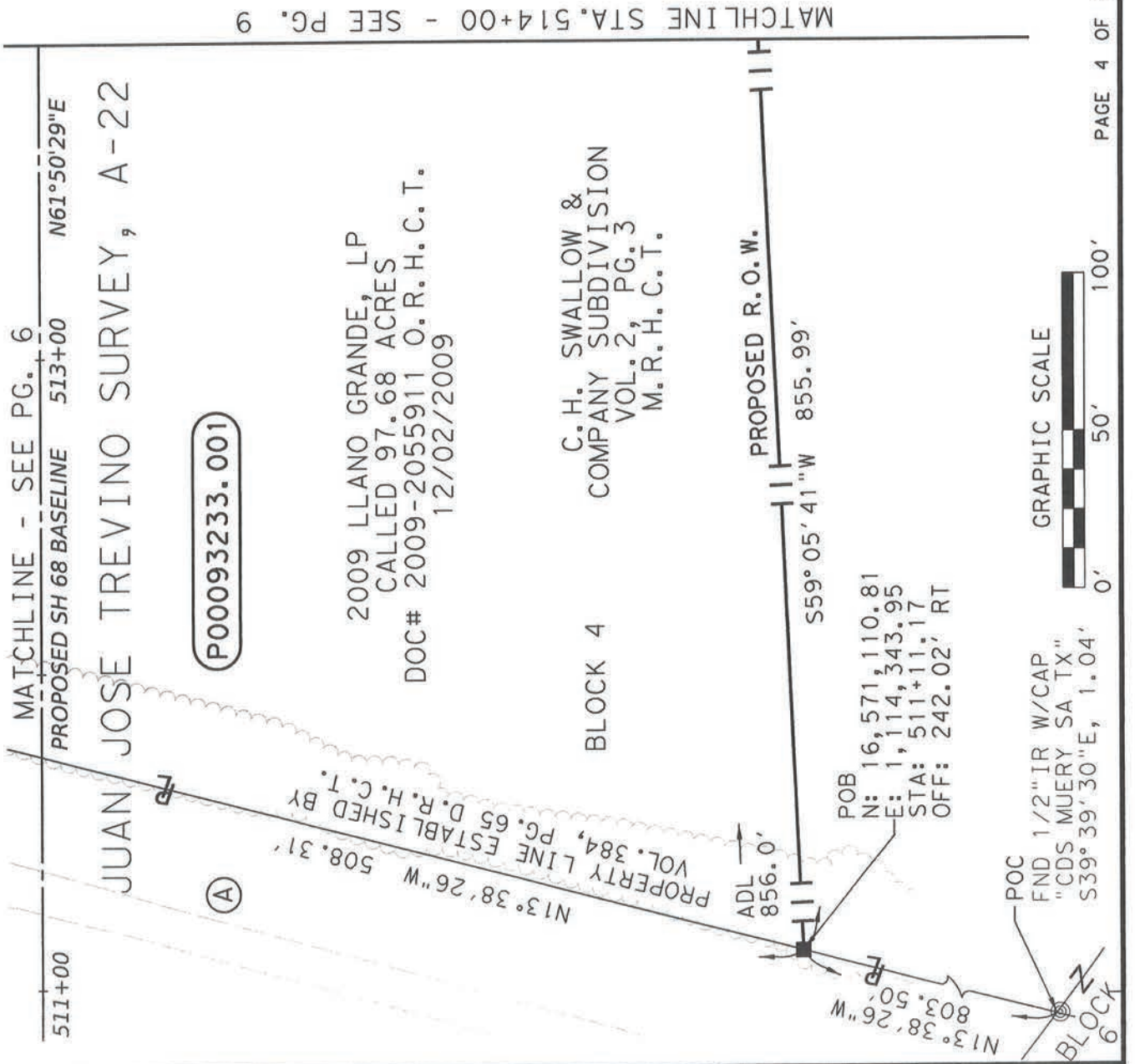


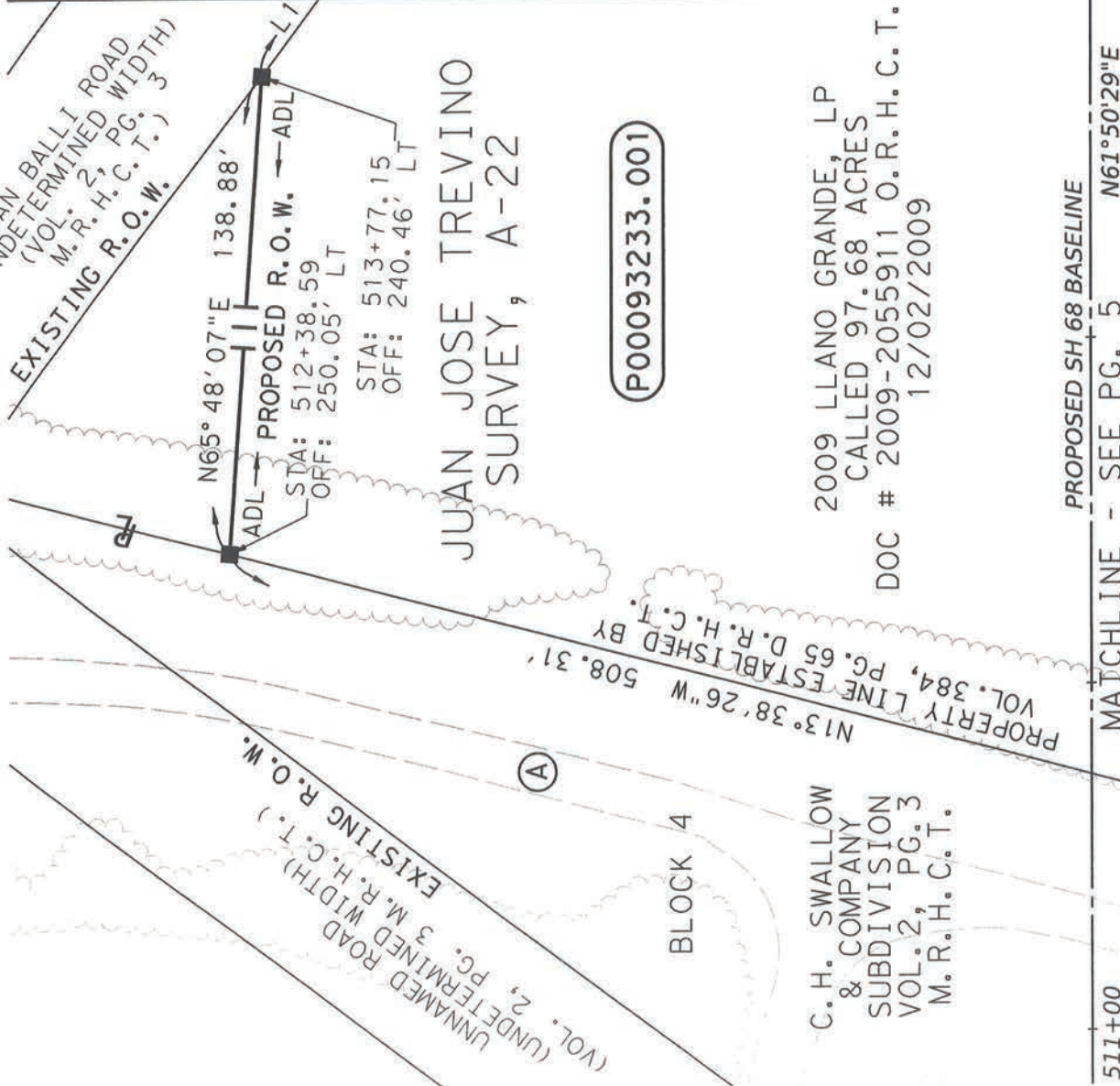
EXHIBIT "A"



(A) FRANCIS E. KNAPP, JR.
FAMILY TRUST
DOC# 1383210 O.R.H.C.T.
09/20/2004

	Texas Department of Transportation
	MCKIM & CREED 12718 Century Drive, Stafford, TX 77477, 281.491.2525, www.mckimcreed.com TBP&S Firm Registration No. 101776-00
PARCEL PLAT SHOWING PARCEL P00093233.001 5.406 ACRES (235,507 SQ.FT.) SH 68 HIDALGO COUNTY, TEXAS RCSJ: 3629-02-003 CCSJ: 3629-02-002 ROW PROJ. ID: R00017650 AUGUST 1, 2025 SCALE: 1"=50'	

EXHIBIT "A"



Texas Department of Transportation

MCKIM & CREED
12718 Century Drive, Stafford, TX 77477,
281.491.2525, www.mckimcreed.com
TBPELS Firm Registration No. 101776-00

PARCEL PLAT

SHOWING
PARCEL P00093233.001
5.406 ACRES (235,507 SQ.FT.)
SH 68 HIDALGO COUNTY, TEXAS
RCSJ: 3629-02-003 CCSJ: 3629-02-002
ROW PROJ. ID: R00017650
AUGUST 1, 2025 SCALE: 1"=50'

EXHIBIT "A"

C.H. SWALLOW
& COMPANY
SUBDIVISION
VOL. 2, PG. 3
M.R.H.C.T.

BLOCK 2

JUAN JOSE TREVINO
SURVEY, A-22

BLOCK 4

S81°18'29"E 736.10'
(VOL. 2, PG. 3 M.R.H.C.T.)
JUAN BALLI ROAD
(UNDETERMINED WIDTH)
EXISTING R.O.W.

P00093233.001

2009 LLANO GRANDE, LP
CALLED 97.68 ACRES
DOC # 2009-2055911 O.R.H.C.T.
12/02/2009

MATCHLINE STA. 514+00 - SEE PG. 6

N61°50'29"E

PROPOSED SH 68 BASELINE

515+00

MATCHLINE - SEE PG. 9

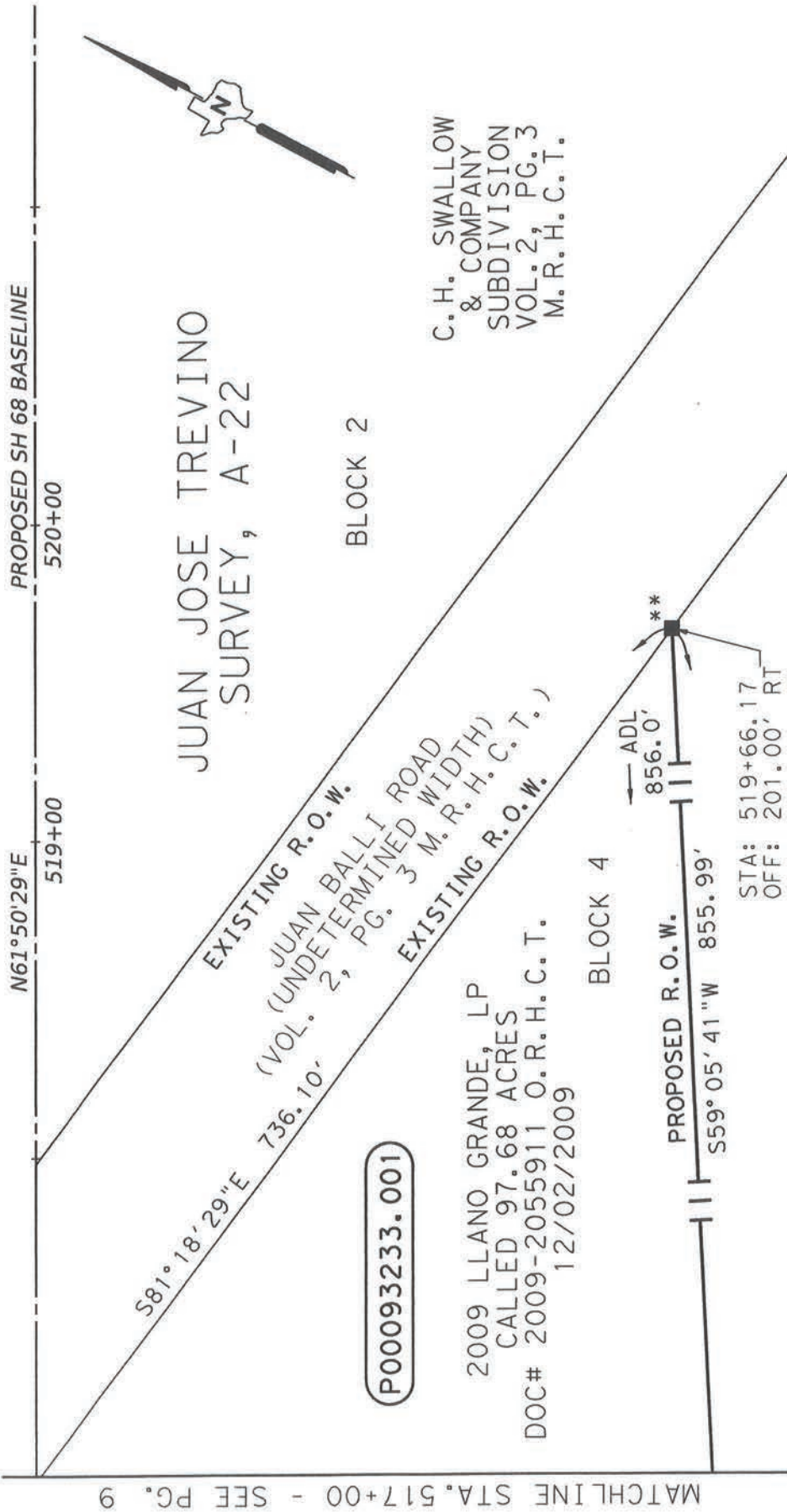
GRAPHIC SCALE



PAGE 6 OF 8

Texas Department of Transportation	12718 Century Drive, Stafford, TX 77477, 281.491.2525, www.mckimcreed.com TBPELS Firm Registration No. 101776-00
PARCEL PLAT SHOWING	
PARCEL P00093233.001 5.406 ACRES (235,507 SQ.FT.) SH 68 HIDALGO COUNTY, TEXAS RCSJ: 3629-02-003 CCSJ: 3629-02-002 ROW PROJ. ID: R00017650 AUGUST 1, 2025 SCALE: 1"=50'	

EXHIBIT "A"



GRAPHIC SCALE



Texas Department of Transportation	MCKIM & CREED 12718 Century Drive, Stafford, TX 77477, 281.491.2525, www.mckimcreed.com TBPELS Firm Registration No. 101776-00	PARCEL PLAT SHOWING PARCEL P00093233.001 5.406 ACRES (235,507 SQ.FT.) SH 68 HIDALGO COUNTY, TEXAS RCSJ: 3629-02-003 CCSJ: 3629-02-002 ROW PROJ. ID: R00017650 AUGUST 1, 2025 SCALE: 1"=50'
---	---	---

EXHIBIT "A"

PROPOSED SH 68 BASELINE MATCHLINE - SEE PG. 7 N61°50'29"E

515+00

JUAN JOSE TREVINO SURVEY, A-22

P00093233.001

2009 LLANO GRANDE, LP
CALLED 97.68 ACRES
DOC # 2009-2055911 O.R.H.C.T.
12/02/2009

C.H. SWALLOW &
COMPANY SUBDIVISION
VOL. 2, PG. 3
M.R.H.C.T.
BLOCK 4

PROPOSED R.O.W.

S59° 05' 41" W 855.99'

MATCHLINE STA. 514+00 - SEE PG. 5

MATCHLINE STA. 517+00 - SEE PG. 8



 Texas Department of Transportation	 12718 Century Drive, Stafford, TX 77477, 281.491.2525, www.mkimcreed.com TBP&S Firm Registration No. 101776-00	PARCEL PLAT SHOWING PARCEL P00093233.001 5.406 ACRES (235,507 SQ.FT.) SH 68 HIDALGO COUNTY, TEXAS RCSJ: 3629-02-003 CCSJ: 3629-02-002 ROW PROJ. ID: P00017650 AUGUST 1, 2025 SCALE: 1"=50'
---	---	---

GRAPHIC SCALE



REVISED July 10, 2026
August 1, 2025
Parcel P00093606.001
Page 1 of 5

County: Hidalgo
Highway: SH 68
Limits: From 365 Tollway to IH 2
Project ID: R00017650
RCSJ: 3629-02-003
CCSJ: 3629-02-002

PROPERTY DESCRIPTION FOR Parcel P00093606.001

Being a 1.492-acre (64,982 square feet) parcel of land situated in the Juan Jose Trevino Survey, Abstract 22, Hildago County, Texas, being out of the east 30 acres of Lot 13, Block 21 of the Alamo Tract of the Alamo Land and Sugar Company Subdivision, according to the map or plat thereof recorded in Volume 1, Page 24 of the Map Records Hidalgo County, Texas (M.R.H.C.T.), conveyed from Veterans Land Board of the State of Texas to Exiquio Vasquez, by Deed recorded November 29, 1999 under Document No. 825702 of the Official Records Hidalgo County, Texas (O.R.H.C.T.), said 1.492-acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a disturbed 1/2-inch iron rod found for the common corner of said Lot 13, Block 21, Lot 16, Block 22, Lot 9, Block 22 and Lot 12, Block 21, all of said Alamo Land and Sugar Company Subdivision, said Lot 16, Block 22 conveyed from Lori Vanderpool Johnson to Karen Vanderpool by General Warranty Deed recorded June 17, 2021, under Document No. 3234864 of the O.R.H.C.T., thence as follows;

South 08°33'42" West, along the line common to said Lot 13, Block 21 and Lot 16, Block 22, a distance of 988.70 feet to a 5/8-inch iron rod with a TxDOT aluminum cap set for the point of intersection with the proposed northerly right-of-way (ROW) line of State Highway 68 (SH 68) (width varies), being in an Access Denial Line (ADL) for the **POINT OF BEGINNING** of the herein described parcel, (N=16,569,853.44, E=1,111,058.23), being 200.00 feet left of SH 68 Baseline Station 476+20.97;

1. **THENCE**, South 08°33'42" West, continuing along the common line of said Lot 13, Block 21 and Lot 16, Block 22, a distance of 311.37 feet to the point of intersection with the existing northerly ROW line of an unnamed dirt road (40 feet wide) as established by said Alamo Land and Sugar Company Subdivision, from which a 1/2-inch iron rod found for the common corner of said Lot 13, Block 21, Lot 16, Block 22, Lot 1, Block 18 and Lot 4 Block 17 of said Alamo Land and Sugar Company Subdivision bears South 08°33'42" West, 20.00 feet;

REVISED July 10, 2026

August 1, 2025

Parcel P00093606.001

Page 2 of 5

2. **THENCE**, North 81°26'11" West, along the existing northerly ROW line of said unnamed dirt road, at a distance of 45.80 feet passing a 4"x4" concrete post found 0.87' left and continuing a total distance of 417.40 feet to a 5/8-inch iron rod with TxDOT aluminum cap stamped "ADL" set for the point of intersection with the proposed northerly ROW line of said SH 68 and the beginning of an ADL, being 200.00 feet left of SH 68 Baseline Station 471+00.23;**
3. **THENCE**, North 61°50'29" East, along the proposed northerly ROW line of said SH 68 and said ADL, a distance of 520.73 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 1.492-acres (64,982 square feet) of land.

All bearings and coordinates are based on the Texas Coordinate System, South Zone (4205), North American Datum 1983 (2011 adjustment), Epoch 2010.00.

Coordinates and distances are U.S. Survey Feet displayed in surface values and may be converted to grid by dividing by the TxDOT Combined Scale Factor (1.00004).

Field Surveys performed during the months of April 2024 through August .2025.

Abstracting research performed by McKim & Creed, Inc. during the months of April through November 2024.

Access will not be permitted to the remainder property abutting the highway facility.

A parcel plat of even date accompanies this property description.

** 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.

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

 01/10/2026

Richard R. Dorr, R.P.L.S. #4780

McKim & Creed, Inc.

12718 Century Drive, Stafford, Texas 77477

(281) 491-2525

TBPELS Firm No. 10177600

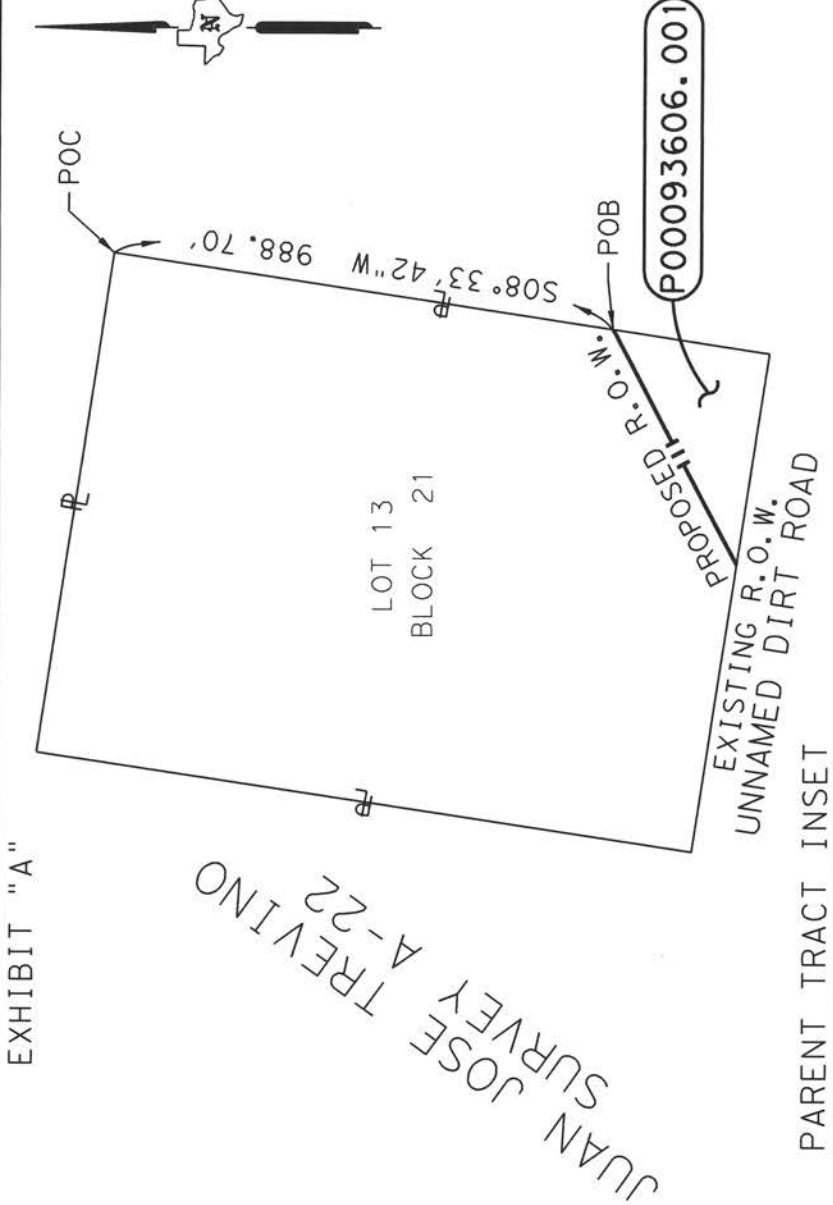
DATE August 1, 2025

REVISED July 10, 2026 to correct access note

I:\06176\0068\Geomatics\70-Record\Parcel M&B info\Parcel P00093606.001.docx



EXHIBIT "A"



LEGEND

- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED ACCESS DENIAL LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPERTY LINE
- CONTINUOUS OWNERSHIP
- SURVEY LINE
- CITY LIMIT LINE
- = FOUND 5/8" IRON ROD WITH TXDOT ALUM CAP (UNLESS NOTED OTHERWISE).
- ADL = BEGIN / END ACCESS DENIAL LINE
- ◎ = FND MONUMENT (AS NOTED)
- = SET 5/8" IR W/CAP STAMPED "MCKIM & CREED"
- = SET 5/8" IRON ROD WITH TXDOT ALUM CAP (UNLESS NOTED OTHERWISE).
- D.R.H.C.T. = DEED RECORDS HIDALGO COUNTY, TEXAS
- O.R.H.C.T. = OFFICIAL RECORDS HIDALGO COUNTY, TEXAS
- M.R.H.C.T. = MAP RECORDS HIDALGO COUNTY, TEXAS
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY
- N.T.S. = NOT TO SCALE
- ** THE MONUMENT DESCRIBED 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.

GENERAL NOTES

- ABSTRACTING WAS PERFORMED BY MCKIM & CREED, INC. ABSTRACT DATE: APRIL 2024 THROUGH NOVEMBER 2024.
- BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM (NAD) 1983, 2011 ADJUSTMENT, EPOCH 2010.00.
- ALL COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING THE TXDOT COMBINED SCALE FACTOR OF 1.00004.
- BASILINE STATION/OFFSET INFORMATION IS BASED ON TXDOT'S PROJECT SCHEMATIC DATED: 11/03/2021, PROJECT CONTROL SECTION JOB: 0921-02-142.
- PROJECT CONTROL WAS ESTABLISHED BY AG3 GROUP LLC. IN 2024.
- FIELD SURVEYS WERE PERFORMED BETWEEN APRIL 2024 AND AUGUST 2025.
- PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALCULATED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.
- A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.



LEGEND CONTINUED

- STA = BASELINE STATION
- O/S = BASELINE OFFSET
- DOC = DOCUMENT

I, RICHARD R. DORR, HEREBY CERTIFY THAT THE PARCEL PLAT AND ACCOMPANYING METES AND BOUNDS DESCRIPTION CONFORM TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. (TBPELS)

Richard R. Dorr
RICHARD R. DORR, RPLS NO. 4780

DATE
07/10/2026

REVISED JULY 10, 2026 TO CORRECT ACCESS NOTE			
PARCEL	REMAINDER	AREA	
PARENT TRACT TOTAL AREA	ACQUISITION AREA	CALC. REMAINDER AREA	
29.55 AC. (CALCULATED)	1.492 AC. (64,982 SQ. FT.)	28.06 AC. (LT)	
Texas Department of Transportation			
MCKIM & CREED			
12718 Century Drive, Stafford, TX 77477, 281.491.2525, www.mckimcreed.com TBPELS Firm Registration No. 101776-00			
PARCEL PLAT			
SHOWING			
PARCEL P00093606.001			
1.492 ACRES (64,982 SQ. FT.)			
SH 68 HIDALGO COUNTY, TEXAS			
RCSJ: 3629-02-003 CCSJ: 3629-02-002			
ROW PROJ. ID: R00017650			
AUGUST 1, 2025			
N. T. S.			

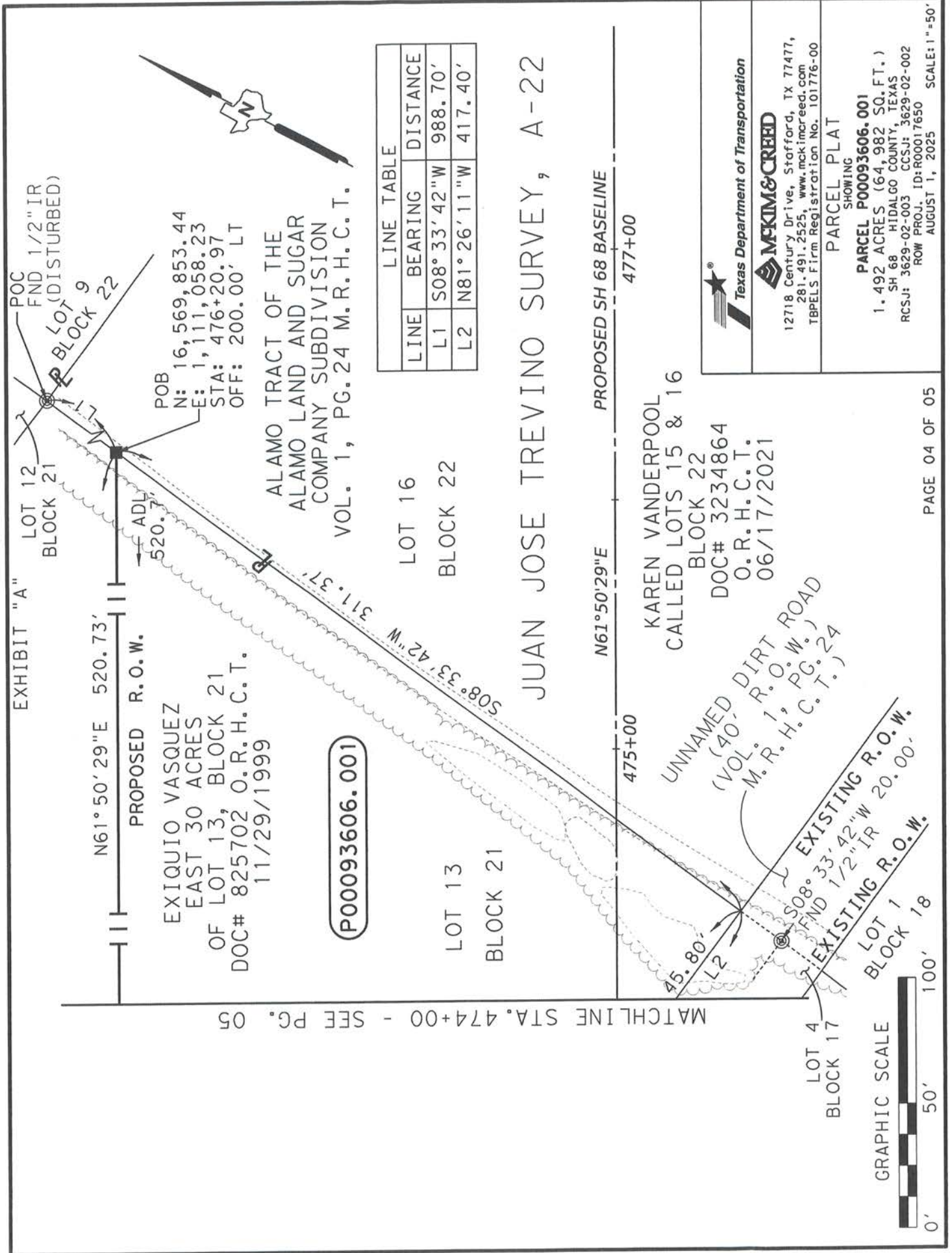
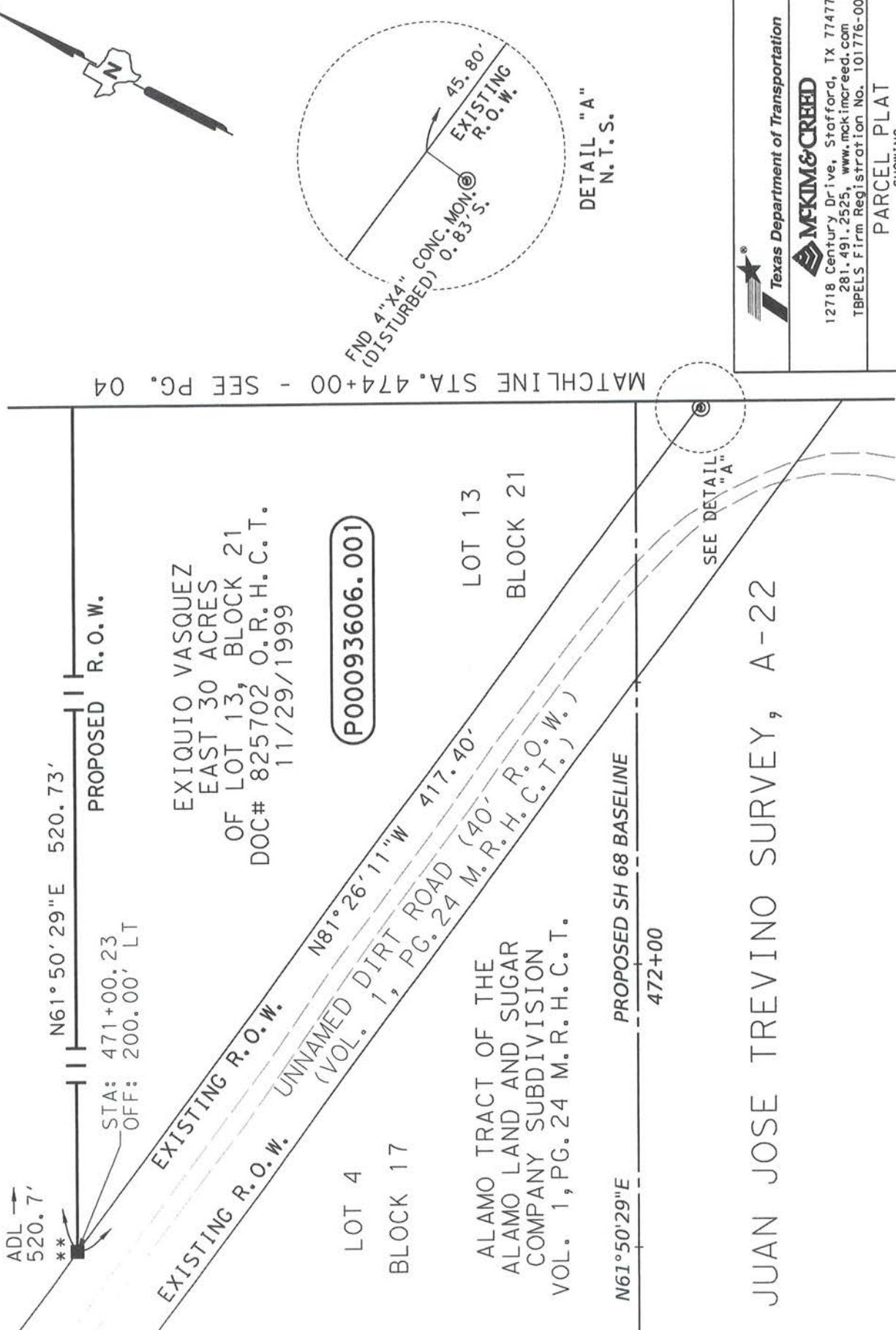


EXHIBIT "A"



GRAPHIC SCALE



JUAN JOSE TREVINO SURVEY, A-22

Texas Department of Transportation	12718 Century Drive, Stafford, TX 77477, 281.491.2525, www.mckimcreed.com TBPELS Firm Registration No. 101776-00	PARCEL PLAT SHOWING PARCEL P00093606.001 1.492 ACRES (64,982 SQ. FT.) SH 68 HIDALGO COUNTY, TEXAS RCSJ: 3629-02-003 CCSJ: 3629-02-002 ROW PROJ. ID: R00017650 AUGUST 1, 2025 SCALE: 1"=50'
---	---	--